Bismarck

Community Development Department

RENAISSANCE ZONE AUTHORITY
MEETING AGENDA
March 20, 2012

City-County Office Building	4:00 p.m.	Second Floor Conference Room

1. **Call to Order**

2. **Consider Approval of Minutes – February 21, 2012 Meeting**

3. **Renaissance Zone Project – Public Hearings (*continued*)**

   a. Request of various Pine companies for designation of the lease of space in the building being constructed at 100 West Broadway Avenue as a Renaissance Zone project. The property is owned by Pine Properties, LLC and is legally described as Lots 1-24, Block 58, Original Plat.

4. **Presentation by Kate Herzog – Downtowners Association**

5. **Status of Approved Renaissance Zone Projects**

6. **Other Business**

7. **Adjourn – Next regular meeting is scheduled for Tuesday, April 17, 2012.**

Bismarck-Burleigh County Community Development Department
221 North 5th Street • PO Box 5503 • Bismarck, ND 58506-5503 • TDD: 711 • www.bismarck.org

EQUAL HOUSING OPPORTUNITY

Building Inspections Division • Phone: 701-355-1465 • Fax: 701-258-2073 *Planning Division • Phone: 701-355-1840 • Fax: 701-222-6450*

RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
February 21, 2012

The Bismarck Renaissance Zone Authority met on February 21, 2012 in the 2nd Floor Conference Room in the City-County Office Building at 221 North 5th Street.

Authority members present were Dave Blackstead, Jim Christianson, Chuck Huber, George Keiser, Brenda Smith and Curt Walth.

Authority member Kevin Magstad was absent.

Technical advisor Jeff Ubl was present.

Technical advisor Bruce Whittey was absent.

Staff members present were Jason Tomanek, Kimberley Gaffrey, Carl Hokenstad, Kim Lee and Brenda Johnson.

Guests present were Randy Thorson and Warren Ackley – 4202 Timberline Drive – Fargo, Carla Pine – 4916 Harbor Trail SE, Mandan, Curly Schoch – 2414 Winchester Drive, Joan Millner – 1315 North 3rd Street and Kate Herzog and Dawn Kopp (Downtowners).

CALL TO ORDER

Chairman Blackstead called the meeting to order at 4:00 p.m.

MINUTES

The minutes of the November 29, 2011, December 7, 2011 and December 20, 2011 meetings were distributed with the agenda packet.

MOTION: A motion was made by Mr. Walth and seconded by Ms. Smith to approve the minutes of the November 29, 2011, December 7, 2011 and December 20, 2011 meetings as received. The motion passed unanimously with members Blackstead, Huber, Smith and Walth voting in favor.

Jim Christian arrived at the meeting at 4:02 p.m.

RENAISSANCE ZONE PROJECT APPLICATIONS

A. 217 North 3rd Street – JLB-BIS, Inc. – Rehabilitation

Mr. Tomanek gave an overview of the rehabilitation project by JLB-BIS, Inc. for the building at 217 North 3rd Street. He said the applicant is to rehabilitate the entire building and add a rooftop deck. The exterior portion of the project will consist of maintaining the historically appropriate façade with new windows and doors, removing the existing awning to reveal the existing

transom windows. The interior of the building will be fully renovated into a bar and grill with exposed brick walls, new flooring, new ADA compliant restrooms and an ADA compliant accessible ramp. The project also includes a new roof that will support a rooftop deck, complete upgrades to the plumbing, electrical and HVAC systems. Mr. Tomanek concluded by saying the estimated property tax exemption would be $20,750 over five years and the estimated state income tax exemption would be $75,000 over five years. The total project investment is approximately $350,000+ and the estimated value with the investment is $265,000 (Assessing Division estimate).

Mr. Tomanek listed the following findings for the proposed Renaissance Zone project:

1. The proposed use is consistent with the City's Renaissance Zone Development Plan.

2. The proposed exterior rehabilitation would be sufficient to eliminate any and all deteriorated conditions on the exterior of the building.

3. Using the 2010 assessed value of the buildings ($113, 500) and the proposed investment of $350,000, the level of re-investment is approximately 300 percent. The minimum level of investment for rehabilitation projects is 50 percent of the assessed building value made through capital improvements. The proposed investment would be equivalent to a per square foot cost of $198.31.

4. The applicant anticipates that the exterior rehabilitation and construction of the addition would be complete in May 2012.

5. The Downtown Design Review Committee reviewed the proposed project on February 16, 2012 for compliance with the DC-Downtown Core zoning regulations. The Committee believes the proposed rehabilitation project would fulfill the requirements of the zoning district by maintaining the original architectural style of the building, by removing existing awnings to expose the original window openings and by having materials and exterior colors that are compatible with or complementary to those used on adjoining parcels.

Mr. Tomanek then listed the following additional information for the proposed Renaissance Zone Project:

1. This building is referred to as the Rue Building in the *Historical and Architectural Inventory and Evaluation of Downtown, Bismarck* (February 2000). The one-story building was designed and constructed in 1940 by Milton Rue and was used as the office building for Rue Construction upon completion. The building is constructed of reinforced concrete veneered on the exterior by brick. The main façade (west elevation) features decorative brick work comprised of alternating blocks of three soldier sets and three stretcher sets of brick. The most recent occupant of the building was the Bain Agency. The building has been vacant for over a year.

Mr. Tomanek said based on the above findings, staff recommends approval of the rehabilitation of the building at 217 North 3rd Street by JLB-BIS, Inc. as a Renaissance Zone project, a 100% property tax exemption on the building and improvements for five years beginning with the date

of completion, and an exemption from state tax on income derived from the business/investment location for five years beginning with the date of completion with the following conditions:

1. The project generally conforms to the project description, site plan and conceptual images submitted with the application.

2. All the necessary building and other required permits are obtained prior to commencement of the project.

3. The exterior brick work be inspected and repaired, if necessary.

4. A tree is planted in the public right-of-way (sidewalk) in front of the property.

Randy Thorson said that JLB-BIS, Inc. is very excited for this project, especially with the opportunity to include the rooftop deck.

There was a brief discussion amongst the Renaissance Zone Authority members and the applicants on the building itself and landscaping requirements.

MOTION: Based on the findings included in the staff report, a motion was made by Ms. Smith and seconded by Mr. Christianson to recommend approval of the request for rehabilitation of the building at 217 North 3rd Street by JLB-BIS, Inc. as a Renaissance Zone project, a 100% property tax exemption on the building and improvements for five years beginning with the date of completion, and an exemption from state tax on income derived from the business/investment location for five years beginning with the date of completion with the following conditions: 1) the project generally conforms to the project description, site plan and conceptual images submitted with the application; 2) all the necessary building and other required permits are obtained prior to commencement of the project; 3) the exterior brick work be inspected and repaired, if necessary and 4) a tree is planted in the public right-of-way (sidewalk) in front of the property. The motion passed unanimously with members Blackstead, Christianson, Huber, Smith and Walth voting in favor.

