



LITTLE RIVER BAND OF OTTAWA INDIANS
TRIBAL COUNCIL
EMERGENCY CLOSED MEETING
September 3, 2021 at 10 a.m.
Little River Band of Ottawa Indians
ZOOM
AGENDA

Join Zoom Meeting

<https://zoom.us/j/99705796129?pwd=OWY5SVVnUis4Y0d1aGdqMXBjRjdxZz09>

Meeting ID: 997 0579 6129

Passcode: 1836

One tap mobile

+1 929 436 2866 meeting ID 99705796129 code 1836# US (New York)

+1 301 715 8592 meeting ID 99705796129 code 1836# US (Germantown)

In accordance with Article IV, Section 6(c) of the Tribal Constitution, the business to be transacted at this Emergency Meeting shall be limited to the specific purposes stated below:

I. Call to Order

II. Roll Call

III. Closed Session

A. Approval for CARES Act and ARPA Funding Allocation

IV. Adjourn

NOTE: Resolution number for the first resolution adopted for this meeting is 21-0903-216



**GAA CHING ZIIBI DAWAA ANISHINAABEK
LITTLE RIVER BAND OF OTTAWA INDIANS
TRIBAL COUNCIL**

**CALL OF EMERGENCY CLOSED MEETING
BY
Tribal Council Speaker**

TO: Files of Recorder of the Tribal Council

The undersigned Tribal Council Speaker of the Little River Band of Ottawa Indians, pursuant to the authority vested by Article IV, Section 6 (c) of the Tribal Constitution, hereby calls an Emergency Meeting of the Tribal Council to be held at the Little River Band of Ottawa Indians Tribal Government Building and via ZOOM on Friday, September 3rd, 2021, at 10am EST. for the purpose of acting on items necessary to preserve the general welfare of the Tribe and its members:

Closed Session:

A. CARES Act and ARPA Funding Allocation

In accordance with Article IV, Section 6 (c) of the Tribal Constitution, the business to be transacted at this Emergency Meeting shall be limited to the specific purposes stated above.

Dated: 09/02/2021

Signed: Nitumigaabow Champagne, Tribal Council Speaker

Received by the Tribal Council Recorder on 9/2/21 at 4:56pm

Julie Wolfe, Tribal Council Recorder



Little River Band of Ottawa Indians

2608 Government Center Drive

Manistee, MI 49660

(231) 723-8288

Resolution #21-0903-216

Approval for CARES Act and ARPA Funding Allocation

WHEREAS, the status of the *Gaá Čhíng Ziibi Daáwaa Aníshinaábek* (Little River Band of Ottawa Indians) as a sovereign and Treaty-making power is confirmed in numerous treaties, from agreements with the initial colonial powers on this land, to various treaties with the United States; and

WHEREAS, the Little River Band of Ottawa Indians (Tribe) is descended from, and is the political successor to, the Grand River Ottawa Bands, signatories of the 1836 Treaty of Washington (7 Stat. 491) with the United States, as reaffirmed by federal law in P.L. 103-324, enacted in 1994; and

WHEREAS, the Tribe adopted a new Constitution, pursuant to a vote of the membership on May 27, 1998, which Constitution became effective upon its approval by the Assistant Secretary-Indian Affairs on July 10, 1998; and

WHEREAS, the Tribe adopted amendments to the Constitution on April 26, 2004, which became effective upon approval by the Assistant Secretary-Indian Affairs on May 13, 2004; and

WHEREAS, the Tribe adopted amendments to the Constitution on July 11, 2016 which became effective upon approval by the Assistant Secretary-Indian Affairs on August 24, 2016; and

WHEREAS, the Tribal Council is authorized under the Constitution, Article IV, Section 7(a) to provide for the public health, peace, morals, education and general welfare of the Little River Band and its members; and

WHEREAS, the Tribal Council is authorized under the Constitution Article IV, Section 7(i)(2) to manage any funds within the exclusive control of the Tribe and to appropriate such funds for the benefit of the Tribe and its members; and

WHEREAS, the Tribal Council is authorized under the Constitution Article IV, Section 7(c) to purchase, lease, take by gift, take by devise or bequest, or otherwise acquire land, interests in land, personal property or other assets which may be deemed beneficial to the Little River Band; and

WHEREAS, the Little River Band of Ottawa Indians have lived along the shores of Southern Lake Michigan since time immemorial and this is part of the Tribe's ancestral territory; and

WHEREAS, the Tribal Council received an allocation of funding pursuant to the CARES Act, P.L. 116--136. Pursuant to the Department of Treasury Guidance, the purchase of property to address COVID-19 related public health needs, including quarantine and social distancing, and health care services of the Tribe, is allowable, if the Tribe can demonstrate that there are no other cost-effective alternatives (i.e. rental or leases) available, See 86 Fed. Reg. 4182, 4193 (Jan. 15, 2021); and

WHEREAS, the Tribal Council has received an allocation of funding pursuant to the American Rescue Plan Act (ARPA), P.L.117-2. Pursuant to Department of Treasury Guidance, Tribal governments may use ARPA funds to address public health and economic impacts of the COVID-19 public health emergency, including quarantining or isolation of individuals *See*, 86 Fed. Reg. 26786, 26822 (May 17, 2021); and

WHEREAS, Department of Treasury Guidance provides that Tribal governments may also use their ARPA funds to provide housing services, including developing affordable housing, to support healthy living environments and neighborhoods conducive to mental and physical wellness and provide services to address health disparities that are presumed to be responsive to the public health impacts of the pandemic *See*, 86 Fed. Reg. 26786, 26791 (May 17, 2021); and

WHEREAS, currently there are 334 families in Wisconsin and 62 families in Illinois living in the Tribe's ancestral territory on the southern shores of Lake Michigan and many of these families are experiencing overcrowding, homelessness, and lack of access to public health services, which has been exacerbated by the COVID-19 public health emergency; and

WHEREAS, because of overcrowding and homelessness, the members living in this part of Tribe's territory do not have access to any housing that allows for quarantine and isolation; and

WHEREAS, as a result of a lack of quarantine and isolation housing, many members are required to stay in their homes with their family members and as a result of this, COVID-19 has spread through entire families; and

WHEREAS, the Delta variant of the COVID-19 virus is highly contagious and can strike vaccinated individuals, as well as people who have already contracted earlier strains of COVID-19, and thus, the need for safe quarantine facilities is critical to protecting the membership from the further spread of this virus; and

WHEREAS, due to the distance from the Tribe's current health care facilities members living in this area lack reasonable access to health care services; and

WHEREAS, the Tribal Council has deemed it is necessary to address the Tribal members' affordable housing needs, provide quarantine/isolation housing to mitigate the spread of the COVID-19 virus, and provide adequate health care to members living

the Tribe's territory, to acquire property in Milwaukee, Wisconsin to provide these services to tribal membership living in the area; and

WHEREAS, the Tribal Council has worked with a realtor to try and identify available rental/lease alternatives to meet the need for COVID-19 quarantine, address affordable housing needs, including the related overcrowding and homelessness of members, and the need for COVID-19 related health services, in this part of the Tribe's territory; and

WHEREAS, the Tribal Council has determined that there are no cost-effective rental/lease alternatives that are available to meet the public health and COVID-19 related needs of the Tribe or to address the long-term affordable housing needs of tribal members living in the Tribe's territory (see the attached report).

