

SUMMARY
APPRAISAL REPORT
Block 2
Park East Freeway Redevelopment Area
Milwaukee, Wisconsin

Appraisal Date:
October 27, 2012

THE NICHOLSON GROUP LLC

November 2, 2012

Gerald A. Baker
 Milwaukee County
 Department of Transportation & Public Works
 2711 W. Wells Street, 3rd Floor
 Milwaukee, Wisconsin 53208-3531

Subject: "Block 2 of Park East on the East Side of The Milwaukee River"
 City of Milwaukee, Milwaukee County, Wisconsin

We have made a complete appraisal of the market value of the fee simple estate in the property identified above and submit our findings in the following summary appraisal report. This appraisal was made for the purpose of expressing an independent opinion of the market value of Block 2 of the former Park East Freeway lands on the east side of the Milwaukee River. The intended use of our value opinion and this report is in conjunction with pricing the property for sale. The intended user of our value opinion and this report is Milwaukee County ("client"); use of this report by others is not intended by the appraiser. A party receiving a report copy from the client does not, as a consequence, become a party to the appraiser-client relationship. No third parties are authorized to rely upon this report without the express written permission of The Nicholson Group LLC.

The subject property consists of Block 2 and is the city block bordered by E. Ogden Avenue on the south, N. Milwaukee Street on the east, N. Water Street on the north and N. Broadway on the west. The block is comprised of two lots and a former public alleyway that is now part of the property with sizes as summarized below:

Summary of Subject Parcel Sizes Block 2, Park East				
Lot	Block	Location	Parcel Size	
			Sq. Ft	Acres
Block 2				
Lot 1	W 1/2 Block	N. Broadway, between N. Water St. & E. Ogden Ave.	39,704	0.91
Lot 2	E 1/2 Block	N. Milwaukee St., between N. Water St. & E. Ogden Ave.	53,400	1.23
		subtotal	93,104	2.14
Alley			6,551	0.15
		Total Land Area, Block 2	99,655	2.29

Based on the valuation analyses as presented in the following appraisal report, the following value opinion has been concluded for the fee simple estate in the subject property in its actual physical condition and subject to the zoning in effect as of October 27, 2012:

Three Million One Hundred Forty Thousand Dollars
\$3,140,000

The opinions expressed in this report can only be completely understood by reading the following report, exhibits, other data, assumptions and limiting conditions, and general service conditions. This appraisal report and all of the appraiser's work in connection with the appraisal assignment are subject to the limiting and general service conditions as well as all other terms stated in the report. Any use of the appraisal by any party, regardless of whether such use is authorized or intended by The Nicholson Group LLC, constitutes acceptance of all such limiting and general service conditions and terms.

Respectfully submitted,

THE NICHOLSON GROUP LLC



Lawrence R. Nicholson, MAI

Wisconsin Certified General Appraiser (#116)



Caleb E. Nicholson

Attachment
12-159

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Scope of Work

Property Appraised "Block 2 of Park East on the East Side of The Milwaukee River"
City of Milwaukee, Milwaukee County, Wisconsin

Appraisal Date October 27, 2012

Inspection Date October 27, 2012

Appraisal Purpose & Rights Appraised Market value of the fee simple estate

Intended User The intended user of the value opinions concluded herein and this report is Milwaukee County ("client"). Use of this report by others or for any other use is not intended by the appraiser. A party receiving a report copy from the client does not, as a consequence, become a party to the appraiser-client relationship. No third parties are authorized to rely upon this report without the express written permission of The Nicholson Group LLC.

Intended Use The intended use of the value opinion concluded herein and this report is in conjunction with pricing the property for sale.

Assets Included Land

Summary of Subject Parcel Sizes Block 2, Park East				
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<u>Block 2</u>				
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		Total Land Area, Block 2	99,655	2.29

Scope of the Investigations

In developing this real property appraisal, the appraiser conducted a complete appraisal process which considered the use of the three traditional approaches to value: the Cost, Sales Comparison and Income Capitalization Approaches. In the valuation of land, the Sales Comparison Approach is generally considered the most reliable approach provided that there are a sufficient number of sales; therefore, the Sales Comparison Approach was used in this appraisal, while all approaches were duly considered.

Caleb E. Nicholson has collected, researched, verified and analyzed the information deemed necessary to develop credible assignment results, that is, being worthy of belief. Furthermore, Caleb E. Nicholson has: inspected the appraised property; reviewed subject property information provided by a representative of the property owner; researched public records pertaining to the subject property; investigated market and neighborhood trends affecting the highest and best use; gathered information pertaining to comparable land sales; analyzed the data; and, applied the Sales Comparison Approach to arrive at a reasonable and independent opinion of market value.

Lawrence R. Nicholson, MAI, has inspected the subject property, reviewed the analysis and the valuation techniques employed, and concurs with the conclusions stated in the accompanying report.

Sources used in obtaining comparable data included: The Nicholson Group's proprietary database of sale transactions; public records; real estate sales data published by CoStar Group, MLS, Redi-net and tax assessor offices; other appraisers; and, real estate brokers. The comparable sales were inspected and the terms of the transactions were verified through public records and/or by interviewing a party to the transaction. Data may have been used without verification by a party to the transaction if attempts to contact these individuals were unsuccessful and/or if the data was obtained from a reliable source and appeared to be correct.

The value opinion presented in this report is based upon review and analysis of the market conditions affecting real property value. The value opinion has been supported by relevant evidence and logic to the degree necessary for the intended use.

Information, estimates and opinions furnished to the appraiser and contained in this report and/or in the appraisal workfile were obtained from sources considered reliable and believed to be true and correct. However, we can assume no responsibility for the accuracy of such items furnished to the appraiser.

While reasonable care has been taken to ensure that the facts stated herein are accurate and that any expressed or implied opinions are fair and reasonable, the opinions, estimates and projections in this appraisal constitute judgments as of the date of this appraisal and there can be no assurance that future results or events will be consistent with any such opinions, estimates or projections.

This is a Summary Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice ("USPAP") for a Summary Appraisal Report. As such, it presents only summary discussions of the data, reasoning and analyses that were used in the appraisal process to develop our opinion of value. Supporting documentation that is not provided within the report concerning the data, reasoning and analyses is retained in the appraisal workfile. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

Standards Conformance

This appraisal has been prepared to conform with: the Uniform Standards of Professional Appraisal Practice ("USPAP"); and, the Standards of Professional Appraisal Practice and Code of Professional Ethics of the Appraisal Institute.

Competency Statement

According to the Competency Rule as set forth by USPAP, competency applies to factors such as, but not limited to, specific types of property, a specific type of property or asset, a market, a geographic area, an intended use, specific laws and regulations, or an analytical method. The appraisers are familiar with the subject property type and market area. Furthermore, the appraisers have the education, experience and competency to appropriately utilize the analytical methods employed in this report. The appraisers certify that they have the ability to properly identify the problem to be addressed, the knowledge and experience to complete the assignment competently and recognition of and compliance with laws and regulations that apply to the appraiser or to the assignment.

Reasonable Exposure Time

Exposure time is defined as "The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market." [Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute), 2010]

A reasonable exposure time is the amount of time necessary to expose a property to the open market in order to achieve a sale. The estimate of a reasonable exposure time is not intended to be a prediction of a date of sale. Furthermore, exposure time is always presumed to occur prior to the effective date of the appraisal. Implicit in this definition are the following characteristics:

- the property is actively exposed and aggressively marketed to potential purchasers through marketing channels commonly used by sellers of similar type property;
- the property is offered at a price reflecting the most probable markup over market value used by sellers of similar type property; and,
- sale is consummated under the terms and conditions of the definition of Market Value.

It is our opinion that the reasonable exposure time, or the length of time necessary for the subject property to be exposed to the market prior to an arm's length sale occurring at the market value as concluded herein, is 1- to 2-years.

Definitions

Market Value is defined as: The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

[Source 12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994]

Fee Simple Estate is defined as: "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat." [Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute), 2010]

Highest and Best Use is defined as: "The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity." [Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute), 2010]

**City of Milwaukee –
Brief Overview**

The subject property is located on the north end of the downtown area of the city of Milwaukee on the east side of the Milwaukee River. Interstate 794 is located ±1-mile south of the subject property and Interstate 43 is located ±1-mile west of the subject property.

The City of Milwaukee comprises the majority of Milwaukee County and therefore, the demographic and employment statistics previously presented for Milwaukee County are generally applicable to the City of Milwaukee as well. The City of Milwaukee historical population levels are summarized below:

Summary of Population Levels & Growth						
	1980	1990	2000	Estimate 2010	Projection 2020	Projection 2030
City of Milwaukee	636,295	628,088	596,974	580,500	571,564	543,826
<i>% Annual Change</i>	-	-0.1%	-0.5%	-0.3%	-0.2%	-0.5%
Milwaukee County	964,988	959,275	940,164	928,449	923,910	891,445
<i>% Annual Change</i>	-	-0.1%	-0.2%	-0.1%	-0.1%	-0.4%

Source: WI Dept of Administration

The annual population decline over the past 20 years has been caused, in part, by the out-migration of population north and west from Milwaukee into Washington, Ozaukee and Waukesha Counties; however, much of the slight annual population decline is also the result of smaller household sizes. Over the past five years and through the next 5- to 10-years, population decline is expected to slow or cease with the resurgence of new downtown housing projects and a trend toward urbanization (i.e. empty nesters and young professionals living downtown to be closer to the areas cultural and entertainment districts.)

The City has a stable and diverse employment base and has many large employers, with no substantial reliance on any one employer or industry.

According to the Metropolitan Milwaukee Association of Commerce ("MMAC"), 16% of the local labor force is employed in the manufacturing sector, the second-highest percentage among major metropolitan areas. Service businesses, however, constitute the largest sector of the local economy, with much of the growth occurring in financial and insurance services, including e-commerce and data processing services. Tourism is also a major contributor to the local economy. The area's many festivals and parades, as well as its nationally recognized museums and zoo, generate \$2.5 billion annually. Milwaukee is home to many nationally and internationally known service companies in all major market segments, including insurance, financial services, utilities, retail, and food services.

The City of Milwaukee is governed by a mayor/city council form of government. The City provides street maintenance, snow removal, recreation programs, and street lighting. The City is served by full-time police and fire departments.



Detailed demographic data within a 1, 3, and 5-mile radius of the subject property is presented below and on the following two pages.



Lat: 5319376.451623, Lon: -9...

Executive Summary

Prepared by Lawrence Nicholson

Latitude: 43.048628
Longitude: -87.907957

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	29,377	202,591	432,135
Male Population	54.4%	49.6%	48.7%
Female Population	45.6%	50.4%	51.3%
Median Age	34.1	28.0	30.1
2010 Income			
Median HH Income	\$38,575	\$32,313	\$40,576
Per Capita Income	\$31,786	\$18,261	\$20,338
Average HH Income	\$54,552	\$45,078	\$51,201
2010 Households			
Total Households	16,328	78,304	167,947
Average Household Size	1.55	2.43	2.49
2010 Housing			
Owner Occupied Housing Units	12.4%	21.6%	35.7%
Renter Occupied Housing Units	75.9%	63.5%	52.7%
Vacant Housing Units	11.6%	14.8%	11.6%
Population			
1990 Population	27,072	228,248	461,979
2000 Population	26,693	201,266	430,682
2010 Population	29,377	202,591	432,135
2015 Population	30,407	203,643	433,659
1990-2000 Annual Rate	-0.14%	-1.25%	-0.7%
2000-2010 Annual Rate	0.94%	0.06%	0.03%
2010-2015 Annual Rate	0.69%	0.1%	0.07%

In the identified market area, the current year population is 432,135. In 2000, the Census count in the market area was 430,682. The rate of change since 2000 was 0.03 percent annually. The five-year projection for the population in the market area is 433,659, representing a change of 0.07 percent annually from 2010 to 2015. Currently, the population is 48.7 percent male and 51.3 percent female.

Households			
1990 Households	13,693	62,672	174,887
2000 Households	14,534	76,468	166,430
2010 Households	16,328	78,304	167,947
2015 Households	16,999	79,206	168,993
1990-2000 Annual Rate	0.6%	-0.78%	-0.49%
2000-2010 Annual Rate	1.14%	0.23%	0.09%
2010-2015 Annual Rate	0.81%	0.23%	0.12%

The household count in this market area has changed from 166,430 in 2000 to 167,947 in the current year, a change of 0.09 percent annually. The five-year projection of households is 168,993, a change of 0.12 percent annually from the current year total. Average household size is currently 2.49, compared to 2.51 in the year 2000. The number of families in the current year is 91,247 in the market area.

Housing

Currently, 35.7 percent of the 189,953 housing units in the market area are owner occupied; 52.7 percent, renter occupied; and 11.6 percent are vacant. In 2000, there were 180,423 housing units - 37.2 percent owner occupied, 55.0 percent renter occupied and 7.8 percent vacant. The rate of change in housing units since 2000 is 0.5 percent. Median home value in the market area is \$96,969, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 2.96 percent annually to \$112,199. From 2000 to the current year, median home value changed by 2.13 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



Lat: 5319376.451623, Lon: -9...