B. 100 West Broadway – Broadway Centre, LLC – Lease

Mr. Tomanek gave an overview of the lease project by Broadway Centre, LLC. He said the applicant is proposing to open a new restaurant/bar in the Renaissance Zone. The owner of the building, Pine Properties, LLC, is currently constructing the building as a Renaissance Zone project that was approved in July 2011. Completion of the building is scheduled for April 2013. Mr. Tomanek concluded by saying the building floor area is 150,000 square feet and the applicant's lease area would be approximately 5,700 square feet, with an estimated income tax benefit of $5,000-10,000 over five years.

Mr. Tomanek listed the following findings for the proposed Renaissance Zone project:

1. The proposed use is consistent with the City's Renaissance Zone Development Plan.

2. The lease will be for new business locating in the Renaissance Zone.

3. The applicant is not required to make a financial investment in the property because the building construction has previously been approved as a Renaissance Zone project.

4. The building is currently under construction as a separate Renaissance Zone project.

5. The project completion date is projected for April 2013.

Mr. Tomanek said based on the above findings, staff recommends approval of the designation of the lease of 5,100 square feet of space in the building at 100 West Broadway Avenue by Broadway Centre, LLC as a Renaissance Zone project with an exemption from state tax on income derived from the business and investment location for five years beginning with the date of occupancy.

MOTION: Based on the findings included in the staff report, a motion was made by Mr. Walth and seconded by Ms. Smith to recommend approval of the request for designation of the lease of 5,100 square feet of space in the building at 100 West Broadway Avenue by Broadway Centre, LLC as a Renaissance Zone project with an exemption from state tax on income derived from the business and investment location for five years beginning with the date of occupancy. The motion passed unanimously with members Blackstead, Christianson, Huber, Smith and Walth voting in favor.

C. 100 West Broadway – Various Pine Companies – Lease

Mr. Tomanek explained that Mr. Pine was called out of town on business unexpectedly, therefore was unable to attend the meeting. He said that staff suggests the public hearing for this project be continued to the March 21, 2011 RZA meeting. Mr. Tomanek then gave a brief overview of the proposed lease projects.

George Keiser and Charlie Whitman arrived at the meeting at 4:20 p.m.

There was some discussion between the Renaissance Zone Authority members and staff about the proposed lease projects and the general consensus was to continue the public hearing to the March 20, 2012 meeting.

MOTION: A motion was made by Mr. Walth and seconded by Ms. Smith to continue the public hearing to the March 20, 2012 meeting. The motion passed unanimously with members Blackstead, Christianson, Huber, Keiser, Smith and Walth voting in favor.

DISCUSSION OF PROGRAM INPUT MEETINGS – EXECUTIVE SUMMARY

Mr. Tomanek said that the executive summary has been revised to reflect comments received by Renaissance Zone Authority members.

DEVELOPMENT PLAN AMENDMENT – UPDATE

Mr. Tomanek stated that the Development Plan has been submitted to the North Dakota Department of Commerce – Division of Community Services (DCS) for final review. He added that he will report back to the Renaissance Zone Authority with the DCS comments.

MOTION: A motion was made by Mr. Keiser and seconded by Mr. Christianson to approve the proposed Development Plan and present it to the Board of City Commissioners for final approval. The motion passed unanimously with members Blackstead, Christianson, Huber, Keiser, Smith and Walth voting in favor.

REAPPOINMENT OF MEMBERS

Chairman Blackstead announced the reappointment of the Renaissance Zone Authority members, Curt Walth and Jim Christianson.

STATUS OF APPROVED RENAISSANCE ZONE PROJECTS

Mr. Tomanek said that no Renaissance Zone projects have been closed out since the last Renaissance Zone Authority meeting.

OTHER BUSINESS

There was no other business

ADJOURNMENT

There being no further business, Chair Blackstead adjourned the meeting of the Bismarck Renaissance Zone Authority at 5:00 p.m.

Respectfully Submitted,

_____
Kimberley Gaffrey
Recording Secretary

_____
David Blackstead
Chair

BISMARCK RENAISSANCE ZONE AUTHORITY
STAFF REPORT

BACKGROUND:

Title:
Various Pine companies; (Pine Properties, LLC; Pine Investment Company, LLC; Pine Enterprises, LLC; Pine Petroleum, Inc.; and Pine Oil Company) - Lease

Status: Renaissance Zone Authority	**Date:** March 20, 2012
Street Address: 100 West Broadway Avenue	**Legal Description:** Lots 1-24, Block 58, Original Plat
Project Type: Lease	**Renaissance Zone Block Number:** Block 2B
Applicant: Pine companies including: Pine Properties, LLC; Pine Investment Company, LLC; Pine Enterprises, LLC; Pine Petroleum, Inc.; and Pine Oil Company	**Owner:** Pine Properties, LLC

Project Description:

The applicant is proposing to lease office space in the Renaissance Zone. The owner of the building, Pine Properties, LLC, is currently constructing the building as a Renaissance Zone project that was approved in July 2011. Completion of the building is scheduled for April 2013.

PROJECT INFORMATION:

Parcel Size: 90,000 square feet	**Building Floor Area:** 150,000 square feet +/-	**Certificate of Good Standing:** Received
Lease Area: 1,250 square feet	**Estimated Property Tax Benefit:** N/A	**Estimated Income Tax Benefit:** Pine Petroleum, Inc.-$509,880 Pine Investment Co., LLC-$351,020 Pine Oil Company-$16,485 Pine Enterprises, LLC-$0 Pine Properties, LLC-$0 $877,385 over 5 years (combined)

PROJECT REVIEW GUIDELINES:

High Priority Land Use: Yes – office	**Targeted Area:** Yes – vacant space	**Public Space/Design:** No
Capital Investment: N/A	**New/Expanding Business:** Yes – expanding businesses	**Historic Property:** No-not in historic district

FINDINGS:

1. The proposed use is consistent with the City's Renaissance Zone Development Plan.
2. The lease will be for expanding businesses locating in the Renaissance Zone.
3. The applicant is not required to make a financial investment in the property because the building has previously been approved as a Renaissance Zone project (new construction).
4. The building is currently under construction as a separate Renaissance Zone project.
5. The project completion date is projected for April 2013.