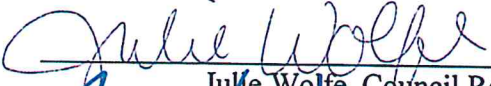
NOW THEREFORE IT IS RESOLVED THAT the Tribal Council of the Little River Band of Ottawa Indians hereby authorizes expending funds from the CARES Act and ARPA tribal allocation in an amount not to exceed 2.2 million dollars plus any related closing costs for acquisition of the Milwaukee Portfolio attached to this resolution, to provide quarantine facilities, provide affordable housing opportunities, and expand the delivery of health care, including provide additional clinical services, for tribal members living in the Tribe's territory.

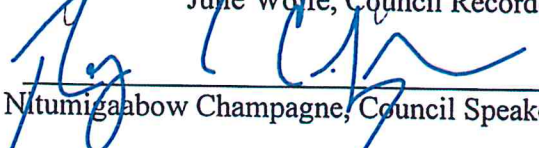
IT IS FURTHER RESOLVED THAT the Tribal Council of the Little River Band of Ottawa Indians hereby authorizes Robyn Booth to act as agent for the Tribe in the acquisition of property, understanding that the seller shall pay the 2.4% buyers agency commission upon successful transaction.

IT IS FINALLY RESOLVED THAT the Tribal Council authorizes the execution of the Letter of Intent, utilizing VRSH-2-2021, LLC as a stand in for the Tribe's benefit, for properties listed in the attached Milwaukee Portfolio, including timeframe to negotiate a full purchase agreement and reasonable due diligence period for document review.

CERTIFICATE OF ADOPTION

I do hereby certify that the foregoing resolution was duly presented and adopted by the Tribal Council with 5 FOR, 4 AGAINST, 0 ABSTAINING, and 0 ABSENT, at a Emergency Closed Session of the Little River Band of Ottawa Indians Tribal Council held on September 3, 2021, via ZOOM, with a quorum being present for such vote.


Julie Wolfe, Council Recorder


Nitumigaabow Champagne, Council Speaker

Attest:
Distribution: Council Records
Tribal Ogema

ROLL CALL RECORD

Page 1

LITTLE RIVER BAND TRIBAL COUNCIL**EMERGENCY MEETING DATE: September 3, 2021****SESSION: Closed**

Call to Order: _____

Roll Call to establish attendance and Quorum: Strikethrough represents response

Sandy Lewis: ~~Present~~ Absent
Ron Wittenberg: ~~Present~~ Absent
N Champagne: ~~Present~~ Absent
Gary DiPiazza: ~~Present~~ Absent
Julie Wolfe: ~~Present~~ Absent

Pam Johnson: ~~Present~~ Absent
Tom Guenthardt: ~~Present~~ Absent
Cindy Champagne: ~~Present~~ Absent
Shirley Weaver: ~~Present~~ Absent

Quorum Established? Yes or No

Agenda Item/Title:

A. Approval for CARES Act and ARPA Funding Allocation

Resolution #21-0903- Dile

Budget Modification # _____

MOTION/MOVE:

Approval for CARES Act and ARPA Funding Allocation

MOTION BY: C. Champagne SECOND: WeaverRoll Call On Item III B.2. (Strikethrough indicates response) Roll Call # 1

| | | | | |
|------------------------|---------------------|--------------------|---------|--------|
| Shirley Weaver | In Favor | Against | Abstain | Absent |
| Pam Johnson | In Favor | Against | Abstain | Absent |
| Tom Guenthardt | In Favor | Against | Abstain | Absent |
| Cindy Champagne | In Favor | Against | Abstain | Absent |
| Julie Wolfe | In Favor | Against | Abstain | Absent |
| Sandy Lewis | In Favor | Against | Abstain | Absent |
| Ron Wittenberg | In Favor | Against | Abstain | Absent |
| Nitumigaabow Champagne | In Favor | Against | Abstain | Absent |
| Gary Di Piazza | In Favor | Against | Abstain | Absent |

Notes:

5-4-

2021 SEP 10 AM 9:15



At a Closed Session of the Little River Band of Ottawa Indians Tribal Council held at the Little River Band Zoom Room on SEPT 3, 2012, with a quorum being present for such vote, the Tribal Council adopted Resolution #21-0903-216
- APPROVAL FOR CARES ACT and ARPA funding Allocation

Date delivered to Ogema: Sept. 10, 2021 Time: 8:00 a.m.

Signature of Recorder: [Signature]
Acknowledgement of Receipt by Tribal Ogema: _____

☐ Copy of Resolution forwarded to Personnel/Department, with instructions for Execution (written instructions attached):

☐ Creation of New Regulation or Executive Order Regulation/Executive Order Number:

☐ Expected date of completion: _____

Other: The Agenda vetoes this action, it is unbudgeted money. ~~it appears to not be~~

☐ Ogema requires additional information from the Tribal Council in order to complete Execution as follows:

Returned to Tribal Council for further action on:

Date: 9-10-2021

Signature of Ogema Tony B. Romanelli



III A.

Little River Band of Ottawa Indians

TRIBAL COUNCIL

AGENDA REQUEST FORM

For Emergency Meeting on 9/3/21

1. Agenda Topic/Title: CARES Act and ARPA Funding Allocation
2. Submitted by: ☒ Tribal Councilor ☐ Tribal Ogema
☐ Tribal Member
3. Placement on Agenda:
☐ Old Business: Please indicate if ☐ Update/Status ☐ Final Report/Information
☒ New Business
☒ Closed Session: Please indicate if ☐ Minutes ☐ Litigation ☐ Personnel ☒ Bids/Contracts
4. Action Requested:
☐ Approval by Motion ☒ Resolution Approval
☐ Approval of Ordinance ☐ For Information Only
☐ Approval of Regulation ☐ Other, Please Specify _____
5. Rationale/Explanation: Tribal Council is considering the expenditure of CARES Act and ARPA Funding.
6. If approved, what follow-up actions will be needed to implement this decision?
7. Assigned to: Tribal Council
To be completed by (date): 9/3/21

Signature

Date

09/02/2021

NOTICE:

1. Agenda items not presented the Tuesday prior to the meeting may not be placed on the Agenda.
2. If you, or your representative, are not present, the Tribal Council may delete your item without any further action.
3. Any item placed in Closed Session may be moved to Open Session at the Tribal Council's discretion.