Executive Summary

Prepared by Lawrence Nicholson

Latitude: 43.048628
Longitude: -87.907957

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$15,942	\$15,636	\$21,442
2000 Median HH Income	\$27,806	\$24,105	\$30,984
2010 Median HH Income	\$38,575	\$32,313	\$40,578
2015 Median HH Income	\$48,931	\$40,225	\$48,667
1990-2000 Annual Rate	5.72%	4.42%	3.75%
2000-2010 Annual Rate	3.25%	2.9%	2.67%
2010-2015 Annual Rate	4.87%	4.48%	3.7%
Per Capita Income			
1990 Per Capita Income	\$13,512	\$8,753	\$10,917
2000 Per Capita Income	\$24,508	\$14,312	\$16,582
2010 Per Capita Income	\$31,786	\$18,261	\$20,338
2015 Per Capita Income	\$38,465	\$21,953	\$23,909
1990-2000 Annual Rate	6.14%	5.04%	4.27%
2000-2010 Annual Rate	2.57%	2.41%	2.01%
2010-2015 Annual Rate	3.89%	3.75%	3.29%
Average Household Income			
1990 Average Household Income	\$25,801	\$23,179	\$28,224
2000 Average Household Income	\$43,883	\$36,193	\$42,036
2010 Average HH Income	\$54,552	\$45,078	\$51,201
2015 Average HH Income	\$66,036	\$54,006	\$60,078
1990-2000 Annual Rate	5.45%	4.56%	4.06%
2000-2010 Annual Rate	2.15%	2.16%	1.94%
2010-2015 Annual Rate	3.89%	3.68%	3.25%

Households by Income

Current median household income is \$40,578 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$48,667 in five years. In 2000, median household income was \$30,984, compared to \$21,442 in 1990.

Current average household income is \$51,201 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$60,078 in five years. In 2000, average household income was \$42,036, compared to \$28,224 in 1990.

Current per capita income is \$20,338 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$23,909 in five years. In 2000, the per capita income was \$16,582, compared to \$10,917 in 1990.

Population by Employment

Total Businesses	3,742	9,316	16,004
Total Employees	92,250	172,950	254,380

Currently, 83.4 percent of the civilian labor force in the identified market area is employed and 16.6 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 86.0 percent of the civilian labor force, and unemployment will be 14.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 64.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 58.7 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 21.0 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 20.3 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 65.0 percent of the market area population drove alone to work, and 2.2 percent worked at home. The average travel time to work in 2000 was 22.3 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 20.9 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 28.0 percent were high school graduates only (29.6 percent in the U.S.)
- 5.9 percent had completed an Associate degree (7.7 percent in the U.S.)
- 16.4 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 10.0 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

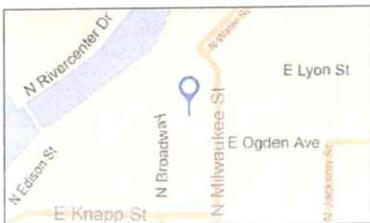
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, Esri forecasts for 2010 and 2015, Esri converted 1990 Census data into 2000 geography.



Site Map

Lat: 5319376.451623, Lon: -9785868.977270
Ring: 1, 3, 5 Miles

Prepared by Lawrence Nicholson
Latitude: 43.040620
Longitude: -87.907857



Neighborhood Overview

The subject property is an irregular rectangular shaped land parcel with city streets along all four sides: E. Ogden to the south, N. Water to the north, N. Milwaukee to the east, and N. Broadway to the west. A Neighborhood Location Map is presented on a subsequent page. E. Ogden, N. Milwaukee, and N. Broadway are two-way, two-lane streets with respective speed limits of 25 miles per hour. N. Water is a two-way, four-lane street that is separated by a grassy median. Three of the intersections are controlled via four-way stop signs with the only intersection controlled by stoplights being at the southeast corner of the subject property at the intersection of E. Ogden Avenue and N. Milwaukee Street.

Overall, the neighborhood is mostly residential and commercial in nature. There have been a considerable amount of new residential units introduced into the surrounding area. There is some commercial activity in the neighborhood and it tends to be smaller and more neighborhood-oriented in nature.

The subject property is located in an area that is in the beginning of significant renovation/revitalization. To the southwest of the subject parcel is the site that has been slated for the construction of a \$30 million, 780-car parking garage that would have an athletic field on the roof of the building. Reportedly, the structure will be constructed by MSOE and plans indicate that approximately 500 of the 780 parking spots will be leased to businesses and the general public. The proposal also includes a small public park that would be maintained by MSOE, and a retail slot designed for a small restaurant, or coffee shop. To the north of the subject property lies the Flatiron, a 38-unit condominium development. Additionally, demolition of the old Pfister and Vogel Tannery has made way for The North End, a large mixed-use apartment development located between N. Water Street and the Milwaukee River, directly north of the subject property. To the southeast of the property lies Convent Hill, a mixed-use, mixed-income housing development chartered by the City of Milwaukee Housing Authority.

Land uses adjacent to the subject are summarized below:

North	The North End, a mixed use development
East	Vacant former Park East Freeway Block 1 which is proposed to be developed as a mixed use apartment and retail project, with a hotel being proposed for phase two. Directly east of this block is East Point Market Place neighborhood shopping center anchored by a Pick 'n Save grocery store.
South	Vacant land directly to the south with office use and the MSOE Kern Center south and southeast of this. To the southwest is the site where the MSOE parking structure will be constructed.
West	Vacant former Park East Freeway lands to the southwest and The North End mixed use project west across N. Water Street.

The subject property is part of the lands that the former Park East Freeway was constructed upon. This location is on the north end of Milwaukee's CBD, east of the Milwaukee River, in an area that is vibrant with new development and redevelopment. In recent years, the Milwaukee River has become the development focal point in downtown Milwaukee and the subject property is situated along the west bank of the river. A map identifying the subject's location (showing the prior Park East Freeway) and surrounding uses is presented on the following page.





The Park East Freeway Redevelopment Plan, adopted in June, 2004, provides the overall vision for development of the Park East Freeway lands and describes the intended character of the districts and neighborhoods in the plan area. Development standards in the Plan control the aspects of buildings and site elements that define street edges and corners in order to create a pedestrian-friendly public area. The Plan divides the Park East Freeway lands into three main districts: Upper Water Street; McKinley Avenue; and, Lower Water Street.

The subject property is within the Upper Water Street District which is bound roughly by the Milwaukee River on the west, E. Ogden Avenue to the south, N. Jefferson Street to the east, and Brady Street to the north. According to the Park East Redevelopment Plan, the Upper Water Street District will be "development that continues the strong pattern of residential that has flourished to the east, including higher density residential townhomes, apartments, and neighborhood-supporting retail on the ground floor. The development will create an extended downtown residential neighborhood, seamlessly connecting the Brady Street, Beerline B, and original Park East (Ogden area) neighborhoods."

In terms of life-cycle, this neighborhood is in the redevelopment stage. The area to the north of the subject property along the Milwaukee River has undergone a significant renaissance with new condominium, apartment and office development and redevelopment replacing older industrial uses. The Schlitz Office Park is located several blocks west of the subject property; this redevelopment of the former Schlitz brewery has been highly successful. Time Warner has occupied the renovated Commerce Street Power Plant (155,000± square feet), located at N. Old World Third Street and W. McKinley Avenue; Fortis Health Insurance has occupied the renovated Bottle House A (92,000± square feet); and, Manpower Inc. moved its corporate headquarters (1,200 employees) to a new \$87 million, ±300,000 square foot office building development located along the Milwaukee River at W. Cherry Street, several blocks west of the subject property.

Summary of Property Appraised

Parcel Photographs of the subject property and other property-related information are provided in Exhibit A. A copy of the provided certified survey map is provided on the following page. Reduced copies of parcel plats are provided in Exhibit A.

Size The subject parcel size is summarized as shown below:

Summary of Subject Parcel Sizes Block 2, Park East				
Lot	Block	Location	Parcel Size	
			Sq. Ft	Acres
<u>Block 2</u>				
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subtotal			93,104	2.14
Alley			6,551	0.15
Total Land Area, Block 2			99,655	2.29

The parcel size was taken from information provided by the property owner and was considered reliable. Nonetheless, should any further detailed measurements of the parcels indicate a significant difference in the sizes, the value of the subject properties as concluded herein may change and we reserve the right to revisit our valuation analyses and amend our opinions.

Shape Irregular rectangle (please refer to the plats in Exhibit A).

Frontage The property has frontage along N. Water Street, N. Broadway, E. Ogden Avenue, and N. Milwaukee Street. The amount of frontage is considered more than adequate to support development.

Visibility The subject is readily visible from all directions along all fronting streets.

Access Points With frontage along four streets, access potential appears to be adequate.

EXHIBIT "A-1"

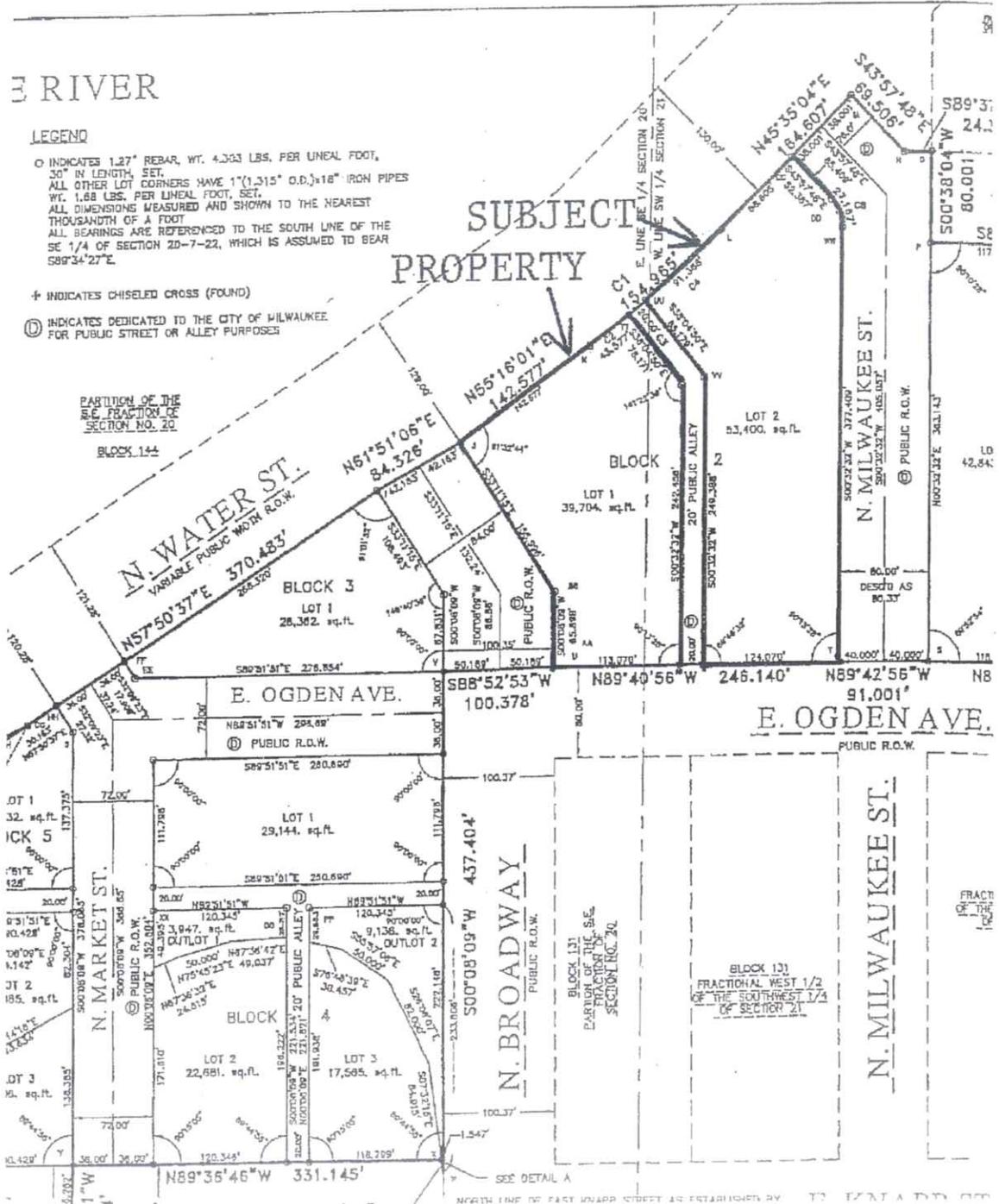
RIVER

LEGEND

○ INDICATES 1.27" REBAR, WT. 4.363 LBS. PER LINEAL FOOT, 30" IN LENGTH, SET.
 ALL OTHER LOT CORNERS HAVE 1"(1.315" O.D.)x18" IRON PIPES WT. 1.68 LBS. PER LINEAL FOOT, SET.
 ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST THOUSANDTH OF A FOOT
 ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 20-7-22, WHICH IS ASSUMED TO BEAR S89°34'27"E.