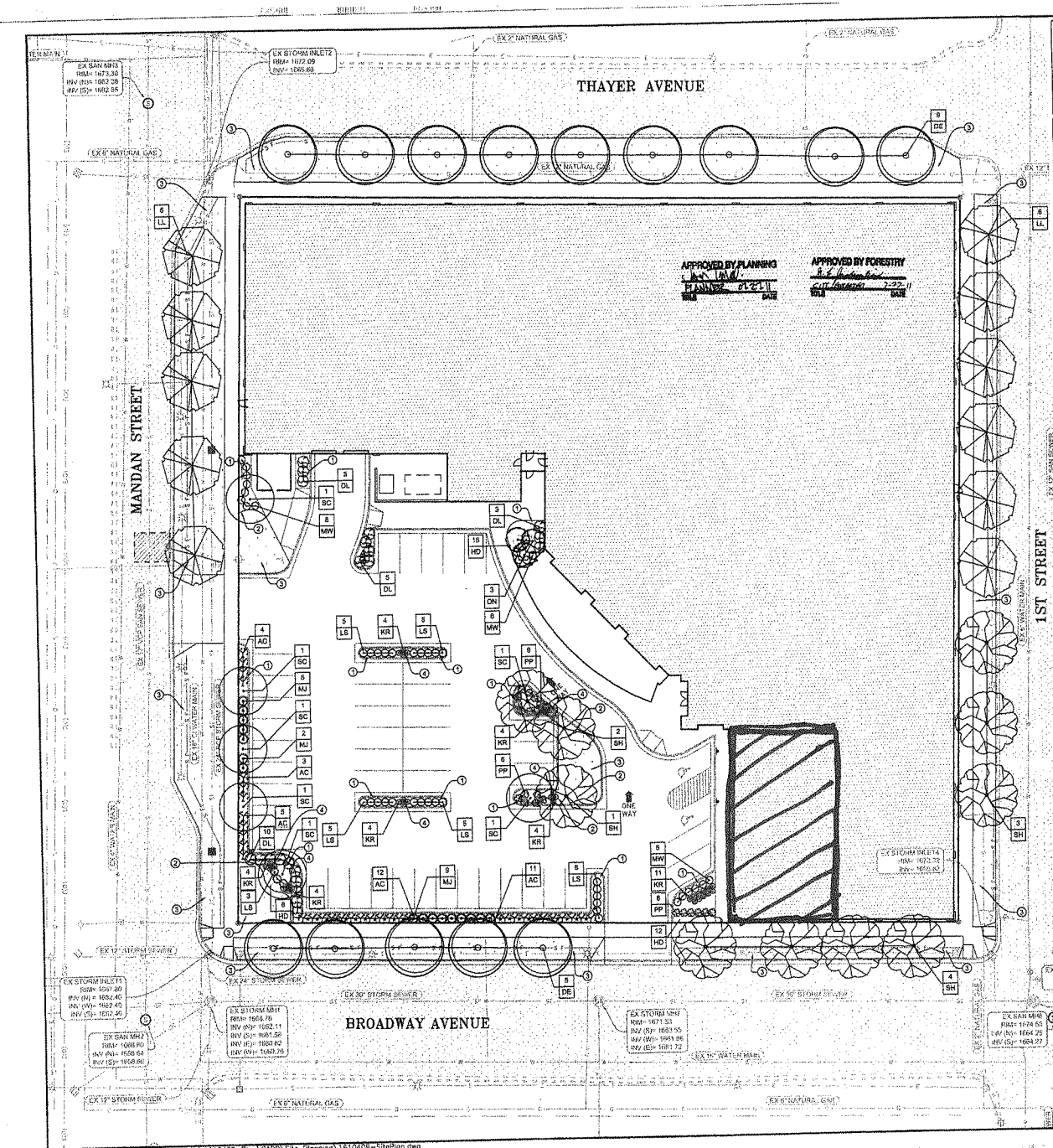
continued...

RECOMMENDATION:

Based on the above findings, staff recommends continuing the public hearing until such time as the applicant is available to respond to potential inquiries by the Renaissance Zone Authority and with the understanding that the staff recommendation will be to recommend approval of the designation of the lease of 1,250 square feet of space in the building at 100 West Broadway Avenue by the various Pine companies.

Title: Pine Companies including: Pine Properties, LLC; Pine Investment Company, LLC; Pine Enterprises, LLC; Pine Petroleum, Inc.; and Pine Oil Company	**Project Type:** Lease
Current Valuation: N/A	**Proposed Capital Investment:** N/A

	MINIMUM CRITERIA:	Possible Points	Staff Rating
	Proposals Involving a Commercial Lease (Tenancy, Not Ownership):		
1	Use consistent with the Renaissance Zone Development Plan Specific goals: A1, A2 A3, B3, C1, and D1	20	20
2	New business, expanding business <u>or</u> continuation of lease	10	10
3	Within building rehabilitated as an approved Zone project <u>or</u> investment of at least $15 per square foot in improvements	10	10
	Subtotal	**40**	**40**
	PROJECT REVIEW GUIDELINES - REQUIRED:		
1	High Priority Land Use • Primary sector business • Active commercial, specialty retail and/or destination commercial • Mixed use development • Residential units, including single or multi-family units	15	15
2	Capital Investment • Consideration for level of capital investment (either by owner or lessee)	15	15
3	Targeted Area • Parcels that have been vacant or underutilized for an extended period • Parcels specifically targeted for clearance	15	15
4	Relocation (vs. New or Expanding Business) • Relocation from within the downtown area (may not be eligible) • Relocation from a community outside Bismarck area (may not be eligible) • Maintaining existing business in the downtown area or expanding business	15	15
	Subtotal	**60**	**60**
	TOTAL	**100**	**100**
	PROJECT REVIEW GUIDELINES – OPTIONAL:		
1	Public Space/Design • Incorporation of civic or public spaces • Demonstrated commitment to strengthen pedestrian connections • Attention to streetscape amenities and landscaping • Attention to design and visual appearance	10	0
2	Historic Preservation and Renovation • Within the downtown historic district • Contributing or non-contributing • Historic preservation component	10	0
	Additional Optional Points	**20**	**0**
	TOTAL	**120**	**100**



LANDSCAPING KEYNOTES:

1. INSTALL 3" DEPTH 3/4" CRUSHED LANDSCAPE ROCK OVER LANDSCAPE FABRIC.
2. INSTALL 4" METAL LANDSCAPE EDGING, TYP.
3. ALL TURF AREAS TO BE SODDED.
   ALL SOD AREAS SHALL HAVE A MINIMUM OF 3" DEPTH OF TOPSOIL. JOINTS OF SOD SHALL BE TIGHTLY ADHERED TOGETHER AND CUT FLUSH TO ANY SURFACE.
4. INSTALL 18"-24" GRANITE ACCENT BOULDER, SEE DETAIL.

ALL TURF AND LANDSCAPE AREAS SHALL BE IRRIGATED. SEE IRRIGATION NOTES BELOW.