Approved 3/17/04

Little River Band Tribal Council
Closed Session Record
Confidential and /or Proprietary Document



Little River Band of Ottawa Indians
2608 Government Center Drive
Manistee, MI 49660
(231) 723-8288

Resolution #21-0901-__

Approval for CARES Act and ARPA Funding Allocation

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WHEREAS, the Little River Band of Ottawa Indians (Tribe) is descended from, and is the political successor to, the Grand River Ottawa Bands, signatories of the 1836 Treaty of Washington (7 Stat. 491) with the United States, as reaffirmed by federal law in P.L. 103-324, enacted in 1994; and

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Little River Band Tribal Council

Closed Session Record

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WHEREAS, because of overcrowding and homelessness, the members living in this part of Tribe's territory do not have access to any housing that allows for quarantine and isolation; and

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CERTIFICATE OF ADOPTION

I do hereby certify that the foregoing resolution was duly presented and adopted by the Tribal Council with __ FOR, __ AGAINST, __ ABSTAINING, and __ ABSENT, at a Regular Closed Session of the Little River Band of Ottawa Indians Tribal Council held on _____, 2021, via ZOOM, with a quorum being present for such vote.

Julie Wolfe, Council Recorder

Nitumigaabow Champagne, Council Speaker

Attest:

Distribution: Council Records
Tribal Ogema

Little River Band Tribal Council
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VRSH-2-2021, LLC
333 Bridge Street NW
Grand Rapids, MI 49504

September 2, 2021

Kenneth R. Sidello
Riverwest Group LLC
4864 S 10th Street
Milwaukee, WI 53221-2412

RE: Letter of Intent to Purchase Residential and Commercial Real Estate

Dear Mr. Sidello,

This Letter of Intent ("LOI") sets forth certain non-binding provisions and certain binding provisions between VRSH-2-2021, LLC (as "Buyer") and Riverwest Group LLC (as "Seller") with respect to the Buyer's possible acquisition of Seller's residential and commercial real estate commonly known as follows:

122-124 Lloyd St., Milwaukee, WI 53212
2000-2006 N. Martin Luther King Jr. Dr., Milwaukee, WI 53212
2045 - 2047 Hubbard St., Milwaukee, WI 53212
2574 N. Oakland Ave., Milwaukee, WI 53211
2120-2122 N 1st St., Milwaukee, WI 53212
2563-2565 N Bremen St., Milwaukee, WI 53212
2768 N. Buffum St., Milwaukee, WI 53212
316 N. 61st St., Milwaukee, WI 53213
302 E. Hadley, Milwaukee, WI 53212
327 E. Lloyd St., Milwaukee, WI 53212

(collectively, the "Premises").

This LOI will remain open for execution by Seller until 5:00 p.m. on **September 3, 2021**, provided however, that the Buyer may withdraw this LOI, in writing, at any time prior to Seller's execution.

NON-BINDING PROVISIONS

Upon execution by Seller and Buyer, the following numbered paragraphs (collectively, "Non-Binding Provisions") reflect only the general understanding of the matters described in them, and each party acknowledges that the Non-Binding Provisions are not intended to constitute a complete statement of, or a legally binding or enforceable obligation on the part of, Seller or Buyer; and neither Seller nor Buyer shall have any liability to the other with respect to the Non-Binding Provisions until a Real Estate Purchase Contract ("Contract") is executed and delivered by and between them.

1. Basic Transaction. On the following terms and subject to the provisions to be set forth in the Contract to be negotiated and entered into by the parties, Buyer would purchase the Premises from Seller. The sale would include any appliances and other personal property owned by Seller, located at, and used in connection with Premises, which would be transferred by Seller to Buyer by warranty bill of sale at closing.
2. Purchase Price and Earnest Money.
 - (A) Buyer would pay One Million Five Hundred Thousand and 00/100 Dollars (\$1,500,000.00) for the Premises in cash or other immediately available funds at closing.
 - (B) Buyer would pay Twenty-Five Thousand and 00/100 (\$25,000.00) Dollars as an earnest money deposit upon execution of the Contract.
3. Proposed Closing. If a Contract is entered into between Buyer and Seller, the parties intend that the proposed transaction would be consummated on or before December 15, 2021 ("Closing").
4. Initial Drafting. The initial draft of the Contract shall be prepared by the Buyer.
5. Contract. The Contract would contain the usual and customary conditions of those typically found in commercial real estate contracts in the Milwaukee, Wisconsin area for real property of a similar nature. In addition, the Contract would contain the following substantive provisions.
 - A. Title Insurance and Deed. Buyer, at Seller's expense, would obtain a commitment for an ALTA policy of title insurance, without standard exceptions, in the amount of the purchase price. Buyer would deliver notice of any title objections following receipt of the title insurance commitment and any new or updated survey to be obtained by Buyer and Seller would have the right to cure those exceptions as specified in the Contract; provided, however, that Seller would be obligated to cause any mortgage or monetary lien on the property to be discharged at or prior to closing. Seller would pay the cost of the owner's policy of title insurance at closing. Endorsements to the owner's policy of title insurance desired by Buyer would be paid for by Buyer. Seller would pay the real estate transfer tax due in connection with the transaction at closing. Title to the Premises would be transferred by warranty deed at closing.
 - B. Payment of real estate commission. Seller would pay a sale commission of 2.4% of the gross sale price to Buyer's Broker, Badger Realty Team, as well as any real estate commission due Seller's broker.
 - C. Environmental Inspections. Any environmental inspection(s) would be at expense of the Buyer and would be completed no later than

Little River Band Tribal Council

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sixty (60) days after execution of the Contract (the "Due Diligence Period").

- D. Other General Physical Inspection of the Premises. A general physical inspection of the Premises, if any, would be at the expense of Buyer and would be completed no later than the expiration of the Due Diligence Period.
- E. Financing. There would be no financing contingency.
- F. American Land Title Association ("ALTA") Survey. Seller would deliver any survey of the Premises in Seller's possession within five (5) days after execution of the Contract. Buyer may obtain a new or recertified survey at Buyer's expense during the Due Diligence Period.
- G. Zoning and Land Use. Any zoning and land use issues would be investigated at the expense of Buyer and Buyer would have until the expiration of the Due Diligence Period to either approve or disapprove same.
- H. Review of Leases, Service Contracts, and Other Agreements. Seller would produce copies of all leases, service contracts, and other agreements relating to the Premises within five (5) days after execution of the Contract, and Buyer would have until the expiration of the Due Diligence Period to review and either approve or disapprove same.
- I. Assignment of Leases, Security Deposits, Service Contracts, and Other Agreements, if any. Subject to Buyer's approval pursuant to the review afforded by Paragraph 5.H above, at Closing Seller would assign all leases, security deposits, services, contracts and other agreements relating to the Premises to Buyer and Buyer shall assume same.
- J. Tenant Estoppel Certificates. Seller would provide an estoppel certificate in a form specified by the Contract for each of the tenants of the Premises and certified to Buyer or its designee.
- K. Proration of Taxes, Rentals, Assessments, Service Contracts, Utilities and Other Recurring Obligations (collectively "Property Expenses"). All Property Expenses would be prorated as of date of Closing as set forth in the Contract.
- L. Assignment. The Contract would be assignable by Buyer upon written notice to Seller.
- M. Contingencies. Buyer's obligation to close and consummate the transaction would be subject to Buyer's satisfaction with each of the inspections and other matters noted above during the Due Diligence Period, and Buyer would have the right to terminate the Contract and

receive a refund of its earnest money deposit if the Contract is terminated by Buyer during the Due Diligence Period. Thereafter, the earnest money deposit would be forfeited to Seller as liquidated damages in the event of a default by Buyer, including a failure to consummate the transaction.