† INDICATES CHISELED CROSS (FOUND)

Ⓢ INDICATES DEDICATED TO THE CITY OF MILWAUKEE FOR PUBLIC STREET OR ALLEY PURPOSES

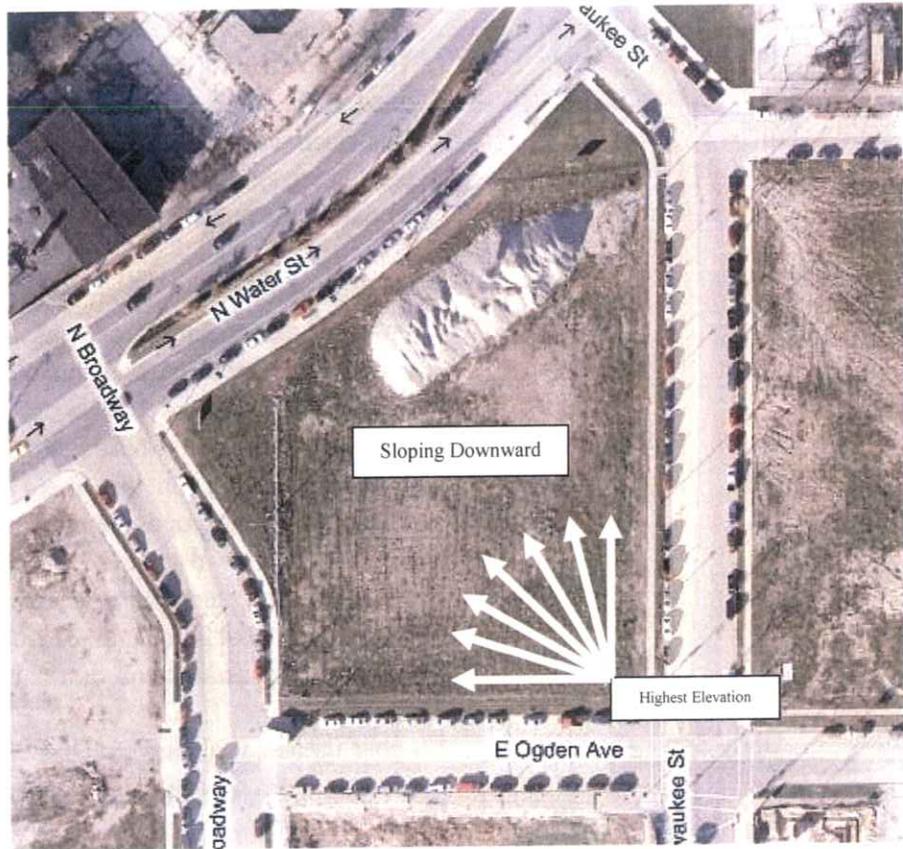


SEE DETAIL A
 NORTH LINE OF EAST WARR STREET AS ESTABLISHED BY T2 EX A DD 00

Topography

The subject block as a whole has a significant slope downward from the highest point being at the corner of E. Ogden Avenue and N. Milwaukee Street sloping downward to the north, northwest, and west (please refer to the photographs and topographical map in Exhibit A).

This slope should not have a significant negative impact on site development; rather, the slope affords excellent views to the north and west. Please refer to the aerial photo provided below for a better understanding of the subject property's slope issues.



Soils

There are currently ±30 concrete piers located underground throughout the Block 2 parcel that were used to stabilize the former elevated Park East freeway; a plan showing the approximate locations of these piers is presented in Exhibit A. The number of piers to be removed is dependent upon where a potential developer chooses to place the building improvements as well as the size and type of improvements. The cost of removing these piers is considered part of the building excavation construction costs rather than having an impact on the land value. No discount has been made in the land valuation analysis for the presence of these piers. This assumption is supported by the pricing of Comparables 1 and 2 used in the Sales Comparison Approach where no discount in the land price was reportedly provided as a result of similar concrete piers being located on these parcels; the buyers removed the piers as part of the building excavation.

No subsurface investigations were conducted. The Nicholson Group LLC is not responsible for and has not undertaken an investigation of unapparent conditions, and cannot render a definitive opinion about buildability. Our market value opinion is based on the assumption that the subject land is buildable. Our conclusion of value is based upon the assumption that there are no hidden or unapparent conditions of the property that might impact upon buildability. We recommend due diligence be conducted through local building department or municipality to investigate buildability and whether property is suitable for intended use. The Nicholson Group LLC makes no representations, guarantees or warranties.

Utility Services

Public utilities, including gas, electricity, telephone, municipal water and sewer are available and adequate to service the site.

Easements

It is our understanding that there is a former public alleyway that separates Lot 1 from Lot 2. This alley is no longer in place and is now considered to be part of Block 2's total land area. Please refer to the site plat provided in Exhibit A for clarification.

Other than the preceding, we are not aware of any easements which would adversely affect utility or marketability of the site nor has any such information been provided by the property owner. Standard utility easements likely exist but we have not investigated these. The Nicholson Group LLC cannot guarantee that property is free of encroachments or easements and recommends further investigation and survey.

Improvements	The subject property contains no building or site improvements.
History of Ownership and Property Sales	According to USPAP, an appraiser must analyze all agreements of sale, options, and listings of the subject property current as of the effect date of the appraisal; and, analyze all sales of the subject property that occurred within the three years prior to the effective date of the appraisal. The subject property is not currently under sale contract nor is it listed for sale; there has been no arm's length sale of the property within the past three years.
Assessments and Taxes	The subject property has the City of Milwaukee tax parcel number: 3921819110. Being owned by Milwaukee County, the subject property is not subject to assessment and taxes.
Zoning	<p>According to the City of Milwaukee, the subject property is zoned RED, Redevelopment District. This district is "established to provide a zoning context that may be applied to areas of the city where the common council has adopted a (re)development plan and the plan includes specific regulations for the use, development and design of properties and structures within its boundaries." According to the Park East Redevelopment Plan, the recommended zoning for the subject property is C9B(A), which allows for a mix of uses including residential, commercial, retail, entertainment and open space. According to the City of Milwaukee Zoning Ordinance, the C9B zoning is described as Residential and Specialty Use and the (A) qualifier indicates no setback, lot width, lot area or maximum building height requirements.</p> <p>Parcels within the Park East Redevelopment area are subject to the Development Code as contained in the Park East Redevelopment Plan. According to the Redevelopment Plan, "the Development Code defines use and design standards for all buildings in the Park East Redevelopment boundary. The standards primarily control the aspects of buildings and site elements that define street edges and corners to create a pedestrian-friendly public realm. In general, diverse uses and shared uses are encouraged. The Development Code will be administered by the Redevelopment Authority of the City of Milwaukee (RACM) through the Department of City Development (DCD) staff. All new construction and modifications to existing buildings must comply with the standards set forth in the Development Code and all other applicable codes of the City of Milwaukee". Furthermore, "all development proposals will be reviewed by the Department of City Development (DCD) to confirm compliance with the standards contained in this Development Code".</p>

According to the Development Code, the following uses are permitted on all blocks: residential, office, retail/service, entertainment/accommodations and institutional. While a surface parking lot is a Special Use in the C9B(A) Zone, it is prohibited by the Development Code.

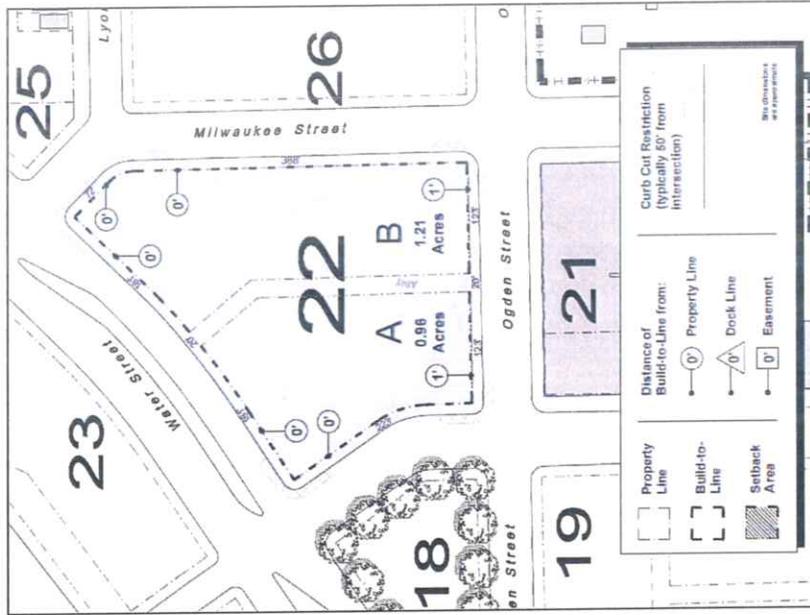
The subject property was a portion of the land area owned by Milwaukee County in the Park East Redevelopment Area. In February, 2005, the Milwaukee County Board approved the Park East Redevelopment Compact ("PERC") which requires union-scale wages and local hiring standards for previously County-owned land in the Park East Redevelopment Area; the compact also encourages affordable housing and environmentally friendly development in the redevelopment corridor. The following two pages contain excerpts from the Park East Redevelopment Plan pertaining to the subject property (known as Block 22 in the plan).

The preceding descriptions of the applicable subject zoning are summaries only and are not meant to be complete. The reader is strongly encouraged to obtain and read all applicable ordinances for complete zoning information. We make no guarantees or warranties pertaining to the zoning applicable to the subject property or to any of our interpretations of the zoning ordinance. Furthermore, we do not guarantee or warrant any zoning or building code compliance. If a user of this report has an issue relating to the zoning or building codes as they pertain to the subject property, it is strongly recommended that any such user obtain professional zoning and/or building code consultation from a qualified person.

Floodplain

According to FIRM map community panel #55079C0091E, dated September 26, 2008, the site falls within Zone X identified as areas of minimal flooding and not within the designated 100-year floodplain.

Block Development Standards / Block 22



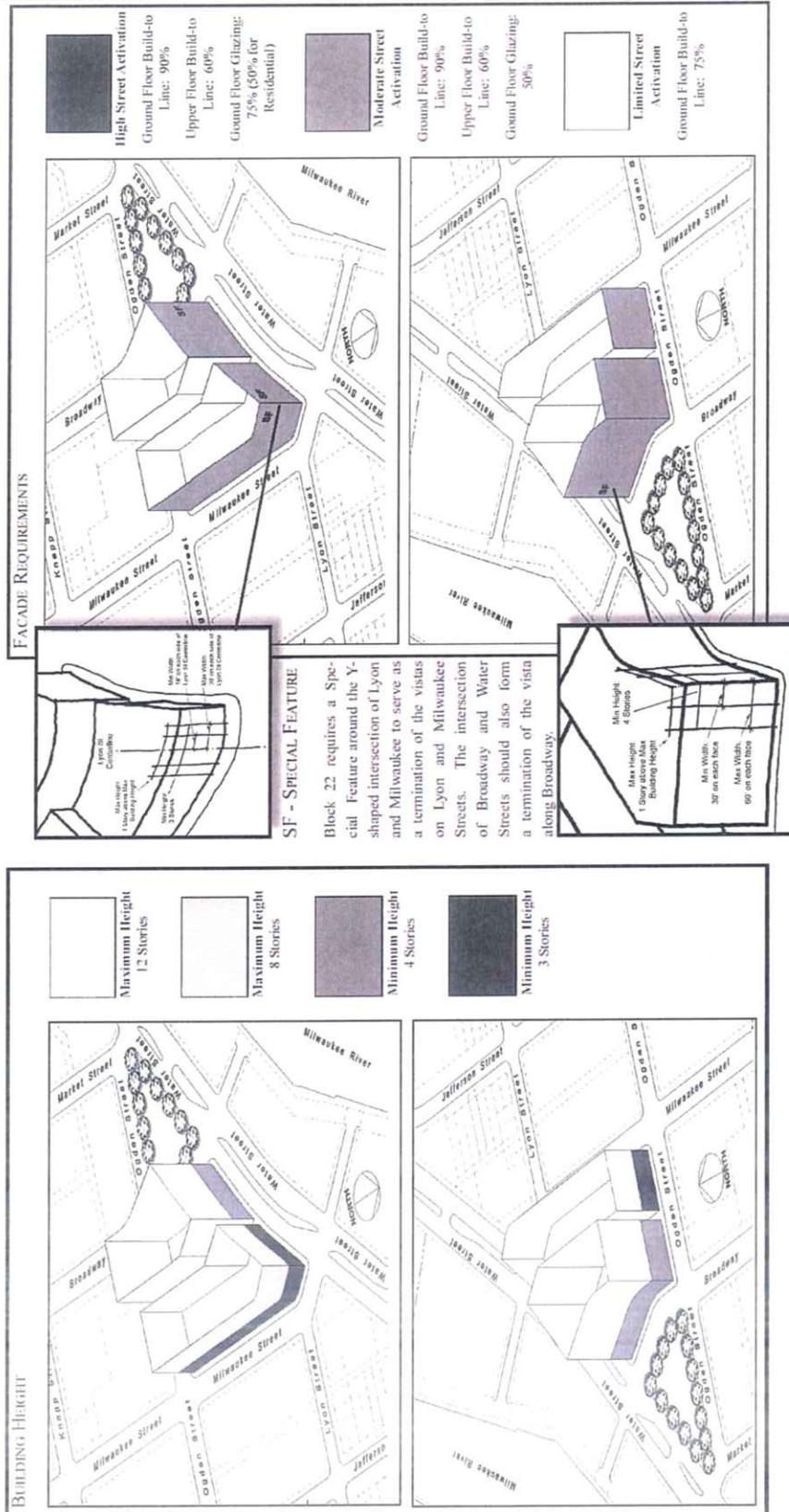
Block 22	
A	B
I	III
0.99 acres	1.21 acres
Surface parking and public r.o.w.	Surface parking and public r.o.w.
See Use Table on page 62	See Use Table on page 62
CRB(A)	CRB(A)
CRB(A)	CRB(A)
No known utility issues.	
	Minor areas of parcels within the block were previously zoned (VOC@PA1@HR 720(R)CL3).

Note: Park East zoning was changed to RED in 2005.