PLANTING SCHEDULE

Key	Qty	Common Name	Scientific Name	Size	Type	Comments
SH	10	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE'	1 1/2"	B&B	
DE	14	DISCOVERY ELM	ULMUS DAVIDIANA VAR. JAPONICA 'DISCOVERY'	1 1/2"	B&B	
LL	11	LITTLELEAF LINDEN	TILIA CORDATA	1 1/2"	B&B	
SC	9	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	1"	B&B	
DN	3	DIABOLO NINEBARK TREE	PHYSOCARPUS OPULIFOLIUS 'MONLO'	#10	CONT	
AC	35	ALPINE CURRANT	RIBES ALPINUM	#2	CONT	
DL	21	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	#2	CONT	
MW	20	MINUET WEIGELA	WEIGELA FLORIDA 'MINUET'	#2	CONT	
PP	21	PINK BEAUTY POTENTILLA	POTENTILLA FRUTICOSA 'PINK BEAUTY'	#2	CONT	
LS	26	LITTLE PRINCESS SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	#2	CONT	
MJ	16	MAINEY JUNIPER	JUNIPERUS CHINENSIS 'MAINEY'	#2	CONT	
KR	28	KARL FOERSTER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1	CONT	
HD	35	HAPPY RETURNS DAYLILY	HEMEROCALLIS 'HAPPY RETURNS'	#1	CONT	

PLANTING NOTES

1. FINE GRADING SHALL BE APPROVED BY ENGINEER PRIOR TO PLANTING OPERATIONS.
2. CONTRACTOR SHALL LAY OUT PLANT MATERIAL PER PLAN AND FACE TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES OR VIEWS. CONSULT WITH ENGINEER TO OBTAIN APPROVAL PRIOR TO INSTALLATION.
3. PLANT MATERIAL SHALL NOT BE INSTALLED IN AREAS WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES OR OBSTRUCT IRRIGATION SPRAY PATTERN (IF APPLICABLE). NOTIFY THE OWNER SHOULD CONFLICTS ARISE.
4. PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT THE ENGINEER'S REQUEST PRIOR TO INSTALLATION.
5. FINISH GRADE OF PLANTING AREAS SHALL BE 2" BELOW ADJACENT PAVING. TAPER 4" DEPTH MULCH TOP DRESSING TO 1 1/2" DEPTH AT ADJACENT PAVING.
6. ALL TREES TO RECEIVE 4" DEPTH OF SHREDDED HARDWOOD BARK MULCH AT 5' DIAMETER UNLESS OTHERWISE NOTED. MULCH SHALL BE INCLUDED IN THE PRICE BID FOR EACH TREE.
7. ALL NEWLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN 3 HOURS OF PLANTING. THOROUGHLY RE-SOAK ALL NEW PLANT MATERIALS ONE WEEK AFTER PLANTING COMPLETION.
8. THIRTY DAYS AFTER PLANTING, CONTRACTOR SHALL RE-STAKE AND STRAIGHTEN TREES AS REQUIRED.
9. CONTRACTOR SHALL THOROUGHLY LOOSEN ANY COMPACTED SUBGRADES PRIOR TO PLACING TOPSOIL, TO A MINIMUM DEPTH OF 4".
10. CONTRACTOR SHALL IMPORT CLEAN TOPSOIL FREE OF WEEDS, RHIZOMES, ROCKS, STICKS, AND OTHER DELETERIOUS MATERIAL. ENGINEER IS TO APPROVE TOPSOIL PRIOR TO INSTALLATION. CONTRACTOR SHALL BRING TO FINISH GRADE WITH 4" MIN. OF TOPSOIL IN ALL LAWN AREA, AND 12" MIN. TOPSOIL IN ALL PLANTING BEDS.
11. CONTRACTOR SHALL REMOVE WEEDS, CONTAMINATED SOILS, MISC. WASTE MATERIALS FROM AREA TO BE PLANTED AND SEEDED/SODDED. CONTRACTOR SHALL LOOSEN COMPACTED SUBSOILS BY TILLING AND IMPORTING NEW TOPSOIL AS REQUIRED RESTORING GRADES AND MAINTAINING POSITIVE DRAINAGE AWAY FROM STRUCTURES.
12. DO NOT INSTALL PLANT MATERIAL WHEN AMBIENT TEMPERATURES MAY DROP BELOW 35 DEGREES F OR RISE ABOVE 90 DEGREES F. DO NOT INSTALL PLANT MATERIAL WHEN WIND VELOCITY EXCEEDS 30 MPH. ACCEPTABLE PLANTING DATES SHALL BE AS FOLLOWS:
    SPRING: APRIL 15 - JUNE 15
    FALL: SEPTEMBER 15 - NOVEMBER 1
13. WEED FABRIC SHALL BE INCLUDED UNDER ALL AREAS RECEIVING ROCK MULCHING. ACCEPTABLE FABRIC SHALL BE 5 OZ. WOVEN, NEEDLE PUNCHED, POLYPROPYLENE FABRIC DESIGNED FOR PROFESSIONAL AND COMMERCIAL USE. PLASTIC AND OTHER NON-BREATHABLE MATERIAL WILL NOT BE ACCEPTED. WEED FABRIC SHALL BE INCIDENTAL TO PLANT BID ITEMS.

