

EXHIBIT B Page 2 of 2
USH 90/94-OFF-RAMP-HIGH CROSSING BLVD

EXHIBIT "B" - SCHEDULE OF ASSESSMENT
EAST SPRINGS DR-ZEIER RD, HIGH CROSSING BLVD-EAST SPRINGS DR, EAST TOWNE BLVD-

PARCEL NUMBER	ADDRESS	NAME	BUILDING AREA (SQ-FT)	TRIP ENDS	ADJUSTED ROUND TRIPS	ASSESSMENT	LIEN ROAD STREET LIGHT ASSESSEMENT	TOTAL ASSESSMENT	PRESENT VALUE OF FUTURE OPERATION & MAINTENANCE**
0810-271-0101-3	2425 East Springs Dr.	Home Depot	116973	3486	3476	\$1,538.96	\$0.00	\$1,538.96	#REF!
0810-271-1401-6	2147 East Springs Dr.	Cracker Barrel Old Country Store	9858	1253	1243	\$550.33	\$0.00	\$550.33	#REF!
0810-271-1402-4	2201 East Springs Dr.	Slumberland	50417	249	239	\$105.81	\$0.00	\$105.81	#REF!
0810-271-1404-0	2301 East Springs Dr.	Circuit City	33302	1500	1490	\$659.68	\$0.00	\$659.68	#REF!
0810-272-0401-5	4821 Annamark Dr.	Shell Gas Station	1876	651	641	\$283.80	\$0.00	\$283.80	#REF!
0810-272-0403-1	4801 Annamark Dr.	East Towne Suites	74626	1007	997	\$441.41	\$0.00	\$441.41	#REF!
0810-272-0404-9	2501 East Springs Dr.	C-3 VACANT	--	819	809	\$358.18	\$0.00	\$358.18	#REF!
0810-272-0405-7	4824 High Crossing Blvd.	C-3 VACANT	--	664	654	\$289.55	\$0.00	\$289.55	#REF!
0810-272-0406-5	4846 High Crossing Blvd.	C-3 VACANT	--	1570	1560	\$690.67	\$0.00	\$690.67	#REF!
0810-272-0408-1	4868 High Crossing Blvd.	Remax / Wis.Builders Assoc.	10174	112	102	\$45.16	\$0.00	\$45.16	#REF!
0810-272-0409-9		PROPOSED POTBELLYS	4757	209	199	\$88.11			#REF!
0810-2720410-6		PROPOSED TEXAS ROADHOUSE	7000	1109	1099	\$486.57			#REF!
0810-272-0501-3	4702 East Towne Blvd.	Anchor Bank	14066	1448	1438	\$636.66	\$0.00	\$636.66	#REF!
0810-272-0502-1	4710 East Towne Blvd.	Applebee's	5196	661	651	\$288.22	\$0.00	\$288.22	#REF!
0810-272-0503-9	4718 East Towne Blvd.	Carlos O'Kelly's	6820	867	857	\$379.43	\$0.00	\$379.43	#REF!
0810-272-0504-7	2646 East Springs Dr.	M & I Bank	42995	2027	2017	\$893.01	\$0.00	\$893.01	#REF!
0810-272-0601-1	2201 Zeier Rd.	Shopko	119373	6687	6677	\$2,956.17	\$0.00	\$2,956.17	#REF!
0810-272-0602-9	2175 Zeier Rd.	Borders Books Music & Cafe	27888	1236	1226	\$542.80	\$0.00	\$542.80	#REF!
0810-272-0603-7	4725 East Towne Blvd.	Famous Footwear	--	1179	1169	\$517.56	\$0.00	\$517.56	#REF!
0810-272-0604-5	2602 East Springs Dr.	Kohl's Department Store	81416	4561	4551	\$2,014.91	\$0.00	\$2,014.91	#REF!
0810-272-0605-3	2452 East Springs Dr	Best Buy	45850	2065	2055	\$909.83	\$0.00	\$909.83	#REF!
0810-272-0612-8	2102 East Springs Dr.	Menards	161160	4803	4793	\$2,122.05	\$0.00	\$2,122.05	#REF!
0810-272-0613-6	2003 Zeier Rd.	Strip Malls	181746	7804	7794	\$3,450.71	\$0.00	\$3,450.71	#REF!
0810-272-0614-4	4721 East Towne Blvd.	INGRESS/EGRESS	--	0	0	\$0.00	\$0.00	\$0.00	#REF!