- Parcel
- Allowable Building Form Combinations (I, II, III)
- Slab and Core, II: Types in I
- Large Venue, III: Types in I + Rowhouse
- Approximate Acreage
- Current Use
- Allowed Use
- Existing Zoning
- Recommended Zoning
- Known Utilities
- Known Environmental Conditions



Block Development Standards / Block 22



Hazardous Materials

Upon physical inspection of the subject property, no indication "to the untrained eye" of any environmental hazards were apparent nor were any issues brought to our attention. We have assumed that there are no unresolved or unknown environmental problems within the boundaries of the subject property. However, an appraiser is not qualified to assess environmental issues and is not considered an expert in this field.

Substances such as asbestos, mold, lead paint, urea-formaldehyde foam insulation, other chemicals, toxic wastes, or other potentially hazardous materials could, if present, adversely affect the value of the property. Unless otherwise stated in this report, the existence of hazardous substances, which may or may not be present on or in the property, was not considered by the appraiser in the development of the conclusion of value. The stated value estimate is predicated on the assumption that there is no material on or in the property that would cause such a loss in value. No responsibility is assumed for any such conditions, and the client and any reader of this report is hereby advised that the appraiser is not qualified to detect such substances or develop the remediation cost.

Full compliance with applicable federal, state, and local environmental regulations and laws is assumed unless otherwise stated, defined, and considered in the report. It is also assumed that all required licenses, consents, or other legislative or administrative authority from any local, state, or national government or private entity organization either have been or can be obtained or renewed for any use which the report covers.

Highest and Best Use

Legally Permissible

Legal restrictions as they apply to the parcel involve the public restrictions of zoning and the private restrictions of easements. The property is currently zoned RED, Redevelopment District and is subject to the Park East Redevelopment Plan. The property's recommended zoning is C9B(A). Development approvals must be obtained on a case by case basis from the City's Common Council. Based on the legal-political attributes of the site, a variety of uses are legally permissible.

Physically Possible

Physical aspects of the site impose constraints on possible uses of the property. Size, shape, topography and soils are key determinants of physically possible uses. Based on the physical attributes of the site, a wide variety of uses are physically possible.

Financially Feasible

Given the subject's physical, locational and legal attributes, its development with a commercial and/or mixed use would be economically feasible if not for the poor economic conditions. Well located land parcels, such as the subject property, are being held by the existing owners for future development when it becomes economically feasible; however, it is uncertain as to when this will occur.

The appraisal problem and scope of work did not warrant an intensive highest and best use study. Given the nature of the subject real estate, the conclusion of highest and best use was based on logic, observed evidence and the valuation analyses as summarized within this appraisal report.

Maximally Productive &
Highest and Best Use

The most productive use of the subject parcel would be to maximize its development potential given its locational and legal attributes. The concluded maximally productive use is to hold for future development of mixed-use residential and/or commercial uses. The highest and best use is that use which is physically possible, legally permissible and financially feasible that creates the highest value for a property. The highest and best use of the subject property is to hold for future development of mixed-use residential and/or commercial uses.

Overview of Valuation Procedures

Cost Approach	In the Cost Approach, an estimate is made of the current replacement cost new of the improvements. This amount is then adjusted to reflect depreciation resulting from physical deterioration, as well as functional and external obsolescence. The adjusted cost indication is then added to the estimated market value of the land resulting in an indication of value.
Sales Comparison Approach	In the Sales Comparison Approach, similar properties that have recently sold in the competitive market are analyzed and compared with the property being appraised. Adjustments are typically considered for differences in such factors as property rights conveyed; financing; conditions of sale; market conditions (date of sale); location; size; and, other physical characteristics. Analysis of comparable sales and current offerings provide a range of unit prices within which the current real estate market is operating and within which the appraised property might be expected to sell.
Income Capitalization Approach	The Income Capitalization Approach involves forecasting the income and expenses of the subject property based on analysis of comparable rentals and market trends, and obtaining capitalization or discount rates from the market to convert the financial forecasts into value estimates.
Approaches Used	As previously discussed in the Scope of Work section, the Sales Comparison Approach was used in this appraisal.

Sales Comparison Approach

Introduction

Land is valued as if vacant and available for development to its highest and best use. Similar land that has recently sold is investigated and a comparative analysis is made of factors influencing value. Land valuation can be very difficult due to the fact that no two land parcels are exactly similar thereby making comparison analysis more subjective in nature. Nonetheless, the land sales that have occurred in the market area over the past several years coupled with our investigations, experience and analysis has allowed us to form a reliable opinion of value.

In the Sales Comparison Approach to valuation, similar properties that have recently sold in the market area are analyzed and compared with the property being appraised. Adjustments are considered for such factors as property rights conveyed, financing, conditions of sale, market conditions (date of sale), location and physical characteristics of the property as compared to the subject property.

The subject property is comprised of a ±99,655-square foot (±2.29-acres) vacant land parcel that encompasses an entire city block located in the former Park East Freeway lands on the east side of the Milwaukee River in downtown Milwaukee.

Comparable Sales

The following key attributes were considered in selecting the most appropriate comparable sales to use in valuing the property:

Location – The immediate downtown area as well as periphery areas of the central business district.

Highest & Best Use – Parcels with higher density commercial and mixed-use development potential.

Size – ±25,000 to ±150,000 square feet

Date of Sale – First, 2010, 2011 and 2012 to reflect the impact of the recent economic recession on value. Due to the lack of recent sales, properties selling from 2007 to the present were also considered.

The search resulted in five land sales that met the aforementioned parameters as shown on the following page; a map showing their locations is presented on a subsequent page. More detailed information is presented in Exhibit B. These comparables are considered reasonably similar properties, the analysis of which results in a credible opinion of value for the subject property after appropriate comparative analysis considerations. Similar comparables were utilized for each valuation scenario and the comparable numbers as shown on the following page correspond to the comparable number on top of each respective adjustment grid.

Comparable 1 – This is the March 2012 sale of a ±50,200 square foot parcel (±1.15 acres) of Park East Corridor commercial land located in the northeast quadrant of N. Water Street and E. Knapp Street. The transfer represents the sale of Parcel B in the northern portion of Block 16 of the former Park East Freeway Lands owned by Milwaukee County. The parcel has a sloping topography upwards from N. Water Street towards E. Knapp Street; furthermore, the parcel has a slightly irregular shape.

Milwaukee County sold the property to the Milwaukee School of Engineering (“MSOE”) and MSOE simultaneously sold it to BMO Harris Bank for the same price of \$1,697,262 or \$33.81 per square foot. Although the parcel is environmentally contaminated, the preceding price represents the unimpaired price as the parties negotiated the price as if unimpaired, subtracted off an environmental remediation estimate of \$57,570 and then placed \$1,144,586 in escrow for additional anticipated environmental remediation costs. The large environmental escrow amount includes remediation costs for this parcel as well as the adjacent parcel (i.e. Parcel D, Block 19) that MSOE acquired from Milwaukee County at the same time.

This transaction was part of a three party land swap involving several adjacent parcels. Milwaukee County sold two land parcels to MSOE who then sold one of the parcels to BMO Harris Bank with the consideration being a third land parcel and cash. In the end, MSOE and BMO Harris Bank each ended up with larger rectangular-shaped parcels for their use. On Block 19, MSOE plans to build a parking structure with a soccer/athletic field on the top whereas BMO Harris Bank has a larger parking lot parcel on Block 16 that has future development potential.

Land Sales Summary						
Comp #	Location	Seller Buyer	Sale Date Size	Sale Price \$/Sq. Ft.	Water Frontage Corner	
Subject	320 E. Ogden Avenue SEC N. Water Street & N. Broadway	Milwaukee County	27-Oct-12 99,655 Sq. Ft. 2.288 Acres		None Corner	
1	NEC N. Water Street & E. Knapp Street DC ID # Parcel B, Block 16, Former Park East Freeway Lands 1075	Milwaukee County to BMO Harris Bank	Mar-12 50,200 Sq. Ft. 1.152 Acres	\$1,697,262 \$33.81	None Corner	
2	NWC N. Broadway & E. Knapp Street DC ID # Parcel D, Block 19, Former Park East Freeway Lands 1076	Milwaukee County to MSOE	Apr-12 66,945 Sq. Ft. 1.537 Acres	\$2,171,696 \$32.44	None Corner	
3	SEC W. Juneau Avenue & N. Old World 3rd Street DC ID # 201 W. Juneau Avenue 879	RFP Parking to Milwaukee River Hotel-P LLC	Jun-10 55,844 Sq. Ft. 1.282 Acres	\$2,275,000 \$40.74	Milwaukee River Corner	
4	SEC W. Michigan Street & N. 2nd Street DC ID # 191 W. Michigan, 522 N. 2nd Street, 503-521 N. Plankinton Avenue 557	Wispark LLC & WI Electric Power Co. to Collins Trust & Hulina Trust, et al	Jan-08 120,794 Sq. Ft. 2.773 Acres	\$5,900,100 \$48.84	None Corner	
5	NEC W. Juneau Avenue & N. Old World 3rd Street DC ID # 202 W. Juneau Avenue 475	Riverfront Plaza Joint Venture Group to Milwaukee Block 10 Properties LLC	Jun-07 37,437 Sq. Ft. 0.859 Acres	\$2,500,000 \$66.78	Milwaukee River Corner	



Comparable 2 – This is the March 2012 sale of a ±66,945 square foot parcel (±1.54 acres) of Park East Corridor commercial land located at the northwest corner of N. Broadway and E. Knapp Street. The transfer represents the sale of Parcel D located in Block 19 of the former Park East Freeway Lands owned by Milwaukee County. The parcel has a slightly sloping topography that slopes upward from N. Water Street towards E. Knapp Street; furthermore, the parcel has a slightly irregular shape.

Milwaukee County sold the property to the Milwaukee School of Engineering (“MSOE”) for \$2,171,696 which equates to \$32.44 per square foot. Although the parcel is environmentally contaminated, the preceding price represents the unimpaired price as the parties negotiated the price as if unimpaired and then placed \$1,144,586 in escrow for additional anticipated environmental remediation costs. The large environmental escrow amount includes remediation costs for this parcel as well as the adjacent parcel (i.e. Parcel B, Block 16) that MSOE acquired from Milwaukee County at the same time.

This transaction was part of a three party land swap involving several adjacent parcels. Milwaukee County sold two land parcels to MSOE who then sold one of the parcels to BMO Harris Bank with the consideration being a third land parcel and cash. In the end, MSOE and BMO Harris Bank each ended up with larger rectangular-shaped parcels for their use. On Block 19, MSOE plans to build a parking structure with a soccer/athletic field on the top whereas BMO Harris Bank has a larger parking lot parcel on Block 16 that has future development potential.

Comparable 3 – This is the June 2010 sale of ±55,844 total square feet of land located along N. Old World Third Street, just south of W. Juneau Avenue. The sale involved the transfer of two non-contiguous parcels: 1) a ±48,344 square foot parcel on the west bank of the Milwaukee Rive at the southeast corner of N. Old World Third Street and W. Juneau Avenue and, 2) a ±7,500 square foot parcel located on the west side of N. Old World Third Street, south of W. Juneau Avenue. The sale price in this transaction was \$2,275,000 or \$40.74 per square foot. The larger of the two parcels along the Milwaukee River shares its access point along N. Old World Third Street with the abutting Riverfront Plaza building to the south. The shared access area (±12,158 square feet) lies entirely within this comparable’s land area. The shared access area has a contributory value of 50% of its underlying land area and applying this factor to the share access area results in an indicated upward adjustment of +12% or \$275,000. The adjusted price reflects the price for this parcel as if there is no shared access drive area.

The adjusted sale price in this transaction is \$2,550,000 or \$45.66 per square foot. The development plans for these parcels are unclear. The buyer in this transaction is a Milwaukee-based hotel developer and was involved in the development of the Aloft Hotel, located just north of this property. The seller in this transaction acquired this property in June 2007, indicating a decline in sale price (2010 vs. 2007) of approximately -7.1%.

Comparable 4 – This is the January 2008 acquisition of three adjacent parcels totaling $\pm 120,794$ square feet (± 2.77 -acres) of C9F(A) commercial zoned land located at 191 W. Michigan Street, 522 N. 2nd Street, and 503-521 N. Plankinton Avenue for a total price of \$5,900,100 or \$48.84 per square foot. These parcels are located on the north side of E. Clybourn Street between N. 2nd Street and N. Plankinton Avenue on the south side of downtown Milwaukee. These parcels are currently used as surface parking lots which are considered an interim use as the site has potential for future commercial development.

Comparable 5 – This $\pm 37,437$ square foot parking lot parcel sold in June 2007 for \$2,500,000 or \$66.78 per square foot. This site is located at the northeast corner of the intersection of N. Old World 3rd Street and W. Juneau Avenue in downtown Milwaukee (202 W. Juneau Avenue). It has ± 220 feet of frontage along the west bank of the Milwaukee River. At the time of sale, this parcel was being used as a parking lot for the nearby Riverfront Plaza office building which was acquired by the same buyer from the same seller in a separate transaction. Since the date of sale this parcel has been developed with a 5-story, 160-room aloft Hotel. According to the City of Milwaukee, "The new aloft Hotel opened on December 17, 2009. The \$27 million project in the Park East Corridor was developed by Waveland Development and Horizon Construction. The project included the development of a Riverwalk segment, dock wall, public plaza and street improvements, using approximately \$1 million in tax incremental financing. The project was also assisted by US Bank, the Wisconsin Department of Commerce, and the Wisconsin Housing and Economic Development Authority."