IRRIGATION NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER SIDEWALKS AND PAVING.
2. GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR TO ENSURE ANY AND ALL SLEEVES NEEDED FOR THE NEW IRRIGATION SYSTEM ARE PLACED PRIOR TO INSTALLATION OF ANY SITE HARD SURFACE.
3. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND UTILITIES, WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE SAME.
4. CITY ORDINANCE REQUIRES THE INCORPORATION OF A BACKFLOW PREVENTION DEVICE TO KEEP WATER IN THE IRRIGATION SYSTEM FROM FLOWING BACK INTO THE SERVICE LINE.
5. IRRIGATION CONTRACTOR SHALL VERIFY PRESSURE OF SYSTEM PRIOR TO INSTALLATION.
6. ALL SPRINKLER HEADS SHALL BE ADJUSTED SO AS TO NEVER SPRAY THE BUILDING OR ANY FENCING.
7. THE PRIMARY PRESSURIZED FEED LINE SHALL BE A MINIMUM OF 1" DIAMETER, NO 1/2" PIPE SHALL BE USED ANYWHERE ON THE SPRAY IRRIGATION SYSTEM. (EXCEPT FOR 5" DWING JOINT ASSEMBLIES FOR ROTOR OR POP-UP SPRAY HEADS). IRRIGATION MAINLINE TO BE BURIED 24" BELOW FINISHED GRADE AND ALL SPRAY SYSTEM LATERAL LINE PIPING TO BE BURIED 18" BELOW FINISH GRADE. ALL 5" DRIP IRRIGATION TUBING TO BE BURIED 4"- 6" BELOW FINISH GRADE. PRESSURE REGULATING VALVES SHALL BE USED TO REGULATE PRESSURE TO ZONES WITH SMALL TURF AND SHRUB HEADS AS WELL AS DRIP IRRIGATION LINES TO AVOID DAMAGE FROM HIGH PRESSURE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SETTLING IN THE IRRIGATION TRENCHES OR ASSOCIATED IRRIGATION WORK AS A WARRANTY ITEM.
9. SLEEVE UNDER ALL WALKS, DRIVES, ROADS, AND PAVER AREAS. SLEEVES ARE TO BE CL200 PVC. MAINLINE SLEEVES ARE TO BE 4" WITH A MINIMUM 2" SLEEVE FOR WIRES. LATERAL SLEEVES SHALL BE 2X THE PIPE BEING SLEEVED. IF MORE THAN ONE CONTROLLER IS BEING INSTALLED, PROVIDE SEPARATE WIRE SLEEVES FOR EACH CONTROLLER.
10. PROVIDE A BLOW OUT TAP AND ENCLOSURE AT POINT OF CONNECTION FOR THE PURPOSE OF WINTERIZING THE SYSTEM.
11. PLACE VALVE BOXES WITHIN OR ADJACENT TO PLANTING BEDS FOR EASY ACCESS. ALL IRRIGATION VALVES SHALL BE LOCATED IN PROFESSIONAL GRADE VALVE BOXES. SIZE OF VALVE BOXES SHALL VARY WITH NUMBER OF VALVES LOCATED IN BOX. ALL VALVE BOX LID ELEVATIONS SHALL BE SET FLUSH WITH FINISHED GRADE. PROVIDE BOX SIZE THAT WILL ALLOW 6" CLEARANCE AROUND ALL SIDES OF VALVES. PROVIDE BOLTS PER MANUFACTURER'S RECOMMENDATIONS AND SECURE EACH VALVE BOX.
12. IRRIGATION CONTRACTOR SHALL PROVIDE 100% HEAD-TO-HEAD IRRIGATION COVERAGE IN ALL LAWN AREAS SEEDED OR SODDED UNLESS OTHERWISE SHOWN IN PLANS.
13. CONTROLLER SHALL BE INSTALLED AND GROUNDED PER MANUFACTURER'S SPECIFICATIONS. FINAL CONNECTION OF THE VALVE WIRES TO THE CONTROLLER SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE IRRIGATION CONTROLLER SHALL BE WIRED DIRECTLY TO A 110 VOLT POWER SOURCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE IRRIGATION CONTROLLER WIRING TO THE POWER SOURCE. CONNECTING THE CONTROLLER TO THE POWER SOURCE SHALL BE THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR. THE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES OR ORDINANCES THAT APPLY. IT SHALL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE POWER SOURCE AND EXACT LOCATION OF THE CONTROLLER WITH OWNER'S REPRESENTATIVE.
14. PULSE WIRE: #14 UF DIRECT BURY MULTI-STRAND
    COMMON WIRE: #14 UF DIRECT BURY - (WHITE)
    SPLICE AT CONTROLLERS AND VALVES ONLY. WIRE CONNECTORS SHALL BE USED ON ALL FIELD WIRE SPLICES AND CONNECTIONS.
15. IRRIGATION CONTRACTOR SHALL PROVIDE TO OWNER TWO (2) SETS OF AS-BUILT DRAWINGS TO SCALE, SHOWING ALL COMPONENTS OF THE SYSTEM, REFERENCED FROM A FIXED LOCATION ON THE SITE.
16. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL COMPLETION. IF DURING SUCH GUARANTEE PERIOD, ANY SUCH PRODUCT FAILS DUE TO IMPROPER INSTALLATION OR DEFECTIVE MATERIAL, THE CONTRACTOR WILL REPAIR THE DEFECTIVE COMPONENT(S) FREE OF CHARGE.
17. CONTRACTOR SHALL PROVIDE TO OWNER, COPIES OF ALL WARRANTIES FROM MANUFACTURER AND OPERATING MANUALS FOR FURNISHED EQUIPMENT. INFORMATION SHEETS SHALL BE BOUND IN STANDARD 3-RING BINDERS LABELED TO SHOW PROJECT NAME, CONTRACTORS NAME, ADDRESS, BUSINESS PHONE NUMBERS, AND DATE.

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scale feet

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Engineers Surveyors Planners
128 SOO LINE DR.
BISMARCK, ND 58502
701.258.6400
www.KLJENG.com

CLIENT
Broadway Centre

PROJECT DESCRIPTION
Office / Condo Bldg.

CITY Bismarck
STATE ND

ISSUE DATES
SITE PLAN DOCUMENTS: 7-8-11

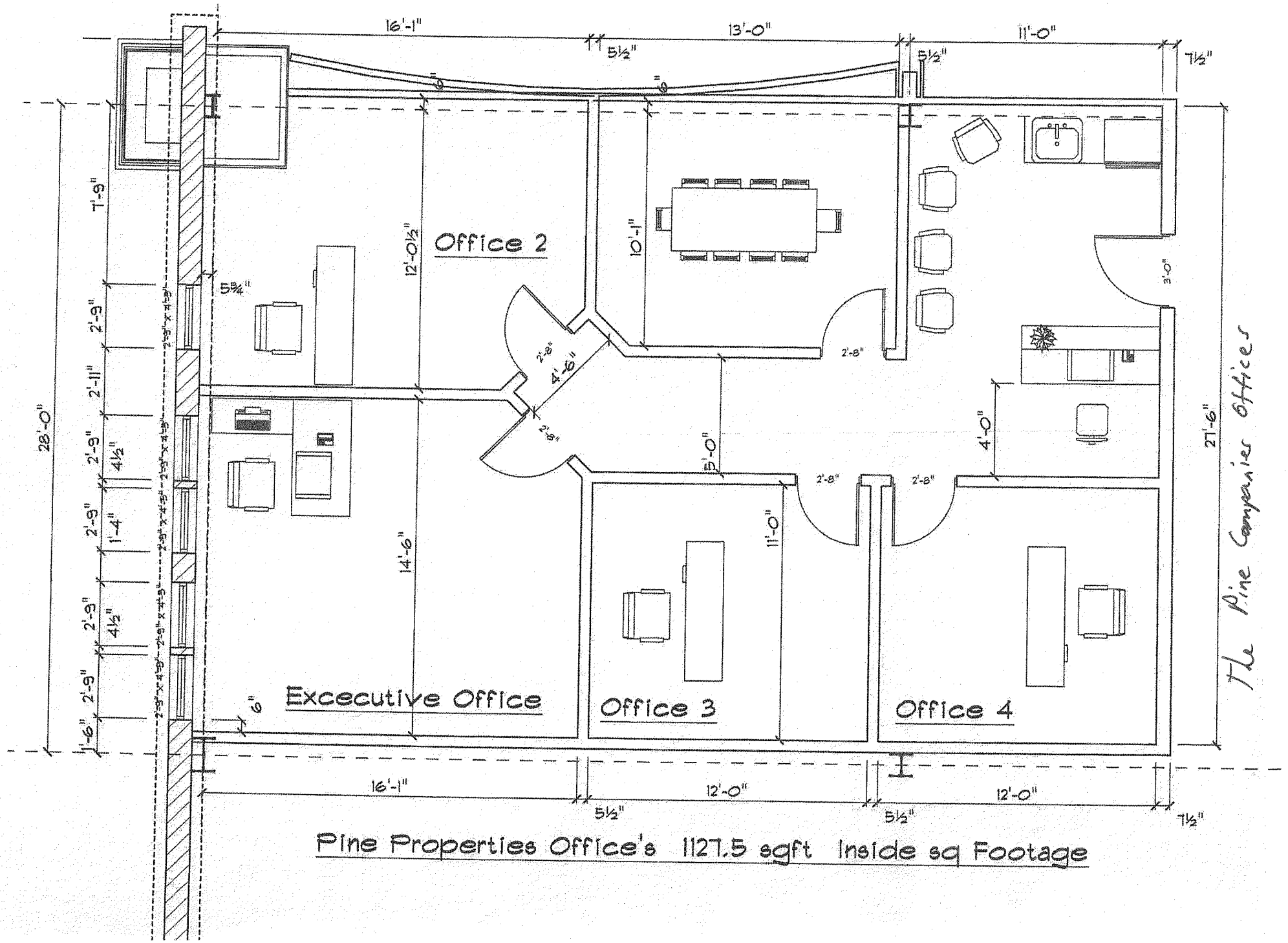
I hereby certify that this plan specification, or report was prepared by me or under my direct supervision, and that I am a duly Registered Landscape Architect under the laws of the State of North Dakota.
Date 7-8-11 Reg. No. 40