BINDING PROVISIONS

Upon execution by Buyer and Seller of this LOI, the following lettered paragraphs (collectively, "Binding Provisions") will constitute the legally binding and enforceable agreement of Buyer and Seller in recognition of the significant costs to be borne by all parties in pursuing this proposed transaction and in further consideration of their mutual undertakings as to the matters described herein.

- A. Reasonable Efforts. Buyer and Seller will negotiate in good faith and use their reasonable efforts to arrive at a mutually acceptable Contract for approval, execution, and delivery on or before the termination date set forth in Paragraph E (ii) hereof.
- B. Confidentiality. In the event of that negotiations are terminated, each party will promptly deliver to the other party and will not retain any documents, work papers and other materials (and any reproductions thereof) obtained by each party or on its behalf from the other party as a result of this LOI or in connection therewith, whether so obtained before or after the execution hereof, and will not use any non-public information so obtained and will use its reasonable efforts to keep such information confidential unless disclosure is required by law. Neither Seller nor Buyer may disclose the existence or status of this LOI or negotiations of the Contract to any party other than Seller or Buyer's attorney, broker, lender, and other advisors relating to the purchase and sale of the premises unless disclosure is required by law.
- C. Exclusive Dealings. Until the Contract has been duly executed and delivered by all the parties or until the Binding Provisions have been terminated pursuant to Paragraph E below, whichever occurs sooner, Seller will not enter into any negotiations, discussions, agreements or understandings for the purpose of selling or exchanging the Premises to any other person or entity and will remove the property from the MLS / CMLS system.
- D. Costs. Buyer and Seller will each be responsible for and bear all of their own respective costs and expenses, including without limitation, expenses of their legal counsels, accountants, representatives, and other advisors (other than the parties' brokers) incurred at any time in connection with this LOI.

E. Termination.

The Binding Provisions of this LOI may be terminated: (i) at any time by mutual written consent of Buyer and Seller; or (ii) upon written notice by any party to the other party if the Contract has not been executed and delivered by all parties by September 15, 2021; provided, however, that the termination of the Binding Provisions shall not affect the liability of a party for breach of any of the Binding Provisions prior to the termination. Upon termination of the Binding Provisions, the parties shall have no further obligations hereunder.

If the foregoing terms are acceptable, kindly sign and return this LOI to Buyer at its email address provided below by 5:00 p.m. on September 3, 2021 and we will begin work on the definitive Contract for Seller's review.

Very truly yours,

VRSH-2-2021, LLC

By: _____
Name: _____
Its: _____
Email: _____

THE FOREGOING TERMS ARE AGREED AND ACCEPTED

RIVERWEST GROUP LLC

By: _____
Name: _____
Its: _____
Email: _____

18493449.2

Southern Lake Michigan Region (Illinois & Wisconsin) Region COVID-19 Pandemic Response

Little River Band of Ottawa Indians communities have historically lived along the shores of Southern Lake Michigan and upwards of Central Lake Michigan Region. Due to various treaties and federal policies the populations have been dispersed throughout the region. There is a significant population of LRBOI that resides in the southern Lake Michigan Region – Wisconsin 334 families & Illinois 62 families. During the pandemic this region's LRBOI's households were significantly impacted due to overcrowding, transients, and homelessness related unmet needs. In one family alone they lost two generations of matriarchs within two weeks due to overcrowding in the home. This significantly impacts the cultural, social, and health of their family and the tribe as a whole. Further, citizens of the Tribe and their families were at a significant disadvantage as they lacked adequate space to quarantine when positive for COVID-19 or while awaiting testing results. This caused the virus to spread to the entire family and thus raising the public health crisis.

The Tribe proposes to establish 23 units that will be used to address the COVID-19 Pandemic and respond to the overcrowding, transient, and homeless population and establish respiratory unit(s) for individuals who are positive for COVID-19 and in need of a safe place to quarantine. These units shall be prioritized to tribal citizens and their households. The program is geared to care for homeless populations provided to mitigate COVID-19 effects and enable compliance with COVID-19 public health precautions. Further, it is providing access to running water for individuals and families to allow them to maintain proper hygiene and defend themselves against the virus. The Tribe is not able to lease units that would be utilized for this purpose in the current market as demonstrated by the Realtor Rental Report attached herein. The purchase of these units is necessary to allow for combating of the COVID-19 Pandemic in this region and will allow for significantly decreasing the number of overcrowding in housing conditions, provide safe housing for homeless and transient population, and develop a Respiratory Shelter for those who need safe housing and quarantine. The utilization of the units will be as follows:

1. 3 units (2002, 2002a, 2008 N MLK Drive) designated for the Respiratory Shelter to address emergency quarantine and safe shelter;
2. 20 units designated to address the severe overcrowding, transient, and homelessness housing matters.

The Tribe wishes to purchase in this bundle commercial units to expand the tribes public health outreach, government services, and clinic services to adequately address the region's population in response to COVID-19. This would allow for the Tribe to respond adequately in this region with public health messaging, outreach, and response. Further, it would allow for clinic services as needed that may include vaccinations and referrals to COVID-19 related health matters. Currently the Tribe has no services or infrastructure in this region and the population is at high-risk due to the COVID-19 Pandemic. There is 396 families that reside in the region being impacted. The tribe concentrated their property search in one area because the neighborhood is historically an American Indian neighborhood which is close to medical, businesses, cultural and community green space (ie gardens, sweat lodges, etc). Further management of a cluster zone with units in walkability of each other and the government services is imperative of management of the program. This will provide a cost and resource savings.



Milwaukee Portfolio
Investment Opportunity

Mixed Use Property Photo



2 Commercial Store Front Units

3 Loft Apartments

1 Apartment 1 BD / 1 BA

Total Rent \$5,260



Greg Erchull

Broker

Phone: 262-456-3700

Cell: 414-788-2000

Email: greg@erchull.com



ERCHULL

REAL ESTATE GROUP

Little River Band Tribal Council

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Please Note: Due to Covid-19 and for the health and safety of all tenants, we will not be scheduling interior walk throughs without an accepted Offer to Purchase.

Milwaukee Portfolio
Investment Opportunity

Multi-Family Property Photos



2563-2565 N Bremen St.

4 Units

Lower Rear 1 BD / 1 BA
Lower Front 1 BD / 1 BA
Upper Rear 2 BD / 1 BA
Upper Front 1 BD / 1 BA
Total Rent \$2400



2120-22 N 1st St.

4 units

Lower Rear 3 BD / 1 BA
Lower Front 3 BD / 1 BA
Upper Rear 2 BD / 1 BA
Upper Front 3 BD / 1 BA
Total Rent \$3200



302 E Hadley St.

3 Units

Lower Rear 2 BD / 1 BA
Lower Front 2 BD / 1 BA
2nd Floor 3 BD / 1 BA
Corner Location
Total Rent \$2065

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Greg Erchull

262.456.3700
greg@erchull.com



ERCHULL
REAL ESTATE GROUP

Please Note: Due to Covid-19 and for the health and safety of all tenants, we will not be scheduling interior walk throughs without an accepted Offer to Purchase.