Adjustment Considerations

Capital Expenditures – No adjustments were made for capital expenditures.

Property Rights Conveyed - Comparable 3 has two separate parcels associated with the sale; the larger of the two parcels along the Milwaukee River shares its access point along N. Old World Third Street with the abutting Riverfront Plaza building to the south. The shared access area (±12,158 square feet) lies entirely within this comparable's land area. The shared access area has a contributory value of 50% of its underlying land area and applying this factor to the shared access area results in an indicated upward adjustment of +12% or \$275,000. The adjusted price reflects the price for this parcel as if there is no shared access drive area.

Financing Terms - No adjustments were made for financing.

Conditions of Sale - No adjustments were made for conditions of sale.

Market Conditions (Time) – The national, regional, and local economies entered into a significant recession in 2008 which has led to a weakening of the real estate market. There have been significant job losses, increased bankruptcies, and government bailouts crossing numerous business sectors. These economic conditions have negatively impacted all real estate sectors albeit with different degrees of severity. Due to the economic downturn and poor financial environment that have stressed the national, regional and local economies since mid-2008, office/commercial land values have decreased from the peak levels experienced in 2007 and 2008. Pricing seems to have stabilized in 2010 and 2011. Comparables 1, 2 and 3 sold in 2012 or 2010, dates which reflect current market pricing; no market conditions adjustments were warranted for these comparables.

Comparables 4 and 5 sold in 2008 and 2007 under superior market conditions than currently exist. An adjustment with respect to market conditions of -20% was applied to the sale prices of these comparables to reflect declining market conditions from their sale date to the appraisal date.

Locational & Physical Characteristics – The locational and physical attributes considered most pertinent for comparison of the comparable sales to the subject parcel were: overall location; site specific locational attributes such as corner/non-corner, access, exposure and water frontage; size; shape; topography; utilities availability and zoning/highest and best use.

The comparables were compared and contrasted with respect to each other as well as to the subject property. A summary of this comparison process is presented in adjustment grid format on the following two pages. Comments regarding the concluded adjustments are provided below.

Sales Comparison Adjustment Analysis Comments	
Factor of Comparison	Adjustment Comparison Comments
Overall Location	Comparables 1 and 2 have similar locations as the subject such that no adjustment was required. Comparables 3 and 5 have frontage along N. Old World Third Street and their location is superior to the subject's. Both Comparables 3 and 5 received downward -10% adjustments for their superior locations, respectively. Comparable 4 is located in the heart of the downtown area and has partial visibility from Interstate 794. Comparable 4 received a downward adjustment of -10% for its superior location to that of the subject property.
Site Specific Location Characteristics	All five comparables have corner locations and are similar to the subject property in this aspect such that no adjustments were required. All the comparables have adequate accessibility as does the subject property; no adjustments were necessary. The subject property and each comparable have good exposure requiring no adjustments in this aspect. Comparables 3 and 5 are located along the Milwaukee River which is a valuable amenity making them superior relative to the subject property such that -15% downward adjustments were warranted, respectively.
Size	Comparables 1, 2, 3 and 5 all received downward adjustments with respect to size, albeit with different levels. Comparables 1, 2 and 3 received -5% downward sale price adjustments while Comparable 5 received a -10% sale price adjustment. Comparable 4 is of generally similar size as the subject and no adjustment was warranted.
Shape	Comparable 3 required a +5% upward adjustment due to its non-contiguous shape which is considered inferior to the subject's shape. No adjustments were necessary for the other comparables.
Topography	No adjustments were made with respect to topography.
Utilities	All municipal utilities are available to the subject property and the comparables; no adjustments were made.
Zoning/Highest and Best Use	No adjustments were required.

Land Sales Adjustment Grid

Block 2 Former Park East Freeway Lands

Comparable	Subject	1	2	3	
Location	SEC N. Water Street & N. Broadway	NEC N. Water Street & E. Knapp Street	NWC N. Broadway & E. Knapp Street	SEC W. Juneau Avenue & N. Old World 3rd Street	
Address	320 E. Ogden Avenue	Parcel B, Block 16, Former Park East Freeway Lands	Parcel D, Block 19, Former Park East Freeway Lands	201 W. Juneau Avenue	
Sale Date	27-Oct-12	Mar-12	Apr-12	Jun-10	
Size					
Acres	2.288	1.152	1.537	1.282	
Sq. Ft.	99,655	50,200	66,945	55,844	
Sale Price		\$1,697,262	\$2,171,696	\$2,275,000	
Add: Demolition/Environmental Costs		0	0	0	
Total Price		\$1,697,262	\$2,171,696	\$2,275,000	
	\$/Sq. Ft.	\$33.81	\$32.44	\$40.74	
Property Rights Conveyed				<u>\$275,000</u>	(shared access) Adjusted Sale Price
		Similar	Similar	Similar	
Financing Terms		Similar	Similar	Similar	
Conditions of Sale		Similar	Similar	Similar	
	Adjusted Price	\$1,697,262	\$2,171,696	\$2,550,000	
	\$/Sq. Ft.	\$33.81	\$32.44	\$45.66	
Market Conditions					
# Years Since Sale		0.6	0.5	2.4	
Market Conditions Adjustment Factor		1.00	1.00	1.00	
Adjusted Sale Price		\$1,697,262	\$2,171,696	\$2,550,000	
Adjusted Price/Sq. Ft.		\$33.81	\$32.44	\$45.66	
Locational & Physical Attributes					
Overall Location	SEC N. Water Street & N. Broadway	Parcel B, Block 16, Former Park East Freeway	NWC N. Broadway & E. Knapp Street	SEC W. Juneau Avenue & N. Old World 3rd Street	
Comparison		Similar	Similar	Superior	-10%
Site Specific Location					
• Corner/Non-Corner	Corner	Corner	Corner	Corner	
• Access	Adequate	Adequate	Adequate	Adequate	
• Exposure	Good	Good	Good	Good	
• Water Frontage	None	None	None	Milwaukee River	-15%
Comparison		Similar	Similar	Superior	
Size Similarity - Sq. Ft.	99,655	50,200	66,945	55,844	
Comparison		Superior	Superior	Superior	-5%
Shape	Irregular Rectangle	Irregular Rectangle	Irregular Rectangle	Non-Contiguous	
Comparison		Similar	Similar	Inferior	5%
Topography	Sloping	Slightly Sloping	Slightly Sloping	Generally Level	
Comparison		Similar	Similar	Similar	
Utilities	All Available	Similar	Similar	Similar	
Zoning/Highest & Best Use	RED / Commercial, Mixed Use	RED / Commercial, Mixed Use	RED / Commercial, Mixed Use	RED / Commercial, Mixed Use	
Comparison		Similar	Similar	Similar	
Adjusted Price/Sq. Ft.		\$32.12	\$30.82	\$34.25	-25%

Value Calculation	
Concluded Value per Sq. Ft.	\$31.50
Parcel Size, Sq. Ft.	99,655
Indicated Value	\$3,139,133
Rounded	\$3,140,000

Land Sales Adjustment Grid

Block 2 Former Park East Freeway Lands

Comparable	Subject	4	5
Location	SEC N. Water Street & N. Broadway	SEC W. Michigan Street & N. 2nd Street	NEC W. Juneau Avenue & N. Old World 3rd Street
Address	320 E. Ogden Avenue	191 W. Michigan, 522 N. 2nd Street, 503-521 N. Plankinton Avenue	202 W. Juneau Avenue
Sale Date	27-Oct-12	Jan-08	Jun-07
Size			
Acres	2.288	2.773	0.859
Sq. Ft.	99,655	120,794	37,437
Sale Price		\$5,900,100	\$2,500,000
Add: Demolition/Environmental Costs		0	0
Total Price		\$5,900,100	\$2,500,000
	\$/Sq. Ft.	\$48.84	\$66.78
Property Rights Conveyed		Similar	Similar
Financing Terms		Similar	Similar
Conditions of Sale		Similar	Similar
	Adjusted Price	\$5,900,100	\$2,500,000
	\$/Sq. Ft.	\$48.84	\$66.78
Market Conditions			
# Years Since Sale		4.8	5.4
Market Conditions Adjustment Factor		0.80	0.80
Adjusted Sale Price		\$4,720,080	\$2,000,000
Adjusted Price/Sq. Ft.		\$39.08	\$53.42
Locational & Physical Attributes			
Overall Location	SEC N. Water Street & N. Broadway	SEC W. Michigan Street & N. 2nd Street	NEC W. Juneau Avenue & N. Old World 3rd Street
Comparison		Superior -10%	Superior -10%
Site Specific Location			
• Corner/Non-Corner	Corner	Corner	Corner
• Access	Adequate	Adequate	Adequate
• Exposure	Good	Good	Good
• Water Frontage	None	None	Milwaukee River -15%
Comparison		Similar	Superior
Size Similarity - Sq. Ft.	99,655	120,794	37,437
Comparison		Similar	Superior -10%
Shape	Irregular Rectangle	"L" - Shaped	Irregular Rectangle
Comparison		Similar	Similar
Topography	Sloping	Generally Level	Generally Level
Comparison		Similar	Similar
Utilities	All Available	Similar	Similar
Zoning/Highest & Best Use	RED / Commercial, Mixed Use	C9F(A) / Commercial, Mixed Use	RED / Commercial, Mixed Use
Comparison		Similar	Similar
Adjusted Price/Sq. Ft.		\$35.17 -10%	\$34.72 -35%

Value Calculation	
Concluded Value per Sq. Ft.	\$31.50
Parcel Size, Sq. Ft.	x 99,655
Indicated Value	\$3,139,133
Rounded	\$3,140,000

Indicated Values

Because of the nature of the adjustments, the adjusted per-square foot price for each sale is not to be interpreted as the value of the subject property under the various valuation scenarios, but part of a range within which the subject's value is expected to fall.

Comparables 1 and 2 represent 2012 sales of former Park East Freeway land and encompass the city block located adjacent to the subject's southwest. Comparable 1 and 2's recent sale date coupled with the minimal sale price adjustments they received renders them a very strong indication of the market value for the subject. The concluded value, as presented below and on the previous two pages was based on the adjusted sale prices of Comparables 1 and 2 while the other comparables offer support for the concluded value.

Value Calculation	
Concluded Value per Sq. Ft.	\$31.50
Parcel Size, Sq. Ft.	x 99,655
Indicated Value	\$3,139,133
Rounded	\$3,140,000

Correlation & Conclusion

Three approaches to value have been considered in arriving at an opinion of the value of the fee simple estate in the subject property. In the valuation of land, the Sales Comparison Approach is generally considered the most reliable approach provided that there are a sufficient number of sales. The Sales Comparison Approach was used in this appraisal.

In the reconciliation of the three approaches to value, the quantity and quality of the data under each approach was considered as was the advantages and/or disadvantages of each approach and the relevance of each to the subject property and appraisal problem.

The Sales Comparison Approach is the most direct approach to value. Because the comparable sales represent theoretical acquisition alternatives, an analysis of comparable property sales provide a reliable indication of value. The comparable sales provided market support for indicated value ranges for the subject parcel. The adjustments to these sales were reasonable and were substantiated with market evidence and logical rationale. The resulting concluded value by the Sales Comparison Approach was considered very reliable.

Based on the investigations and appraisal analyses as presented, it is our opinion that the market value of the subject property as of October 27, 2012 is:

Three Million One Hundred Forty Thousand Dollars
\$3,140,000

EXHIBIT A
Subject Property Photographs & Information

Subject Photographs (10/27/2012)