PROJECT NO: 20119130
DRAWN BY: JDL
CHECKED BY: GUR

COPYRIGHT:
All plans, specifications, computer files, field data, notes and other documents and instruments prepared by EAPC as instruments of service shall remain the property of EAPC. EAPC shall retain all common law, statutory and other reserved rights, including the copyright thereto.

DRAWING TITLE
LANDSCAPE PLAN

C5



Pine Properties Office's 1127.5 sqft Inside sq Footage

Project	Applicant	Street Address	Project Type	RZA Hearing	Commission Approval	State Approval	Beginning Building Market Value	Proposed Investment	Estimated Building Value w/Investment	Estimated Property Tax Benefit	Estimated State Income Tax Benefit	Completion Date	Actual Investment	2010 Building Market Value	Jobs Credated FTE	Parcel ID
01-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/Major	12/10/02	12/17/02	1/2/2003	$77,000	$44,366	$150,000	$18,095	$5,650	12/1/2003	$66,397	$192,800	0	0001-063-001
02-B	Dakota Building Partnership	501 East Main Avenue	Purchase - Land	01/06/03	01/07/03	2/26/2003	$444,200	$300,000	$540,000	$32,023	$7,500	1/31/2007	$284,195	$671,800	0	0001-012-000
03-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/Major	02/07/03	02/11/03	4/21/2003	$500	$600,000	$500,000	$61,000	$2,500	12/31/2007	$618,111	$1,037,300	0	0001-012-001
04-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	07/14/03	07/22/03	9/25/2003	N/A	N/A	N/A	N/A	$609	12/1/2003	N/A	N/A	2	
05-B	John & Barbara Grinsteiner	200 North Mandan Street	Purchase	10/07/03	10/14/03	10/16/2003	$43,300	$5,000	$77,500	$5,550	$2,000	10/17/2003	N/A	$110,600	2	0001-084-025
06-B	Woodmansee's	114 North 4th Street	Rehab/Historic	10/30/03	11/15/03	11/21/2003	$49,900	$125,000	$120,000	$15,500	$25,000	1/26/2005	$129,333	$125,500	1	0001-050-015
07-B	Bertsch Properties LLC	207 East Front Avenue	Rehab	11/19/03	11/25/03	12/3/2003	$371,200	$601,600	$1,455,000	$186,375	$8,200	1/19/2005	$734,707	$2,673,100	0	0001-049-005
08-B	Northland Financial	207 East Front Avenue	Lease	11/19/03	11/25/03	12/3/2003	N/A	N/A	N/A	N/A	$116,000	9/16/2004	N/A	N/A	14.25	
09-B	Bertsch Properties LLC	218 South 3rd Street	Rehab	11/19/03	11/25/03	12/3/2003	$142,300	$329,150	$840,000	$107,600	$3,000	1/20/2005	$378,013	$696,900	20	0001-049-030
10-B	Lee Enterprises Inc.	707 East Front Avenue	Rehab	12/15/03	12/16/03	12/29/2003	$2,508,200	$2,256,624	$4,408,200	$550,000	$1,248,000	10/26/2005	$2,400,776	$4,943,900	7.5	0001-039-001
11-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehab	03/03/04	03/23/04	3/29/2004	$151,300	$298,840	$420,000	$52,795	$2,700	6/30/2005	$409,846	$541,400	3	0005-035-015
12-B	Mark Gartner	302 East Thayer Avenue	Rehab	05/25/04	05/25/04	6/4/2004	$49,900	$85,000	$125,000	$15,715	$4,700	12/6/2005	$103,455	$141,000	2.5	0001-106-020
13-B	AW Enterprises	216 North 2nd Street	Rehab	08/10/04	08/10/04	8/18/2004	$173,500	$208,814	$275,000	$34,573	$12,500	6/22/2005	$263,473	$324,100	1	0001-060-005
14-B	Daryl Rosenau & Clarence Sayler	225 West Broadway Avenue	Purchase	02/07/05	02/08/05	2/16/2005	$176,000	$69,550	$182,500	$21,470	$1,750	12/26/2007	$70,002	$244,900	0	0001-030-065
15-B	J & L Development, Inc.	324 North 3rd Street	Rehab	11/15/04	12/14/04	2/16/2005	$500,000	$750,000	$900,000	$113,500	$15,000	9/15/2006	$698,396	$729,600	6	0001-108-001
16-B	Pirogue Grille, Inc.	121 North 4th Street	Lease	03/02/05	03/08/05	3/22/2005	N/A	$128,000	N/A	N/A	$3,500	8/24/2005	N/A	N/A	8	
17-B	Zorells Jewelry Inc.	221 South 9th Street	New Construction	09/20/04	03/08/05	3/22/2005	$20,100	$200,000	$200,000	$25,000	$4,000	7/30/2005	$191,898	$205,800	6	0005-035-040
18-B	Susan & Ed Stroh/Petals & More	122 East Rosser Avenue	Rehab	08/25/05	09/13/05	9/21/2005	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	
19-B	CCC Properties, LLLP	310 South 5th Street	Purchase	08/25/05	09/13/05	9/21/2005	$410,400	$168,000	$450,000	$58,500	$10,500	7/1/2006	$298,372	$470,700	0	0001-067-011
20-B	American Bank Center	320 North 4th Street	Rehab	09/21/05	09/27/05	10/4/2005	$809,500	$3,100,000	$2,000,000	$258,760	$250,000	8/1/2009	$2,301,478	$2,238,100		0001-106-001
21-B	Foot Care Associates PC	310 South 5th Street	Lease	01/12/06	01/24/06	2/3/2005	N/A	N/A	N/A	N/A	$1,000	4/1/2006	N/A	N/A	3.5	
22-B	Dentyne, Inc. (Bakke & Roller)	310 South 5th Street	Lease	01/12/06	01/24/06	2/3/2005	N/A	N/A	N/A	N/A	$10,500	3/13/2006	N/A	N/A	12	
23-B	Duemelands Properties, LLLP	302 South 3rd Street	Purchase	01/12/06	02/14/06	2/16/2006	$312,700	$190,900	$345,000	$44,840	$4,500	12/1/2006	$227,295	$192,400	0	0001-063-001
24-B	Duemelands Properties, LLLP	312 South 3rd Street	New Construction	01/12/06	02/14/06	2/16/2006	N/A	$215,223	$250,000	$32,500	$4,100	12/1/2006	$233,855	$398,700	0	0001-063-003
25-B	Makoché Media, LLC	208 North 4th Street	Purchase	01/12/06	02/14/06	2/16/2006	$247,000	$71,612	$320,000	$41,600	$1,000	12/27/2007	$91,672	$278,300	0	0001-064-015
26-B	River Q, LLC	312 South 3rd Street	Lease	04/13/06	04/25/06	5/5/2006	N/A	N/A	N/A	N/A	$25,000	12/4/2006	N/A	N/A	21	
27-B	Gem Group LLC	412 East Main Avenue	Rehab	05/23/06	05/23/06	5/30/2006	$47,800	$40,000	$75,000	$5,990	$6,500	10/20/2006	$50,292	$71,600	0	0001-048-030
28-B	Heartland Mortgage Company	412 East Main Avenue	Lease	05/23/06	05/23/06	5/30/2006	N/A	N/A	N/A	N/A	$10,500	7/1/2006	N/A	N/A	4	