Duplexes



122-24 E Lloyd St

Upper 3 BD / 1 BA

Lower 2 BD / 1 BA

Total Rent \$1790



2045-2047 N Hubbard St.

Upper 3 BD / 1 BA

Lower 3 BD / 1 BA

Total Rent \$1685

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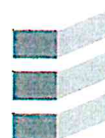
Confidential and /or Proprietary Document



Greg Erchull

262.456.3700

greg@erchull.com



ERCHULL
REAL ESTATE GROUP

Please Note: Due to Covid-19 and for the health and safety of all tenants, we will not be scheduling interior walk throughs without an accepted Offer to Purchase.

Milwaukee Portfolio
Investment Opportunity

Single Family Property Photos



2574 N Oakland

4 Bedroom/1.5 Bath
Total Rent \$1595



316-318 N 61st St

3 Bedroom/1 Bath
Total Rent \$985



327 E Lloyd St

Bungalow
4 Bedroom/2 Bath
Total Rent \$1395



2768 N Buffum St.

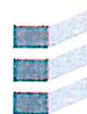
1 Bedroom/1 Bath
Total Rent \$500

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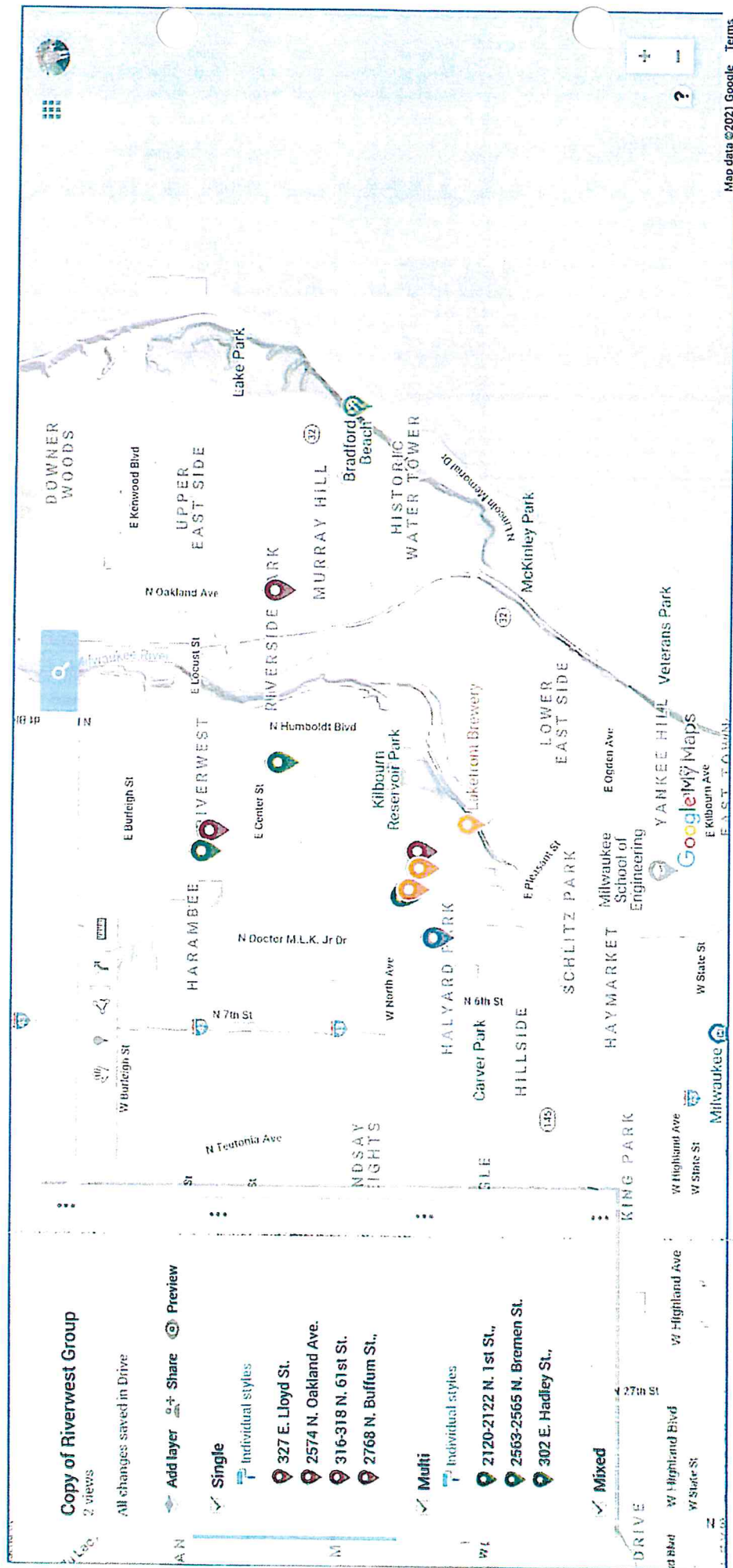
Greg Erchull

262.456.3700
greg@erchull.com



ERCHULL
REAL ESTATE GROUP

Please Note: Due to Covid-19 and for the health and safety of all tenants, we will not be scheduling interior walk throughs without an accepted Offer to Purchase.



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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

Little River Band Tribal Council

36 _____

Closed Session Record

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents):

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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September 1, 2021

To whom it may concern:





After running a rental availability search within the Metro Milwaukee MLS system, I have found only 4 available rentals within the Brewers Hill/Riverwest area that are currently available for occupancy. These units are attached with this letter and even though available, they alone do not meet the needs of my client. There are no commercial rentals available for the clinic and there are not enough housing options for the number of residents.

Please take a look at the attached and contact me with any questions.

Thank you,

Robyn Booth
Lead Realtor / Manager
Badger Realty Team
(608) 445-500 Cell
rbooth@badgerrealtyteam.com

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| | | Price / Status / MLS # | Rental Price | Est. Total Sq. Ft. | Bedrooms | Total Bathrooms | Rented Date | Garage Spaces |
|---|--|--|--------------|--------------------|----------|-----------------|-------------|---------------|
| 1 |  | \$700 524 E Center St Upper Milwaukee, WI 53212 Active / 1755413 | 700 | | 3 | | | 0 |
| 2 |  New Listing | \$1,895 2052 N 1st St 3 Milwaukee, WI 53212 Active / 1760757 | 1,895 | 1,539 | 2 | | | 1 |
| 3 |  New Listing | \$1,995 2052 N 1st St 2 Milwaukee, WI 53212 Active / 1760746 | 1,995 | 1,704 | 2 | | | 1 |
| 4 |  | \$2,100 1831 N 1st St Milwaukee, WI 53212 Active / 1759562 | 2,100 | 1,751 | 3 | | | |

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2021 by Multiple Listing Service, Inc. See [copyright notice](#). Prepared by Robyn Booth on Wednesday, September 01, 2021 7:57 AM.