View of Subject Property Looking Northerly



View of Subject Property Looking Northerly



View of Subject Property Looking Northwesterly



View of Subject Property Looking Northwesterly



View of Subject Property Looking Southwesterly



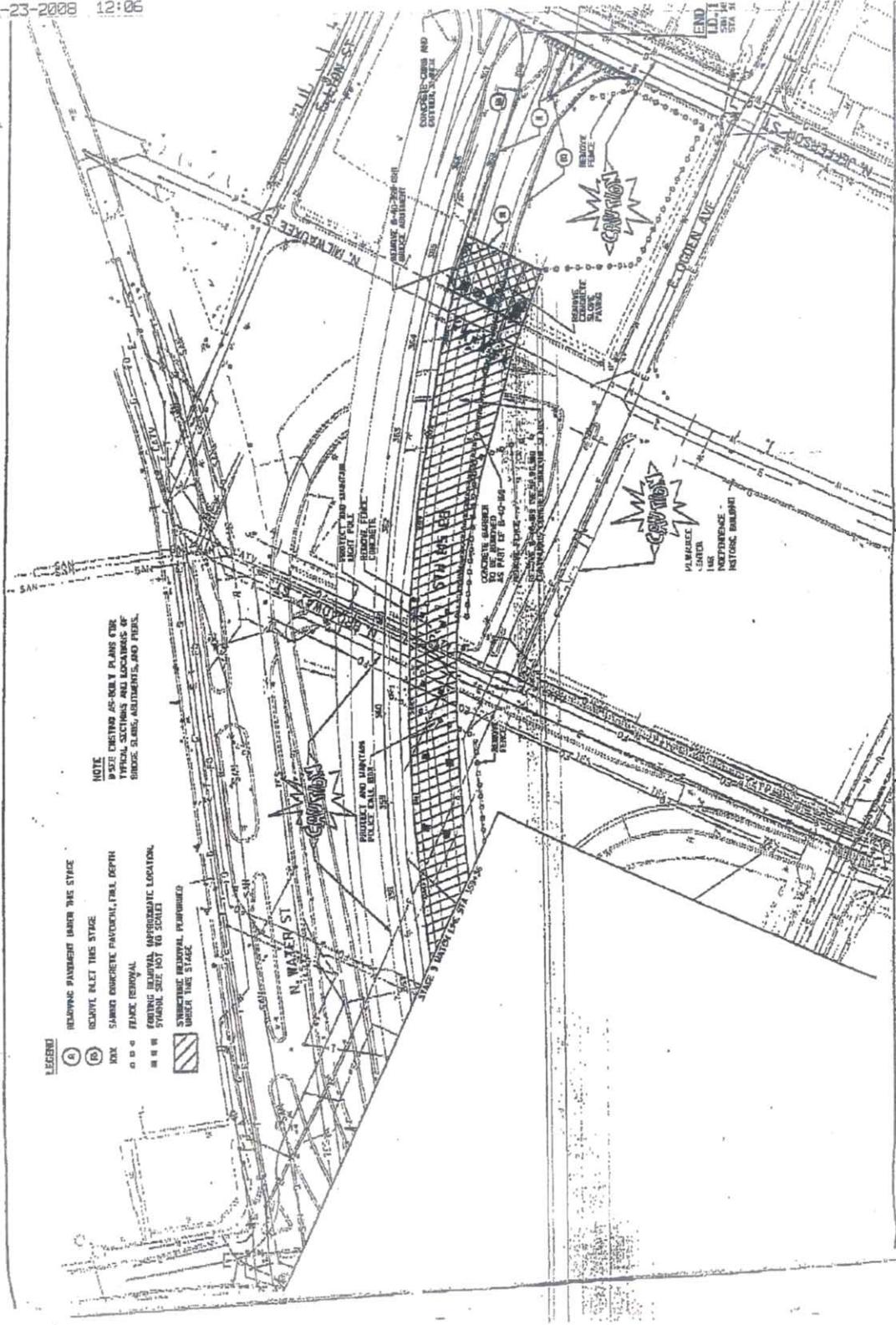
View of Subject Property Looking Southerly



JUL-23-2008 12:06

P. 06/07

EAST BOUND



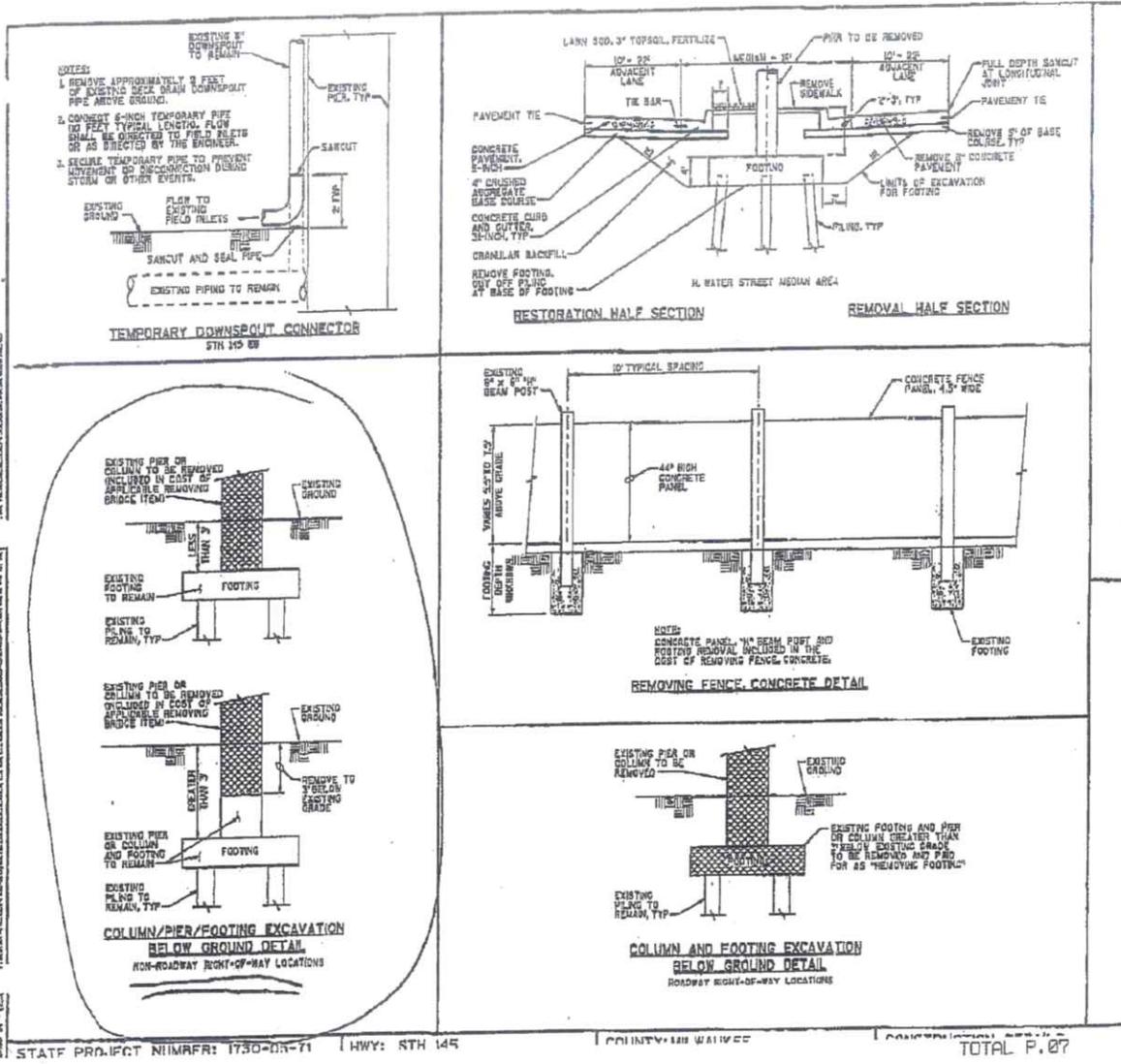
- LEGEND**
- (C) REMOVING PAVEMENT UNDER THIS STAGE
 - (D) REMOVED INLET THIS STAGE
 - XXX SANDY CONCRETE PAVEMENT, PBL, DOPFH
 - o o o FENCE REMOVAL
 - ||||| FUTURE BRIDGE WALL IN PROPOSED LOCATION
 - ||||| FUTURE BRIDGE WALL NOT TO SCALE
 - ||||| STRUCTURE REMOVAL PERFORMED UNDER THIS STAGE

NOTE
 9 SITE EXISTING AS-BUILT PLANS FOR
 TYPICAL SECTIONS AND LOCATIONS OF
 BRIDGE SLABS, ABUTMENTS, AND PILES.

CAUTION
 PARALLEL
 CENTER
 LINE
 PERFORMANCE
 HISTORY SURVEY

CAUTION
 REINFORCED
 CONCRETE
 CURBLINE WALL

END
 10.1
 10.1
 10.1



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2003 EDITION, SECTION 201.01, PART 1, SUBSECTION 1.01, AND SECTION 201.01, PART 2, SUBSECTION 2.01.



Full Report

Property Location : 320 E OGDEN AVE

View: Full Report View
Report Options
Print Report
Search Criteria
Search Results
Modify Se

Owner :
 Milwaukee County Active
 Lands Fwy & Hwy
 901 N 9TH ST
 Milwaukee, WI 53233-1425

Taxed by: City Of Milwaukee
Taxkey # 3921819110

Owner Occupied: ID Walk Down ID Walk Up
Property Address :
 320 E OGDEN AVE **MY!**
 Milwaukee, WI

Record 1 of 1 selected records

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2012	Exempt				0.000 -		
2011	Exempt				0.000 -	1.004732798	
2010	Exempt				0.000 -	0.956617820	
2009	Exempt				0.000 -	0.928238797	
2008	Exempt				0.000 -	0.952117558	
2007	Exempt				0.000 -	0.923125025	
2006	Exempt				0.000 -	0.944689302	
2005						0.960163730	

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2011								
2010								
2009						\$1,057.77		\$1,057.77
2008								
2007								
2006								

Assessor

Building Square Feet :	Year Built :	Township : 7N
Bedrooms :	Year Remodeled :	Range : 22E
Full Baths :	Effective Year Built :	Section : 21
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :		Basement :
Exterior Wall :		Heat :
Exterior Condition :		Garage :
Land Use : 8772 Freeway		School District : 3619 Milwaukee
Zoning : RED Redevelopment		Historic Designation :
Census Tract : 113.00		

Legal Description

Plat Page 36041 Neighborhood 6460 Fractional West 1/2 Of SW 1/4 Sec 21-7-22 Or Gammon Float Block 124 Lots 1 - 12 Incl Exc Streets And That PT Of Lot 2 Block 122 S Of E Lyon ST Adj And Part Of Vac (N Broadway, N Milwaukee ST, & E Lyon ST) Adj Tid # 48

Sales

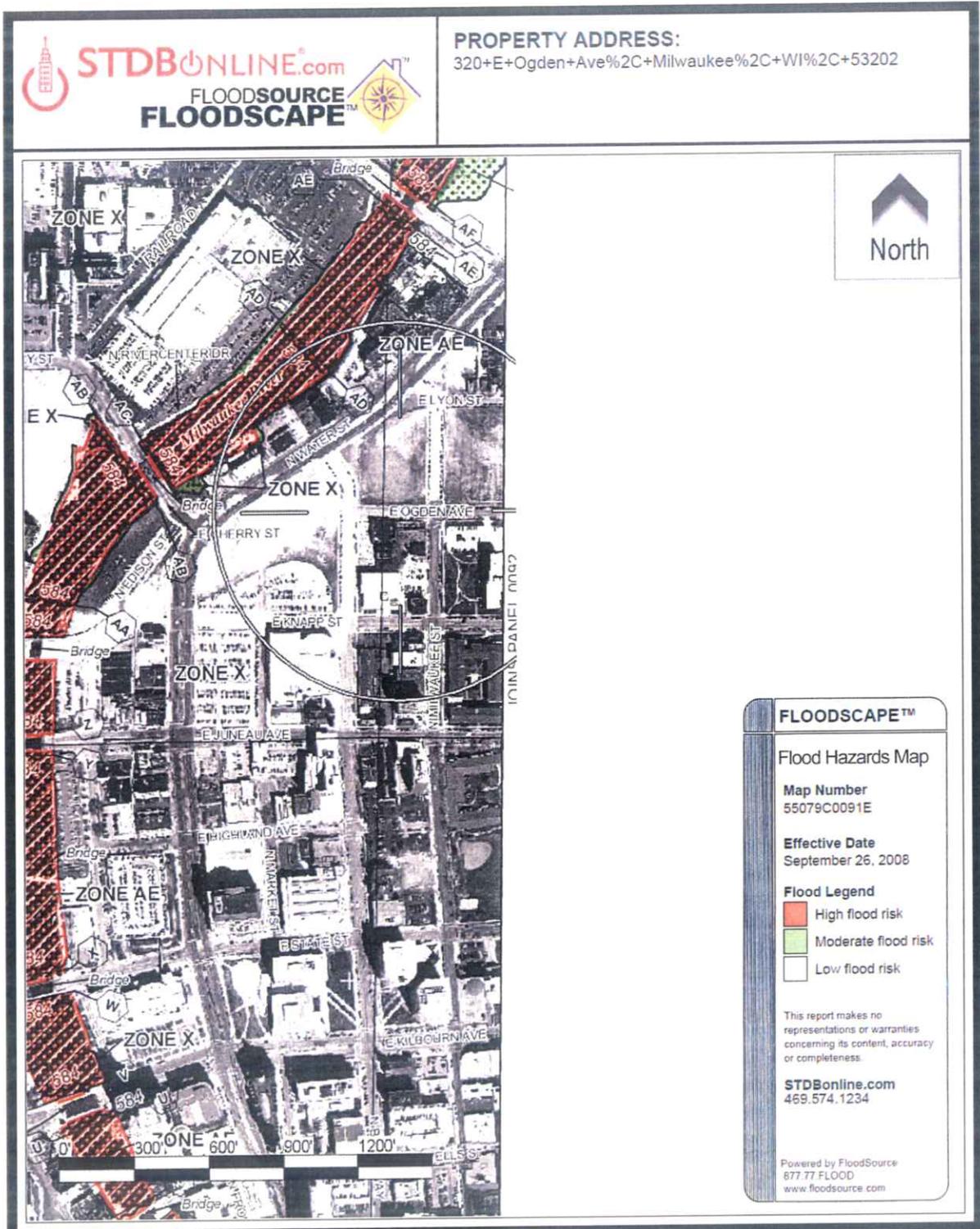


EXHIBIT B Comparable Land Sales Information

Land Sale No. 1

Property Identification

Record ID	1075
Property Type	Commercial Land, Commercial Land
Address	Parcel B, Block 16, Former Park East Freeway Lands, Milwaukee, Milwaukee County, Wisconsin
Location	NEC N. Water Street & E. Knapp Street
Tax ID	Part of 392-2081-111

Sale Data

Grantor	Milwaukee County
Grantee	BMO Harris Bank
Sale Date	March, 2012
Property Rights	Fee Simple
Conditions of Sale	Arms Length

Sale Price \$1,697,262 Unimpaired

Land Data

Zoning	RED, Redevelopment
Topography	Slightly Sloping
Utilities	All to Site
Shape	Irregular Rectangle

Land Size Information

Gross Land Size 1.152 Acres or 50,200 SF

Indicators

Sale Price/Gross Acre	\$1,472,764
Sale Price/Gross SF	\$33.81

Remarks

This is the March 2012 sale of a ±50,200 square foot parcel (±1.15 acres) of Park East Corridor commercial land located in the northeast quadrant of N. Water Street and E. Knapp Street. The transfer represents the sale of Parcel B in the northern portion of Block 16 of the former Park East Freeway Lands owned by Milwaukee County. The parcel has a sloping topography upwards from N. Water Street towards E. Knapp Street; furthermore, the parcel has a slightly irregular shape.