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28-B	Heartland Mortgage Company	412 East Main Avenue	Lease	05/23/06	05/23/06	5/30/2006	N/A	N/A	N/A	N/A	$10,500	7/1/2006	N/A	N/A	4	
29-B	Bismarck MSA dba Verizon Wireless	302 South 3rd Street	Lease	07/24/06	07/25/06	8/2/2006	N/A	$100,000	N/A	N/A	$172,000	9/14/2006	N/A	N/A	6	
30-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	10/09/06	10/10/06	12/5/2006	N/A	$3,020,590	$3,200,000	$370,000	$15,000	12/17/2007	$2,370,152	$2,371,400	0	0001-054-023
31-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	02/05/07	02/13/07	2/20/2007	$1,095,900	$250,000	$1,400,000	$60,000	$25,000	1/30/2008	$407,003	$1,232,400	0	0001-106-015
32-B	American Legal Services PC	521 East Main Avenue	Lease	04/02/07	04/10/07	4/19/2007	N/A	N/A	N/A	N/A	$10,000	8/1/2007	N/A	N/A	5	
33-B	Internet Design & Consulting	521 East Main Avenue	Lease	04/02/07	04/10/07	4/24/2007	N/A	N/A	N/A	N/A	$10,000	8/1/2007	N/A	N/A	1	
34-B	Larson Latham Heuttle LLP	521 East Main Avenue	Lease	05/14/07	05/22/07	6/8/2007	N/A	N/A	N/A	N/A	$60,000	7/1/2007	N/A	N/A	9	
35-B	Retirement Consulting LLC	521 East Main Avenue	Lease	05/14/07	05/22/07	6/8/2007	N/A	N/A	N/A	N/A	$12,500	7/1/2007	N/A	N/A	2	
36-B	Jason Kirchmeier & Associates	501 East Main Avenue	Lease	06/20/07	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	$30,000	8/1/2007	N/A	N/A	1	
37-B	Roger Koski & Associates	501 East Main Avenue	Lease	06/20/07	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	$30,000	8/1/2007	N/A	N/A	1	
38-B	Melvie Financial Planning	501 East Main Avenue	Lease	06/20/07	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	$35,000	8/1/2007	N/A	N/A	2	
39-B	Westgard Financial Services	501 East Main Avenue	Lease	06/20/07	06/26/07	7/11/2007	N/A	N/A	N/A	N/A	$30,000	8/1/2007	N/A	N/A	1	
40-B	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/Major	09/04/07	09/11/07	10/30/2007	$166,800	$137,500	$300,000	$21,000	$5,400	5/21/2008	$142,050	$337,700	4	0001-048-015
41-B	The Rainmaker Group, Inc.	116 North 5th Street	Lease	11/14/07	12/18/07	12/27/2007	N/A	N/A	N/A	N/A	$530,000	6/12/2008	N/A	N/A	4	
42-B	Capital Holdings, LLC/Roger Zink	402 East Main Avenue	Rehab	12/05/07	12/18/07	12/27/2007	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	
43-B	Kinselco, Inc.	402 East Main Avenue	Lease	12/05/07	12/18/07	12/27/2007	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	
44-B	Rick & Theresa Keimele	413 East Broadway	Rehab	11/14/07	12/18/07	1/11/2008	$184,400	$136,836	$263,500	$28,000	$28,000	10/1/2008	$176,955	$266,500	1	0001-048-001
45-B	Centennial Plaza, LLC	116 North 4th Street	Purchase	12/05/07	12/18/07	1/22/2008	$803,100	$238,000	$1,047,600	$25,000	$25,000	1/29/2009	$167,894	$930,200	0	0001-050-010
46-B	Westley's Inc.	423 East Broadway	Lease	02/21/08	03/11/08	3/19/2008	N/A	N/A	N/A	N/A	$28,000	7/14/2008	N/A	N/A	1	
47-B	Depot Associates	401 East Main Avenue	Rehab	04/18/08	05/13/08	5/28/2008	$372,300	$200,000	$600,000	$50,000	$5,000	7/1/2009	$243,344	$569,300	0	0001-010-001
48-B	FV Restaurant, Inc.	401/411 East Main Avenue	Lease	04/18/08	05/13/08	5/28/2008	N/A	N/A	N/A	N/A	$150,000	6/27/2008	N/A	N/A	3	
49-B	T. Casey Cashman	523 North 1st Street	Rehab	05/12/08	05/27/08	6/12/2008	$103,100	$25,000	$130,000	$10,000	$5,000	12/15/2008	$23,375	$116,500	0	0005-016-070
50-B	Starion Financial	333 North 4th Street	Rehab	05/12/08	05/27/08	6/12/2008	$1,154,600	$2,500,000	$2,654,600	$270,000	$550,000	12/1/2509	$3,193,260	$2,336,100	25	0001-104-030
51-B	David Bliss, LLC	521 East Main Avenue	Lease	10/08/08	10/22/08	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	
52-B	Mark Benesh & Associates/Prudential	521 East Main Avenue	Lease	10/08/08	10/22/08	11/4/2008	N/A	N/A	N/A	N/A	$15,000	4/1/2009	N/A	N/A	2	
53-B	CIG Investments, LLP	408 East Main Avenue	Rehab	03/11/09	03/24/09	4/21/2009	$80,700	$258,720	$420,000	$22,030	$20,975	10/21/2009	$199,620	$512,100	0	0001-048-040
55-B	Blarney Stone Pub, LLC	408 East Main Avenue	Lease	06/10/09	06/23/09	7/7/2009	N/A	N/A	N/A	N/A	$30,000	10/1/2009	N/A	N/A	46	
56-B	Cavalier Homes, Inc.	408 East Main Avenue	Lease	06/10/09	06/23/09	7/7/2009	N/A	N/A	N/A	N/A	$153,665	10/15/2009	N/A	N/A	3	
54-B	RC Properties, LLLP	800 East Sweet Avenue	Rehab/New Const.	05/13/09	05/26/09	6/3/2009	$576,100	$2,145,500	$1,900,000	$68,000	$485,000	1/20/2011	$1,335,670			0001-037-025