Full Report
Property Location : 524 E Center St

Owner:

Robinson Larry & Loyce Rev
Trust
438 Warren Hill Dr
Mt Juliet, TN 37122

Owner Occupied:
Property Address:
524 E Center St
Milwaukee, WI 53212-2957

County: Milwaukee
Taxed by: City Of Milwaukee
Taxkey # 3211787000

Assessments

| Assessment Year | Property Class | Land Assessment | Improvement Assessment | Total Assessment | Percent Of Change | Acres | Ratio |
|-----------------|----------------|-----------------|------------------------|------------------|-------------------|-------|-------------|
| 2020 | Residential | \$ 19,400 | \$ 118,800 | \$ 138,200 | 18.933 | 0.092 | 1.017207609 |
| 2019 | Residential | \$ 19,400 | \$ 96,800 | \$ 116,200 | -0.258 | 0.092 | 0.994927818 |
| 2018 | Residential | \$ 23,900 | \$ 92,600 | \$ 116,500 | -9.055 | 0.092 | 1.001035066 |
| 2017 | Residential | \$ 23,900 | \$ 104,200 | \$ 128,100 | 6.484 | 0.092 | 1.002009836 |
| 2016 | Residential | \$ 23,900 | \$ 96,400 | \$ 120,300 | 2.122 | 0.092 | 0.961806323 |
| 2015 | Residential | \$ 23,900 | \$ 93,900 | \$ 117,800 | 6.994 | 0.092 | 0.967857030 |
| 2014 | Residential | \$ 23,900 | \$ 86,200 | \$ 110,100 | 0.000 | 0.092 | 0.958184478 |
| 2013 | Residential | \$ 23,900 | \$ 86,200 | \$ 110,100 | 0.000 | 0.092 | 0.962670584 |
| 2012 | Residential | \$ 23,900 | \$ 86,200 | \$ 110,100 | -10.049 | 0.092 | 0.961892953 |

Taxes

| Tax Year | Total Tax | First Dollar | Lottery Credit | Net Tax | Special Taxes | Special Assessment | Special Charges | Full Pay Amount |
|----------|------------|--------------|----------------|------------|---------------|--------------------|-----------------|-----------------|
| 2020 | \$3,616.32 | \$74.90 | | \$3,541.42 | | \$102.21 | | \$3,643.63 |
| 2019 | \$3,029.07 | \$68.04 | | \$2,961.03 | | \$66.04 | | \$3,027.07 |
| 2018 | \$3,014.40 | \$67.08 | | \$2,947.32 | | \$66.04 | | \$3,013.36 |
| 2017 | | | | \$3,423.43 | | \$66.04 | | \$3,489.47 |
| 2016 | | | | | | | | \$3,443.43 |
| 2015 | | | | \$3,377.17 | | \$65.91 | | \$3,443.08 |
| 2014 | | | | \$3,219.61 | | \$65.91 | | \$3,285.52 |
| 2013 | | | | \$3,291.61 | | \$65.91 | | \$3,357.52 |
| 2012 | | | | \$3,217.37 | | \$65.00 | | \$3,282.37 |

Assessor

| | | | | | |
|------------------------|-------------------------------|------------------------|----------------|------------|---------------|
| Building Square Feet : | 2650 | Year Built : | 1905 | Township : | 7N |
| Bedrooms : | 7 | Year Remodeled : | | Range : | 22E |
| Full Baths : | 3 | Effective Year Built : | | Section : | 16 |
| Half Baths : | 1 | Air Conditioning : | | Quarter : | |
| Total Rooms : | | Fireplace : | | Pool : | |
| Number of Stories : | 2.00 | Number of Units : | 3 | Attic : | No Attic |
| Building Type : | Triplex | Basement : | | | Full Basement |
| Exterior Wall : | | Heat : | | | |
| Exterior Condition : | | Garage : | | | |
| Land Use : | 8830 Multi-Family Residential | School District : | 3619 Milwaukee | | |
| Zoning : | LB2 Commercial Local Business | Historic Designation : | | | |
| Census Tract : | 8000.00 | | | | |

Legal Description

J L Pierce's Subd Of Lots 56 And 57 In Nw 1/4 & Sw 1/4 Sec 16-7-22 Being His Subd N

Sales

| | | | | | |
|-------------------------|------------------|-------------------|-------------------|--------------------|---------------|
| Conveyance Date : | 2/27/2015 | Date Recorded : | 3/25/2015 | Value/Sale Price : | \$ 110,100.00 |
| Grantor Name : | Robinson Loyce C | | | Transfer Fee : | |
| Grantee Name : | Robinson Larry J | | | Document# : | 10445434 |
| Conveyance Instrument : | Quit Claim Deed | Conveyance Type : | Transfer To Trust | | |

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Little River Band Tribal Council
Closed Session Record
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Full Report
Property Location : 2052 N 1st St # U3

Owner:

220-24 E Lloyd St Llc
 9102 W Dixon St STE 100
 Milwaukee, WI 53214-1367

Owner Occupied:

Property Address:
 2052 N 1st St # U3
 Milwaukee, WI 53212-3261

County: Milwaukee

Taxed by: City Of Milwaukee
 Taxkey # 3531443000

Assessments

| Assessment Year | Property Class | Land Assessment | Improvement Assessment | Total Assessment | Percent Of Change | Acres | Ratio |
|-----------------|----------------|-----------------|------------------------|------------------|-------------------|-------|-------------|
| 2015 | Condominiums | \$ 34,800 | \$ 115,100 | \$ 149,900 | 0.000 | 0.241 | 0.967857030 |
| 2014 | Condominiums | \$ 34,800 | \$ 115,100 | \$ 149,900 | 7.148 | 0.241 | 0.958184478 |
| 2013 | Condominiums | \$ 34,800 | \$ 105,100 | \$ 139,900 | -6.671 | 0.241 | 0.962670584 |
| 2012 | Condominiums | \$ 34,800 | \$ 115,100 | \$ 149,900 | -16.676 | 0.241 | 0.961892953 |
| 2011 | Condominiums | \$ 34,800 | \$ 145,100 | \$ 179,900 | 4.350 | | 1.004732798 |
| 2010 | Condominiums | \$ 34,800 | \$ 137,600 | \$ 172,400 | -20.990 | | 0.956617820 |
| 2009 | Condominiums | \$ 34,800 | \$ 183,400 | \$ 218,200 | -2.936 | | 0.928238797 |
| 2008 | Condominiums | \$ 34,800 | \$ 190,000 | \$ 224,800 | 0.000 | | 0.952117558 |
| 2007 | Condominiums | \$ 27,800 | \$ 197,000 | \$ 224,800 | -6.138 | | 0.923125025 |

Taxes

| Tax Year | Total Tax | First Dollar | Lottery Credit | Net Tax | Special Taxes | Special Assessment | Special Charges | Full Pay Amount |
|----------|------------|--------------|----------------|------------|---------------|--------------------|-----------------|-----------------|
| 2015 | | | | \$4,319.53 | | | | \$4,319.53 |
| 2014 | | | | \$4,412.56 | | | | \$4,412.56 |
| 2013 | | | | \$4,203.93 | | | | \$4,203.93 |
| 2012 | | | | \$4,409.57 | | | | \$4,409.57 |
| 2011 | | | | \$4,760.58 | | | | \$4,760.58 |
| 2010 | | | | \$4,507.21 | | | | \$4,507.21 |
| 2009 | | | | \$5,596.56 | | | | \$5,596.56 |
| 2008 | | | | \$5,364.64 | | | | \$5,364.64 |
| 2007 | \$5,200.31 | | | \$5,200.31 | | | | \$5,200.31 |