Milwaukee County sold the property to the Milwaukee School of Engineering ("MSOE") and MSOE simultaneously sold it to BMO Harris Bank for the same price of \$1,697,262 or \$33.81 per square foot. Although the parcel is environmentally contaminated, the preceding price represents the unimpaired price as the parties negotiated the price as if unimpaired, subtracted off an environmental remediation estimate of \$57,570 and then placed \$1,144,586 in escrow for additional anticipated environmental remediation costs. The large environmental escrow amount includes remediation costs for this parcel as well as the adjacent parcel (i.e. Parcel D, Block 19) that MSOE acquired from Milwaukee County at the same time.

This transaction was part of a three party land swap involving several adjacent parcels. Milwaukee County sold two land parcels to MSOE who then sold one of the parcels to BMO Harris Bank with the consideration being a third land parcel and cash. In the end, MSOE and BMO Harris Bank each ended up with larger rectangular-shaped parcels for their use. On Block 19, MSOE plans to build a parking structure with a soccer/athletic field on the top whereas BMO Harris Bank has a larger parking lot parcel on Block 16 that has future development potential.

Land Sale No. 2

Property Identification

Record ID	1076
Property Type	Commercial Land, Commercial Land
Address	Parcel D, Block 19, Former Park East Freeway Lands, Milwaukee, Milwaukee County, Wisconsin
Location	NWC N. Broadway & E. Knapp Street
Tax ID	Part of 392-2081-111 & Part of 392-2096-112

Sale Data

Grantor	Milwaukee County & BMO Harris Bank
Grantee	MSOE
Sale Date	March, 2012
Property Rights	Fee Simple
Conditions of Sale	Arms Length

Sale Price	\$2,171,696 Unimpaired
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Land Data

Zoning	RED, Redevelopment
Topography	Slightly Sloping
Utilities	All to Site
Shape	Irregular Rectangle

Land Size Information

Gross Land Size	1.537 Acres or 66,945 SF
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Indicators

Sale Price/Gross Acre	\$1,413,087
Sale Price/Gross SF	\$32.44

Remarks

This is the March 2012 sale of a ±66,945 square foot parcel (±1.54 acres) of Park East Corridor commercial land located at the northwest corner of N. Broadway and E. Knapp Street. The transfer represents the sale of Parcel D located in Block 19 of the former Park East Freeway Lands owned by Milwaukee County. The parcel has a slightly sloping topography that slopes upward from N. Water Street towards E. Knapp Street; furthermore, the parcel has a slightly irregular shape.

Milwaukee County sold the property to the Milwaukee School of Engineering ("MSOE") for \$2,171,696 which equates to \$32.44 per square foot. Although the parcel is environmentally contaminated, the preceding price represents the unimpaired price as the parties negotiated the price as if unimpaired and then placed \$1,144,586 in escrow for additional anticipated environmental remediation costs. The large environmental escrow amount includes remediation costs for this parcel as well as the adjacent parcel (i.e. Parcel B, Block 16) that MSOE acquired from Milwaukee County at the same time.

This transaction was part of a three party land swap involving several adjacent parcels. Milwaukee County sold two land parcels to MSOE who then sold one of the parcels to BMO Harris Bank with the consideration being a third land parcel and cash. In the end, MSOE and BMO Harris Bank each ended up with larger rectangular-shaped parcels for their use. On Block 19, MSOE plans to build a parking structure with a soccer/athletic field on the top whereas BMO Harris Bank has a larger parking lot parcel on Block 16 that has future development potential.

Land Sale No. 3

Property Identification

Record ID	879
Property Type	Land, Parking Lot
Address	201 W. Juneau Avenue, Milwaukee, Milwaukee County, Wisconsin
Location	SEC W. Juneau Ave & N. Old World 3rd Street
Tax ID	361-0412-114-9

Sale Data

Grantor	RFP Parking LLC
Grantee	Milwaukee River Hotel-P LLC
Sale Date	June, 2010
Deed Book/Page	Doc # 09886982
Property Rights	Fee Simple
Conditions of Sale	Arms Length

Sale Price	\$2,275,000
Upward Adjustment	\$275,000 Shared Access
Adjusted Price	\$2,550,000

Land Data

Zoning	RED
Topography	Generally Level
Utilities	All to Site
Shape	Rectangular

Land Size Information

Gross Land Size	1.282 Acres or 55,844 SF
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Indicators

Sale Price/Gross Acre	\$1,774,568 Actual or \$1,989,077 Adjusted
Sale Price/Gross SF	\$40.74 Actual or \$45.66 Adjusted

Remarks

This is the June 2010 sale of ±55,844 total square feet of land located along N. Old World Third Street, just south of W. Juneau Avenue. The sale involved the transfer of two non-contiguous parcels: 1) a ±48,344 square foot parcel on the west bank of the Milwaukee River at the southeast corner of N. Old World Third Street and W. Juneau Avenue and, 2) a ±7,500 square foot parcel located on the west side of N. Old World Third Street, south of W. Juneau Avenue. The sale price in this transaction was \$2,275,000 or \$40.74 per square foot. The larger of the two parcels along the Milwaukee River shares its access point along N. Old World Third Street with the abutting Riverfront Plaza building to the south. The shared access area (±12,158 square feet) lies entirely within this comparable's land area. The shared access area has a contributory value of 50% of its underlying land area and applying this factor to the shared access area results in an indicated upward adjustment of +12% or \$275,000. The adjusted price reflects the price for this parcel as if there is no shared access drive area.

The adjusted sale price in this transaction is \$2,550,000 or \$45.66 per square foot. The development plans for these parcels are unclear. The buyer in this transaction is a Milwaukee-based hotel developer and was involved in the development of the Aloft Hotel, located just north of this property. The seller in this transaction acquired this property in June 2007, indicating a decline in sale price (2010 vs. 2007) of approximately -7.1%.

Land Sale No. 4

Property Identification

Record ID	557
Property Type	Land, Commercial Land
Address	503-521 N. Plankinton St.; 522 N. 2nd St.; & 191 W. Michigan Ave., Milwaukee, Milwaukee County, Wisconsin

Sale Data

Grantor	Wispark, LLC
Grantee	E. Thomas Collins Jr. Trust, et al.
Sale Date	January, 2008
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale Price	\$5,900,100

Land Data

Zoning	C9F(A), Commercial
Topography	Generally Level
Utilities	All Available
Shape	L-Shaped

Land Size Information

Gross Land Size	2.773 Acres or 120,794 SF
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Indicators

Sale Price/Gross Acre	\$2,127,658
Sale Price/Gross SF	\$48.84

Remarks

This is the January 2008 acquisition of three adjacent parcels totaling $\pm 120,794$ square feet (± 2.77 -acres) of C9F(A) commercial zoned land located at 191 W. Michigan Street, 522 N. 2nd Street, and 503-521 N. Plankinton Avenue for a total price of \$5,900,100 or \$48.84 per square foot. These parcels are located on the north side of E. Clybourn Street between N. 2nd Street and N. Plankinton Avenue on the south side of downtown Milwaukee. These parcels are currently used as surface parking lots which are considered an interim use as the site has potential for future commercial development.

Land Sale No. 5

Property Identification

Record ID	475
Property Type	Land, Commercial Land
Address	202 W. Juneau Avenue, Milwaukee, Milwaukee County, Wisconsin
Location	NEC W. Juneau Ave & N. Old World 3rd St
Tax ID	361-0411-114-3
MSA	Milwaukee
Market Type	Downtown

Sale Data

Grantor	Riverfront Plaza Joint Venture Group
Grantee	Milwaukee Block 10 Properties LLC
Sale Date	June, 2007
Deed Book/Page	Doc# 9453826
Property Rights	Fee simple
Conditions of Sale	Arm's length
Financing	Cash to seller

Sale Price	\$2,500,000
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Land Data

Zoning	RED
Topography	Generally level
Utilities	All to site
Shape	Irregular Rectangle

Land Size Information

Gross Land Size	0.859 Acres or 37,437 SF
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Indicators

Sale Price/Gross Acre	\$2,908,887
Sale Price/Gross SF	\$66.78

Remarks

This ±37,437 square foot parking lot parcel sold in June 2007 for \$2,500,000 or \$66.78 per square foot. This site is located at the northeast corner of the intersection of N. Old World 3rd Street and W. Juneau Avenue in downtown Milwaukee (202 W. Juneau Avenue). It has ±220 feet of frontage along the west bank of the Milwaukee River. At the time of sale, this parcel was being used as a parking lot for the nearby Riverfront Plaza office building which was acquired by the same buyer from the same seller in a separate transaction. Since the date of sale this parcel has been developed with a 5-story, 160-room aloft Hotel. According to the City of Milwaukee, "The new aloft Hotel opened on December 17, 2009. The \$27 million project in the Park East Corridor was developed by Waveland Development and Horizon Construction. The project included the development of a Riverwalk segment, dock wall, public plaza and street improvements, using approximately \$1 million in tax incremental financing. The project was also assisted by US Bank, the Wisconsin Department of Commerce, and the Wisconsin Housing and Economic Development Authority."

EXHIBIT C Assumptions and Limiting Conditions

No responsibility is assumed for matters legal in nature. No investigation has been made of the title to or any liabilities against the property appraised. The appraisal presumes, unless otherwise noted, that the owner's claim is valid, the property rights are good and marketable, and there are no encumbrances which cannot be cleared through normal processes. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

Unless otherwise specifically noted within the appraisal report, it is assumed that title to the property appraised is clear and marketable and that there are no recorded or unrecorded matters or exceptions that would adversely affect marketability or value. We are not aware of any title defects nor have we been advised of any unless such is specifically noted in the report. We, however, have not examined title and make no representations relative to the condition thereof. Documents dealing with liens, encumbrances, easements, deed restrictions, clouds and other conditions that may affect the quality of title have not been reviewed. Insurance against financial loss resulting in claims that may arise out of defects in the subject property's title should be sought from a qualified title company that issues or insures title to real property.

It is assumed that all applicable zoning and use regulations and restrictions have been complied with unless a nonconformity has been stated, defined, and considered in the appraisal report. Further, it is assumed that the utilization of the land and improvements is within the boundaries of the property described and that no encroachment or trespass exists unless noted in the report. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.

To the best of our knowledge, all data set forth in this report are true and accurate. Although gathered from reliable sources, no guarantee is made nor liability assumed for the accuracy of any data, opinions, or estimates identified as being furnished by others which have been used in formulating this analysis.

Land areas and descriptions used in this appraisal were either obtained from public records or furnished by the client and have not been verified by legal counsel or a licensed surveyor. The land description is included for identification purposes only and should not be used in a conveyance or other legal document without proper verification by an attorney. Although the material was prepared using the best available data, it should not be considered as a survey or scaled for size. All engineering studies are assumed to be correct. The plot and site plans and other illustrative material in this report are included only to help the reader visualize the property and they should not be scaled for size. Any survey or right-of-way plat sheet included was provided by the client and assumed accurate. Except as specifically stated, data relative to size or area of the subject and comparable properties has been obtained from sources deemed accurate and reliable.

Assumptions and Limiting Conditions, Continued

We have made a physical inspection of the property and noted any readily visibly apparent physical defects, if any, in our report. This inspection was made by individuals generally familiar with real estate and building construction; however, these individuals are not architectural or structural engineers who would have detailed knowledge of building design and structural integrity. Accordingly, we do not opine on, nor are we responsible for, the structural integrity of the property including its conformity to specific governmental code requirements, such as fire, building and safety, earthquake, and occupancy, or any physical defects that might exist. Unless otherwise specifically noted in the body of this report, it is assumed: that the existing improvements on the property appraised are structurally sound, seismically safe and code conforming; that all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; that the roof and exterior are in good condition and free from intrusion by the elements; that the property has been engineered in such a manner that the improvements conform to all applicable local, state, and federal building codes and ordinances. We are not engineers and are not competent to judge matters of an engineering nature. We have not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, make no representations relative to the condition of improvements. Unless otherwise specifically noted in the body of the report, no problems were brought to our attention by ownership or management. Structural problems and/or building system problems may not be visually detectable. If engineering consultants retained should report negative factors of a material nature, or if such are later discovered, such information could have a substantial negative impact on the conclusions reported in this appraisal. Accordingly, if negative findings are reported by engineering consultants, I reserve the right to amend the appraisal conclusions reported herein.

Substances such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, or other potentially hazardous materials could, if present, adversely affect the value of the property. Unless otherwise stated in this report, the existence of hazardous substances, which may or may not be present on or in the property, were not considered by the appraiser in the development of the conclusion of value. The stated value estimate is predicated on the assumption that there is no material on or in the property that would cause such a loss in value. No responsibility is assumed for any such conditions, and the client has been advised that the appraiser is not qualified to detect such substances or develop the remediation cost.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect on the value of the property. We have not considered the possible noncompliance with the requirements of ADA in estimating the value of the property.