0810-272-0615-2	2163 Zeier Rd.	Toys "R" Us- Closed	46283	2051	2041	\$903.63	\$0.00	\$903.63	#REF!
0810-272-0616-0	2143 Zeier Rd.	Fazoli's	3567	1770	1760	\$779.22	\$0.00	\$779.22	#REF!
0810-272-0617-8	2502 East Springs Dr	TGIF	5091	647	637	\$282.03	\$0.00	\$282.03	#REF!
0810-272-0618-6	2420 East Springs Dr	Office Max	23564	1044	1034	\$457.79	\$0.00	\$457.79	#REF!
0810-272-0619-4	2440 East Springs Dr	RED ROBIN	6564	835	825	\$365.26	\$0.00	\$365.26	#REF!
0810-272-0620-1	2432 East Springs Dr	C-3 VACANT	0	487	477	\$211.19	\$0.00	\$211.19	#REF!
0810-272-0621-9	2402 East Springs Dr	STRIP MALL	14515	623	613	\$271.40	\$0.00	\$271.40	#REF!
0810-272-0622-7	2302 East Springs Dr	sports authority, old navy, Hallmark	66640	2953	2943	\$1,302.98	\$0.00	\$1,302.98	#REF!
0810-272-0623-5	2216 East Springs Dr	PETSMART	26475	1173	1163	\$514.91	\$0.00	\$514.91	#REF!
0810-272-0624-3	2358 East Springs Dr	STRIP MALL	15213	653	643	\$284.68	\$0.00	\$284.68	#REF!
0810-272-0625-1	2202 East Springs Dr	C-3 VACANT	0	451	441	\$195.25	\$0.00	\$195.25	#REF!
0810-272-0626-9		Steak N Shake-Closed		1833	1823	\$807.11			#REF!
0810-272-0701-9	2649 East Springs Dr.	Pizza Hut	4836	615	605	\$267.86	\$0.00	\$267.86	#REF!
0810-272-0702-7	2627 East Springs Dr.	Panera Bread	4884	1359	1349	\$597.26	\$0.00	\$597.26	#REF!
0810-272-0703-5	4802 Annamark Dr.	KFC	3202	1589	1579	\$699.09	\$0.00	\$699.09	#REF!
0810-272-0704-3	4814 Annamark Dr.	Hardee's	3653	1812	1802	\$797.82	\$0.00	\$797.82	#REF!
0810-272-0705-1	2639 East Springs Dr.	Country Kitchen	5102	649	639	\$282.91	\$0.00	\$282.91	#REF!
0810-273-0084-7	1713 Eagan Rd.	Proposed Animart	18320	812	802	\$355.08	\$0.00	\$355.08	#REF!
0810-273-0085-5	4301 East Towne Blvd.	Culver's	4105	2037	2027	\$897.43	\$0.00	\$897.43	#REF!
0810-273-0086-3	4502 East Towne Blvd.	Red Lobster	7416	943	933	\$413.08	\$0.00	\$413.08	#REF!
0810-273-0087-1	4602 East Towne Blvd.	U.S. Bank	5445	1453	1443	\$638.87	\$0.00	\$638.87	#REF!
0810-273-0088-9	4700 Lien Rd.	Greenway	--	0	0	\$0.00	\$0.00	\$0.00	#REF!
0810-273-0089-7	288 East Towne Mall	Madison Gas & Electric	0	0	0	\$0.00	\$0.00	\$0.00	#REF!
0810-273-0090-4	1701 Eagan Rd.	Jiffy Lube	2575	80	70	\$30.99	\$0.00	\$30.99	#REF!
0810-273-0091-2	1717 Eagan Rd.	Proposed Retail	12510	537	527	\$233.32	\$0.00	\$233.32	#REF!
0810-273-0092-0	4600 Lien Rd.	C-3L VACANT	--	11309	11299	\$5,002.52	\$0.00	\$5,002.52	#REF!
0810-273-0093-8	43 East Towne Mall	Sears Roebuck & Co	125047	3599	3589	\$1,588.99	\$0.00	\$1,588.99	#REF!
0810-273-0094-6	53 East Towne Mall	Boston Store-East Towne Mall	138600	4233	4223	\$1,869.69	\$0.00	\$1,869.69	#REF!
0810-273-0096-2	110 East Towne Mall	East Towne Mall	526442	16078	16068	\$7,113.94	\$0.00	\$7,113.94	#REF!