Assessor

| | | | | | |
|------------------------|------|----------------------------|------|------------------------|-----------------------------|
| Building Square Feet : | 1539 | Year Built : | 1893 | Township : | 7N |
| Bedrooms : | 2 | Year Remodeled : | | Range : | 22E |
| Full Baths : | 2 | Effective Year Built : | | Section : | 20 |
| Half Baths : | | Air Conditioning : | | Quarter : | |
| Total Rooms : | | Fireplace : | | Pool : | |
| Number of Stories : | 1.00 | Number of Units : | 1 | Attic : | |
| Building Type : | | Apartment Condominium | | Basement : | |
| Exterior Wall : | | | | Heat : | |
| Exterior Condition : | | | | Garage : | |
| Land Use : | | 8811 Condominiums | | School District : | 3619 Milwaukee |
| Zoning : | | RT4 Residential Two-Family | | Historic Designation : | On Nrhpf/locally Designated |
| Census Tract : | | 1856.00 | | | |

Legal Description

Plat Page 35308 Neighborhood 5935 Brewers Pointe Condominiums In Ne 1/4 Sec 20-7-22 Unit 3 & An Undiv Int In Common Areas & Facilities

Sales

| | | | | | |
|-------------------------|---|-------------------|-------------------------------|--------------------|---------------|
| Conveyance Date : | 2/1/2010 | Date Recorded : | 10/20/2010 | Value/Sale Price : | \$ 215,000.00 |
| Grantor Name : | Michael S Polsky As Receiver For Csmc Inc | | | Transfer Fee : | \$ 645.00 |
| Grantee Name : | Cu Mortgage Investors Llc A Wisconsin Limited Liability | | | Document# : | 09928747 |
| Conveyance Instrument : | Quit Claim Deed | Conveyance Type : | In Satisfaction Of Settlement | | |
| Conveyance Date : | 10/31/2008 | Date Recorded : | 11/14/2008 | Value/Sale Price : | \$ 224,800.00 |
| Grantor Name : | Interim Funding Llc | | | Transfer Fee : | |
| Grantee Name : | Csmc Inc | | | Document# : | 09670876 |
| Conveyance Instrument : | Quit Claim Deed | Conveyance Type : | Collateral Transfer For Debt | | |

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2021 by Multiple Listing Service, Inc. See copyright notice.
 Prepared by Robyn A Booth on Wednesday, September 01, 2021 7:57 AM.

Little River Band Tribal Council
 Closed Session Record
 Confidential and/or Proprietary Document

Full Report
Property Location : 2052 N 1st St # U2

Owner:
 220-24 E Lloyd St Llc
 9102 W Dixon St # 100
 Milwaukee, WI 53214-1367

Owner Occupied:
Property Address:
 2052 N 1st St # U2
 Milwaukee, WI 53212-3261

County: Milwaukee
Taxed by: City Of Milwaukee
Taxkey # 3531442000

Assessments

| Assessment Year | Property Class | Land Assessment | Improvement Assessment | Total Assessment | Percent Of Change | Acres | Ratio |
|-----------------|----------------|-----------------|------------------------|------------------|-------------------|-------|-------------|
| 2015 | Condominiums | \$ 34,800 | \$ 113,200 | \$ 148,000 | 0.000 | 0.241 | 0.967857030 |
| 2014 | Condominiums | \$ 34,800 | \$ 113,200 | \$ 148,000 | 0.000 | 0.241 | 0.958184478 |
| 2013 | Condominiums | \$ 34,800 | \$ 113,200 | \$ 148,000 | 0.000 | 0.241 | 0.962670584 |
| 2012 | Condominiums | \$ 34,800 | \$ 113,200 | \$ 148,000 | -17.549 | 0.241 | 0.961892953 |
| 2011 | Condominiums | \$ 34,800 | \$ 144,700 | \$ 179,500 | -1.859 | | 1.004732798 |
| 2010 | Condominiums | \$ 34,800 | \$ 148,100 | \$ 182,900 | -18.566 | | 0.956617820 |
| 2009 | Condominiums | \$ 34,800 | \$ 189,800 | \$ 224,600 | -2.897 | | 0.928238797 |
| 2008 | Condominiums | \$ 34,800 | \$ 196,500 | \$ 231,300 | 0.000 | | 0.952117558 |
| 2007 | Condominiums | \$ 27,800 | \$ 203,500 | \$ 231,300 | -1.365 | | 0.923125025 |

Taxes

| Tax Year | Total Tax | First Dollar | Lottery Credit | Net Tax | Special Taxes | Special Assessment | Special Charges | Full Pay Amount |
|----------|------------|--------------|----------------|------------|---------------|--------------------|-----------------|-----------------|
| 2015 | | | | \$4,263.75 | | | | \$4,263.75 |
| 2014 | | | | \$4,355.60 | | | | \$4,355.60 |
| 2013 | | | \$134.74 | \$4,317.17 | | | | \$4,317.17 |
| 2012 | | | \$112.43 | \$4,240.22 | | | | \$4,240.22 |
| 2011 | | | \$103.33 | \$4,646.50 | | | | \$4,646.50 |
| 2010 | | | \$93.56 | \$4,692.68 | | | | \$4,692.68 |
| 2009 | | | \$83.41 | \$5,679.44 | | | | \$5,679.44 |
| 2008 | | | | \$5,520.85 | | | | \$5,520.85 |
| 2007 | \$5,350.69 | | | \$5,350.69 | | | | \$5,350.69 |

Assessor

| | | | | | |
|------------------------|----------------------------|------------------------|----------------------------|------------|-----|
| Building Square Feet : | 1411 | Year Built : | 1893 | Township : | 7N |
| Bedrooms : | 2 | Year Remodeled : | | Range : | 22E |
| Full Baths : | 2 | Effective Year Built : | | Section : | 20 |
| Half Baths : | | Air Conditioning : | | Quarter : | |
| Total Rooms : | | Fireplace : | | Pool : | |
| Number of Stories : | 1.00 | Number of Units : | 1 | Attic : | |
| Building Type : | Apartment Condominium | Basement : | | | |
| Exterior Wall : | | Heat : | | | |
| Exterior Condition : | | Garage : | | | |
| Land Use : | 8811 Condominiums | School District : | 3619 Milwaukee | | |
| Zoning : | RT4 Residential Two-Family | Historic Designation : | On Nrhp/locally Designated | | |
| Census Tract : | 1856.00 | | | | |

Legal Description

Plat Page 35308 Neighborhood 5935 Brewers Pointe Condominiums In Ne 1/4 Sec 20-7-22 Unit 2 & An Undiv Int In Common Areas & Facilities