Assumptions and Limiting Conditions, Continued

No soil analysis or geological studies were ordered or made in conjunction with this appraisal, nor were any water, oil, gas, coal, or other subsurface mineral and use rights or conditions investigated. Unless otherwise noted in the body of the report, it is assumed that there are no mineral deposits or subsurface rights of value involved in this appraisal, whether they are gas, liquid, or solid. Nor are the rights associated with extraction or exploration of such elements considered unless otherwise stated in this appraisal report. Unless otherwise stated, it is also assumed that there are no air or development rights of value that may be transferred. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.

Any opinions of value provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the opinion of value, unless such proration or division of interests has been set forth in the report.

The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and projected stable economic conditions. These forecasts are, therefore, subject to changes with future conditions. Any cash flows included in the analysis are forecasts of estimated future operating characteristics and are predicated on the information and assumptions contained within the report. Any projections of income, expenses and economic conditions utilized in this report are not predictions of the future; rather, they are estimates of current market expectations of future income and expenses. The achievements of the financial forecasts are subject to fluctuating economic conditions and are dependent upon other projected future occurrences that obviously cannot be assured. Actual results will likely occur from the projections made herein and we cannot and do not warrant that these forecasts will occur. Projections may be affected by circumstances beyond the current realm of our knowledge or control.

Unless otherwise noted in the body of this report, it is assumed that no changes in the present zoning ordinances or regulations governing use, density, or shape have been considered. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, nor national government or private entity or organization have been or can be obtained or renewed for any use for which the value estimates contained in this report is based, unless otherwise stated.

Testimony or attendance in court or at any other hearing is not required by reason of this appraisal unless arrangements are made within a reasonable time in advance for such testimony, and then such testimony shall be at the prevailing per diem for the individuals involved.

The date of value to which the conclusions and opinions expressed apply is set forth in this report. Unless otherwise noted, this date represents the last date of our physical inspection of the property. The value opinion herein rendered is based on the status of the national business economy and the purchasing power of the U.S. dollar as of that date.

EXHIBIT D
Appraisal Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest or bias with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- I have not performed prior services regarding the subject property, as an appraiser, or in any other capacity, within the three year period immediately preceding acceptance of this appraisal assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP").
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal inspection of the property that is the subject of this report.
- Caleb E. Nicholson has provided significant professional assistance to the person signing this certification.
- As of the date of this report, I have completed the continuing education program of the Appraisal Institute.



Lawrence R. Nicholson, MAI
Wisconsin Certified General Appraiser (#116)

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest or bias with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- I have not performed prior services regarding the subject property, as an appraiser, or in any other capacity, within the three year period immediately preceding acceptance of this appraisal assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP").
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal inspection of the property that is the subject of this report.
- No one has provided significant professional assistance to the person signing this certification.
- As of the date of this report, I have completed the continuing education program of the Appraisal Institute.



Caleb E. Nicholson

EXHIBIT E
Professional Qualifications***Lawrence R. Nicholson, MAI***
*The Nicholson Group LLC***Experience**

Owner of The Nicholson Group LLC, a Milwaukee-based real estate valuation and consulting firm dedicated to providing reliable and well documented valuations, feasibility and market studies, litigation support and other consulting services in a personal and timely manner. Mr. Nicholson has over 25-years of real estate valuation and consulting experience. Mr. Nicholson has been an MAI since 1989 and a Certified General Appraiser in the State of Wisconsin since 1991. He also was a Counselor of Real Estate ("CRE") from 2000 through 2008.

Mr. Nicholson has extensive experience with a variety of property types including office buildings, shopping centers, apartment complexes, golf courses, waterparks, marinas, hotels, business/industrial parks, developmental land, self-storage facilities, and light and heavy industrial facilities. Mr. Nicholson is an expert in condemnation-related appraisals as well as in partial interest valuation. Mr. Nicholson has been appointed by the Governor to the Real Estate Appraisers Board for the State of Wisconsin within the Wisconsin Department of Regulation & Licensing. Mr. Nicholson has taught the Valuation of Real Estate course (Real Estate 415) at the University of Wisconsin-Madison School of Business. Mr. Nicholson is also an approved instructor of real estate appraisal principles and procedures in the State of Wisconsin. He also frequently participates as a speaker in numerous conferences, seminars and symposiums. Mr. Nicholson has a Bachelor of Business Administration degree (real estate and finance) and a Master of Science degree in Real Estate Appraisal and Investment Analysis from the University of Wisconsin – Madison.

Prior to forming The Nicholson Group in 1993, Mr. Nicholson was National Managing Director of the Real Estate Advisory Group (REAG) of American Appraisal Associates. As an operating unit of the world's largest independent valuation consulting firm, REAG specialized in providing appraisal, consulting, and market research services nationwide.

Academics

University of Wisconsin - Madison
Master of Science - Real Estate Appraisal
& Investment Analysis (1981)
Bachelor of Business Administration - Finance & Urban Land Economics
(1979)
Appraisal Institute
Numerous real estate appraisal courses
American Society of Appraisers
Business Valuation 201
Business Valuation 202
Business Valuation 203

**Court
Experience**

Mr. Nicholson has provided expert testimony concerning the market value of real estate and partial interests. He has given depositions, provided expert testimony and litigation support regarding the valuation of land, office buildings, shopping centers, hotels, golf courses, industrial facilities and automotive dealerships.

Lawrence R. Nicholson, MAI
Professional Qualifications, continued

**Professional
Affiliations**

- Appraisal Institute, MAI Designation #8077 (1989)
 - Board of Directors, Wisconsin Chapter (2006 - 2009)
 - Ethics Administration Division - Assistant Regional Member
 - Admissions Committee (former)
 - Board of Directors, Badger Chapter (former)
 - Chairperson - Public Relations Committee (former)
 - Nonresidential Appraisal Reports Grader (former)

- Wisconsin Department of Regulation & Licensing
 - Real Estate Appraisers Board, State of Wisconsin (5/1/2010 -)
 - Real Estate Appraisers Application Advisory Committee (2006 - 2010)

- State Certifications
 - Wisconsin Certified General Appraiser #116 (1991)

- International Right of Way Association

- The Counselors of Real Estate, CRE Designation #2708 (2000-2008)

- Commercial Association of Realtors Wisconsin
 - Board of Directors (2001-2004)

- University of Wisconsin-Madison
 - Lecturer, Real Estate 415, Valuation of Real Estate (2008 - 2009)

- Approved Instructor, Real Estate Principles and Procedures
 - Robbins & Lloyd (Wisconsin)

- University of Wisconsin Real Estate Alumni Association

- Wisconsin Interscholastic Athletic Association (WIAA)
 - Licensed Official, Basketball



Caleb E. Nicholson
The Nicholson Group LLC
Appraiser

Experience

An appraiser with The Nicholson Group LLC, a Milwaukee-based real estate valuation and consulting firm dedicated to providing reliable and well documented valuations, feasibility and market studies, litigation support and other consulting services in a personal and timely manner.

Prior to joining The Nicholson Group, Mr. Nicholson studied Business Administration at Winona State University. Mr. Nicholson is knowledgeable about many aspects of the real estate industry, particularly property valuation. In addition, his concentrated research on properties in both the Milwaukee and Madison metro area have afforded him a quality understanding of numerous real estate markets in Southern Wisconsin.

Mr. Nicholson has experience with various property types, including commercial land, business/industrial parks, apartment buildings, office buildings, and industrial facilities.

**Academic
Background**

Winona State University
Bachelor of Business Administration

**Professional
Affiliations**

Associate Member of Appraisal Institute

**Appraisal Institute
Courses Taken**

15-Hour National USPAP
Business Practices and Ethics
General Market Analysis & Highest and Best Use
General Appraiser Report Writing & Case Studies

Firm Overview

The Nicholson Group LLC is a Milwaukee-based real estate valuation and consulting firm. The Nicholson Group, established in 1993, is one of the pre-eminent valuation consulting firms throughout the State of Wisconsin as well as the Midwest and is a premier provider of appraisal and related services to financial institutions, law firms, investors, corporations and other real estate owners and users. We provide complete support from our initial consultation through our finished reports and if required, expert testimony.

The Nicholson Group is dedicated to providing reliable, well documented appraisals, feasibility and market studies, review appraisals and other consulting services in a personal and timely manner. All of our appraisal and consultation services are produced to the highest possible standards including complying with: the Uniform Standards of Professional Appraisal Practice ("USPAP"); the Standards of Professional Appraisal Practice and Code of Professional Ethics of the Appraisal Institute; and, the Standards of Professional Practice and Code of Ethics of the Counselors of Real Estate.

We pride ourselves in our ability to provide quality-oriented appraisal and consulting services which create and maintains a high level of **client confidence, trust, loyalty and satisfaction**. Our clientele include financial institutions, insurance companies, law firms, real estate operating companies, pension funds, pension fund managers, corporations, and governmental agencies. Our extensive experience with a variety of property types includes: office & industrial buildings; regional malls & shopping centers; hotels & motels; water parks, golf courses & marinas; self-storage facilities; business & industrial parks; apartment complexes; and, developmental land.

Our firm is characterized by valuation **knowledge and experience** as our work is produced by highly trained, experienced professionals; **credibility** based on extensive experience with leading real estate and business decision makers; **client service** geared to meet client timing needs at a fair price; and, high standards of **objectivity and integrity** that has earned high levels of **respect** throughout the real estate community.

**The Nicholson Group
Client Listing**

Financial Institutions

Anchor Bank
Associated Bank
Bank of Kenosha
Citibank
Citizens Bank of Mukwonago
Community Bank & Trust
Harris Bank
Johnson Bank
JP Morgan Chase Bank
Marine Bank
M & I Bank
National City Bank
Park Bank
TCF Bank
The Private Bank
Town Bank
Tri-City National Bank
US Bank
Waukesha State Bank
Wells Fargo Bank

Insurance Companies

AEGON USA Realty Advisors
American Family Insurance
American Fidelity Assurance Corp
Northwestern Mutual Life
Principal Life Insurance Company
Society Insurance
The Guardian

Attorneys

Balisle & Roberson
Davis & Kuelthau
DeWitt, Ross & Stevens
Faegre & Benson
Foley & Lardner
Friebert, Finerty & St. John
Godfrey & Kahn
Kalcheim, Schatz & Berger
Michael Best & Friedrich
Quarles & Brady
Reinhart Boerner Van Duren
Schweitzer & Cincotta
von Briesen, Purtell & Roper
Weiss Berzowski Brady
Whyte Hirshboeck Dudek

Municipal/Public

Arrowhead High School
Cardinal Stritch University
Carroll University
City of Delafield
City of Glendale
City of New Berlin
City of Oconomowoc
City of Racine
City of West Allis
Redevelopment Authority of the
City of Milwaukee
Milwaukee County
Marquette University
Milwaukee Public Schools
Sheboygan Area School District
US Postal Service
UW-Milwaukee Real Estate
Foundation
Village of Greendale
Village of Hartland
Village of Menomonee Falls
Village of Pleasant Prairie
Village of Shorewood
Village of West Milwaukee
Waukesha School District
WI Department of Justice
WI Department of Transportation

Real Estate Operating Companies

Atlas Management
Continental Properties
Fiduciary Real Estate Development
General Capital Group
Interstate Partners
Lighthouse Development Co.
Mandel Group
Madison Golf Development Group
Metropolitan Associates
Pabst Farms Development Co.
Principal Real Estate Investors
Public Storage, Inc
Told Development Company
Towne Realty

Corporate

Abbott Laboratories
Agnesian HealthCare, Inc.
Aldrich Chemical
American Honda Motor Corp.
Boys & Girls Club of Milwaukee
Bradley Center Sports
Everbrite Company
Extendicare Health Services
Federal Express
Harley Davidson
Journal - Sentinel, Inc.
Noah's Ark Family Park, Inc.
Rockwell Automation
Roth Kase USA Ltd.
Sargento Foods
Self Storage Preferred Partners
SkipperLiner Marine Group
Spancrete Industries
Staubach Portfolio Services
Swiss Colony
Teamsters General Local No. 200
U-Haul International
United Parcel Service
Walgreen Company
Wal-Mart Stores & Wal-Mart Realty
Wisconsin Alumni Research
Foundation (WARF)

GENERAL SERVICE CONDITIONS

The services provided by The Nicholson Group LLC have been performed in accordance with professional appraisal standards. Our compensation was not contingent in any way upon our conclusions. We have assumed, without independent verification, the accuracy of all data provided to us. All files, work papers, or documents developed by us during the course of the engagement are our property. We will retain this data for at least five years.

My value opinion and report are to be used only for the specific purpose stated herein and any other use is invalid. No reliance may be made by any third party without our prior written consent. Possession of this report or any copy thereof does not carry with it the right of publication. No portion of this report shall be disseminated to the public through prospectus, advertising, public relations, news, or any other means of communication without the written consent and approval of The Nicholson Group LLC.

You agree to indemnify and hold us harmless against and from any and all losses, claims, actions, damages, expenses, or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement. The extent of The Nicholson Group LLC's liability as a result of any of the preceding items, or any other matter related to this engagement, is limited to the appraisal fee paid by the client for these appraisal services. Your obligation for indemnification and reimbursement shall extend to any controlling person of The Nicholson Group LLC, employee, affiliate or agent.

We reserve the right to include your company/firm name in our client list, but we will maintain the confidentiality of all conversations, documents provided to us, and the contents of our reports, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.