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57-B	Jim Poolman Consulting, Inc.	408 East Main Avenue	Lease	06/10/09	06/23/09	7/7/2009	N/A	N/A	N/A	N/A	$50,000	9/5/2009	N/A	N/A	1	
58-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Major	06/10/09	06/23/09	6/25/2009	$231,100	$245,284	$350,000	$30,000	$15,000	11/1/2010	$246,603	$350,000	0	0001-050-001
59-B	Boardwalk on Broadway	100 West Broadway	Rehabilitation	08/12/09	08/25/09	9/11/2009	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	
60-B	SRSSM Partnership	122 East Broadway	Purchase w/ Major	10/14/09	10/27/09	11/25/2009	$437,680	$727,000	$843,500	$54,080	$843,500	6/17/2010	$620,109	$882,000	0	0001-060-025
61-B	Sheldon A. Smith, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	$192,500	6/21/2010	N/A	N/A	1.5	
62-B	Randall J. Bakke, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	$192,500	6/21/2010	N/A	N/A	1	
63-B	Scott K. Porsborg, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	$192,500	6/21/2010	N/A	N/A	1	
64-B	Mitchell D. Armstrong, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	$192,500	6/21/2010	N/A	N/A	0.5	
65-B	Suzanne K. Schweigert, P.C.	122 East Broadway	Lease	11/12/2009	11/24/09	12/3/2009	N/A	N/A	N/A	N/A	$192,500	6/21/2010	N/A	N/A	1.5	
66-B	Kranzler Kingsley Communications, LTD	501 East Main Avenue	Lease	12/9/2009	12/22/09	1/10/2010	N/A	$180,000	N/A	N/A	$17,000	7/16/2010	$295,896	N/A	4	
67-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	12/9/2009	12/22/09	1/10/2010	$1,251,000	$1,136,650	$1,818,000	$125,287	$0	9/8/2010	$837,783			0001-042-001
68-B	J & J Smith Property Management, LLC	115 North 4th Street	Purchase w/ Major	1/13/2010	01/26/10	2/12/2010	$294,400	$120,000	$437,000	$25,000	$2,500	10/25/2010	$161,746			0001-048-050
69-B	Jimmy John's	301 South 3rd Street	Lease	2/10/2010	02/23/10	3/2/2010	N/A	$75,000	N/A	N/A	$8,000	7/13/2010	$140,000	N/A	14	
70-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	2/10/2010	02/23/10	3/2/2010	N/A	N/A	N/A	N/A	$8,000	3/11/2010	N/A	N/A	1	
71-B	JS Bridal, LLC	115 North 4th Street	Lease	6/9/2010	06/22/10	7/2/2010	N/A	N/A	N/A	N/A	$4,000	11/1/2010	N/A			
72-B	Toasted Frog West, LLC	124 North 4th Street	Lease	10/19/2010	10/26/10	11/10/2010	N/A	N/A	N/A	N/A	$12,000	12/1/2010	N/A	N/A	10	
73-B	A.L. Brend, DDS	207 East Front Avenue	Lease	10/13/2010	10/26/10	11/10/2010	N/A	$300,000	N/A	N/A	$55,000	10/24/2011	N/A	N/A		
74-B	Magi-Touch Carpet & Furniture, Inc	800 East Sweet Avenue	Lease	10/19/2010	10/26/10	11/10/2010	N/A	N/A	N/A	N/A	$106,000	2/1/2011	N/A	N/A		
75-B	613 Development Corporation	401 North 4th Street	New Construction	10/19/2010	10/26/10	11/10/2010	N/A	$3,500,00	$3,500,00	$15,500	$15,000					0001-122-030
76-B	Spaces, Inc.	122 East Main Avenue	Lease	1/12/2011	01/25/11	2/7/2011	N/A	$60,000	N/A	N/A	$7,500	2/21/2011	N/A	N/A	3.5	
77-B	Aimee C. Reidy	306 South 10th Street	Rehabilitation	3/9/2011	03/22/11	4/17/2011	$68,200	$20,000	$120,000	$5,500	$2,500	8/24/2011	$45,433		0	0005-077-010
78-B	Four-2-Five on Broadway/Loran Galpin	123 North 4th Street	Purchase w/Major	4/13/2011	04/26/11	5/17/2011	$96,300	$1,100,000	$1,200,000	$41,000	$6,000					0001-048-065
79-B	Jennifer I. Davis	522 North 5th Street	Purchase w/Major	5/11/2011	05/24/11	6/12/2011	$41,400	$300,000	$250,000	$5,170	$42,050	WITHDRAWN	WITHDRAWN	WITHDRAWN	WITHDRAWN	0015-013-005
80-B	Pine Properties, LLC	100 West Broadway Avenue	New Construction	6/8/2011	06/28/11	8/10/2011	$25,00	$27,000,000	$23,500,000	$1,869,310	$15,000					0001-058-010
81-B	HST, LLC	506/510 East Main Avenue	Rehabilitation	07/12/11	7/26/2011	8/10/2011	$243,500	$3,100,000	$3,000,000	$238,635	$15,439					0001-046-020
82-B	Daymarck, LLC	521 East Main Avenue	Lease	07/12/11	7/26/2011	8/10/2011	N/A	N/A	N/A	N/A	$80,000					
83-B	JLB-BIS, Inc.	217 North 3rd Street	Rehabilitation	02/21/12	2/28/2012	3/12/2012	$113,500	$350,000	$265,000	20,750					25	
84-B	Broadway Centre, LLC	100 West Broadway	Lease	02/21/12	2/28/2012	3/12/2012	N/A	N/A	N/A	N/A	$10,000				35	
85-B	Pine Investment Compay, LLC	100 West Broadway	Lease	02/21/12			N/A									

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86-B	Pine Oil Company	100 West Broadway	Lease	02/21/12			N/A	N/A	N/A	N/A			N/A	N/A		
87-B	Pine Petroleum, Inc.	100 West Broadway	Lease	02/21/12			N/A	N/A	N/A	N/A			N/A	N/A		
88-B	Pine Properties, LLC	100 West Broadway	Lease	02/21/12			N/A	N/A	N/A	N/A			N/A	N/A		
89-B	Pine Enterprises, LLC	100 West Broadway	Lease	02/21/12			N/A	N/A	N/A	N/A			N/A	N/A		
					TOTALS		$13,735,380	$53,163,759	$57,067,400	$5,014,898	$6,524,238		$20,158,459	$26,192,700	333.75	