Sales

| | | | | | |
|-------------------------|-----------------------|-------------------|-----------------------|--------------------|---------------|
| Conveyance Date : | 9/1/2015 | Date Recorded : | 9/2/2015 | Value/Sale Price : | \$ 118,500.00 |
| Grantor Name : | Romano Richard C | | | Transfer Fee : | \$ 355.50 |
| Grantee Name : | 220-24 E Lloyd St Llc | | | Document# : | 10495514 |
| Conveyance Instrument : | Warranty / Condo Deed | Conveyance Type : | Sale Or Land Contract | | |
| Conveyance Date : | 7/28/2006 | Date Recorded : | 9/8/2006 | Value/Sale Price : | \$ 231,500.00 |
| Grantor Name : | Jahnke Troy | | | Transfer Fee : | \$ 694.50 |
| Grantee Name : | Romano Richard C | | | Document# : | 09298586 |
| Conveyance Instrument : | Warranty / Condo Deed | Conveyance Type : | Sale Or Land Contract | | |
| Conveyance Date : | 11/20/2003 | Date Recorded : | 12/29/2003 | Value/Sale Price : | \$ 200,000.00 |
| Grantor Name : | Brophy Timothy J I Sr | | | Transfer Fee : | \$ 600.00 |
| Grantee Name : | Jahnke Troy | | | Document# : | 8708010 |
| Conveyance Instrument : | Warranty / Condo Deed | Conveyance Type : | Sale Or Land Contract | | |

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 Prepared by Robyn A Booth on Wednesday, September 01, 2021 7:57 AM.

Full Report
Property Location : 1831 N 1st St

Owner:

Jeremy P. Levinson Revocable Trust Uad May 30, 2019
 1831 N 1st St
 Milwaukee, WI 53212

Owner Occupied: Yes
 Property Address:
 1831 N 1st St
 Milwaukee, WI 53212-3702

County: Milwaukee
 Taxed by: City Of Milwaukee
 Taxkey # 3531252000

Assessments

| Assessment Year | Property Class | Land Assessment | Improvement Assessment | Total Assessment | Percent Of Change | Acres | Ratio |
|-----------------|----------------|-----------------|------------------------|------------------|-------------------|-------|-------------|
| 2020 | Residential | \$ 28,700 | \$ 237,100 | \$ 265,800 | 2.074 | 0.081 | 1.017207609 |
| 2019 | Residential | \$ 28,700 | \$ 231,700 | \$ 260,400 | 10.620 | 0.081 | 0.994927818 |
| 2018 | Residential | \$ 28,600 | \$ 206,800 | \$ 235,400 | 4.996 | 0.081 | 1.001035066 |
| 2017 | Residential | \$ 28,600 | \$ 195,600 | \$ 224,200 | 2.986 | 0.081 | 1.002009836 |
| 2016 | Residential | \$ 28,600 | \$ 189,100 | \$ 217,700 | 0.000 | 0.081 | 0.961806323 |
| 2015 | Residential | \$ 28,600 | \$ 189,100 | \$ 217,700 | 0.000 | 0.081 | 0.967857030 |
| 2014 | Residential | \$ 28,600 | \$ 189,100 | \$ 217,700 | 0.000 | 0.081 | 0.958184478 |
| 2013 | Residential | \$ 28,600 | \$ 189,100 | \$ 217,700 | -4.012 | 0.081 | 0.962670584 |
| 2012 | Residential | \$ 28,600 | \$ 198,200 | \$ 226,800 | -7.955 | 0.081 | 0.961892953 |

Taxes

| Tax Year | Total Tax | First Dollar | Lottery Credit | Net Tax | Special Taxes | Special Assessment | Special Charges | Full Pay Amount |
|----------|------------|--------------|----------------|------------|---------------|--------------------|-----------------|-----------------|
| 2020 | \$6,955.26 | \$74.90 | | \$6,880.36 | | | | \$6,880.36 |
| 2019 | \$6,788.06 | \$68.04 | | \$6,720.02 | | | | \$6,720.02 |
| 2018 | \$6,090.90 | \$67.08 | | \$6,023.82 | | | | \$6,023.82 |
| 2017 | | | | \$6,047.28 | | | | \$6,047.28 |
| 2016 | | | | | | | | \$6,173.30 |
| 2015 | | | | \$6,309.93 | | | | \$6,309.93 |
| 2014 | | | | \$6,444.71 | | | | \$6,444.71 |
| 2013 | | | | \$6,585.78 | | | | \$6,585.78 |
| 2012 | | | | \$6,713.12 | | | | \$6,713.12 |

Assessor

| | | | | | |
|------------------------|--------------------------------|------------------------|------|------------|-----------------|
| Building Square Feet : | 1656 | Year Built : | 1869 | Township : | 7N |
| Bedrooms : | 3 | Year Remodeled : | | Range : | 22E |
| Full Baths : | 2 | Effective Year Built : | | Section : | 20 |
| Half Baths : | 1 | Air Conditioning : | Yes | Quarter : | |
| Total Rooms : | | Fireplace : | | Pool : | |
| Number of Stories : | 1.50 | Number of Units : | 1 | Attic : | No Attic |
| Building Type : | Residence Old Style | Basement : | | | Full Basement |
| Exterior Wall : | | Heat : | | | |
| Exterior Condition : | | Garage : | | | Detached Garage |
| Land Use : | 8810 Single-Private Households | School District : | | | 3619 Milwaukee |
| Zoning : | RT4 Residential Two-Family | Historic Designation : | | | |
| Census Tract : | 1140.00 | | | | |

Legal Description

Certified Survey Map No 6692 In Ne 1/4 Of Sec 20-7-22 Parcel 2

Sales

| | | | | | |
|-------------------------|---|-------------------|-----------|--------------------|-------------------------------|
| Conveyance Date : | 3/29/2020 | Date Recorded : | 4/22/2020 | Value/Sale Price : | \$ 261,735.00 |
| Grantor Name : | Levinson Jeremy P | | | Transfer Fee : | |
| Grantee Name : | Jeremy P. Levinson Revocable Trust Uad May 30, 2019 | | | Document# : | 10971134 |
| Conveyance Instrument : | Other Instrument | Conveyance Type : | | | Non-Probate Transfer On Death |
| Conveyance Date : | 5/25/2011 | Date Recorded : | 6/22/2011 | Value/Sale Price : | \$ 250,000.00 |
| Grantor Name : | Wendelberger Jeralyn B | | | Transfer Fee : | |
| Grantee Name : | Levinson Jeremy P | | | Document# : | 10007695 |
| Conveyance Instrument : | Quit Claim Deed | Conveyance Type : | | | Pursuant To Divorce |
| Conveyance Date : | 4/18/2005 | Date Recorded : | 5/2/2005 | Value/Sale Price : | \$ 327,500.00 |
| Grantor Name : | Okeef Bradley A & Jennifer K | | | Transfer Fee : | \$ 982.50 |
| Grantee Name : | Levinson Jeremyp | | | Document# : | 09003604 |
| Conveyance Instrument : | Warranty / Condo Deed | Conveyance Type : | | | Sale Or Land Contract |

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