EXHIBIT B Page 2 of 2
USH 90/94-OFF-RAMP-HIGH CROSSING BLVD

PARCEL NUMBER	ADDRESS	NAME	BUILDING AREA (SQ-FT)	TRIP ENDS	ADJUSTED ROUND TRIPS	ASSESSMENT	LIEN ROAD STREET LIGHT ASSESSEMENT	TOTAL ASSESSEMENT	PRESENT VALUE OF FUTURE OPERATION & MAINTENANCE**
0810-273-0097-0	135 East Towne Mall	JCPenny / Firestone	225784	6758	6748	\$2,987.61	\$0.00	\$2,987.61	#REF!
0810-273-0098-8	4520 East Towne Blvd.	Outback Steakhouse	6917	879	869	\$384.74	\$0.00	\$384.74	#REF!
0810-273-0101-9	2005 East Springs Dr.	C-3 VACANT	--	1816	1806	\$799.59	\$0.00	\$799.59	#REF!
0810-273-0105-1	1801 Zeier Rd.	Greenway	--	0	0	\$0.00	\$0.00	\$0.00	#REF!
0810-273-0106-9	4710 Lien Rd.	C-3 VACANT	--	11532	11522	\$5,101.25	\$0.00	\$5,101.25	#REF!
0810-273-0201-7	2002 Zeier Rd.	Gander Mountain	31550	1398	1388	\$614.52	\$0.00	\$614.52	#REF!
0810-274-0099-4	2099 East Springs Dr.	Greenway	--	0	0	\$0.00	\$0.00	\$0.00	#REF!
0810-274-0101-7	2139 East Springs Dr.	Microtel Inn	35067	819	809	\$358.18	\$0.00	\$358.18	#REF!
0810-274-0102-5	2133 East Springs Dr.	LA-Z-BOY	22446	111	101	\$44.72	\$0.00	\$44.72	#REF!
0810-274-0103-3	2127 East Springs Dr.	Good Will	22397	993	983	\$435.21	\$0.00	\$435.21	#REF!
0810-274-0104-1	2121 East Springs Dr.	BOWLING ALLEY-40 LANES	46890	1563	1553	\$687.58	\$0.00	\$687.58	#REF!
0810-274-0105-9	2115 East Springs Dr.	Vacant	--	2398	2388	\$1,057.26	\$0.00	\$1,057.26	#REF!
0810-274-0106-7	2109 East Springs Dr.	Vacant	--	3336	3326	\$1,472.55	\$0.00	\$1,472.55	#REF!
0810-274-0107-5	2101 East Springs Dr.	Vacant	--	887	877	\$388.28	\$0.00	\$388.28	#REF!
0810-284-0701-4	4402 East Towne Blvd.	Associated Bank	3717	1112	1102	\$487.90	\$0.00	\$487.90	#REF!
0810-284-0702-2	4344 East Towne Blvd.	Chili's	5346	680	670	\$296.64	\$0.00	\$296.64	#REF!
0810-284-0703-0	4320 East Towne Blvd.	Olive Garden	9302	1183	1173	\$519.33	\$0.00	\$519.33	#REF!
0810-284-0704-8	4302 East Towne Blvd.	Wells Fargo Bank	3220	1279	1269	\$561.84	\$0.00	\$561.84	#REF!
0810-284-0801-2	1799 Thierer Rd.	Wisconsin Credit Union	6490	1317	1307	\$578.66			#REF!
0810-284-0802-0	1753 Thierer Rd.	Strip Mall		2830	2820	\$1,248.53			#REF!
0810-284-0805-4	4102 East Towne Blvd.	Parking Lot		414	404	\$178.87			#REF!
0810-284-0806-2	4122 East Towne Blvd.	U.W. Health Clinic		461	451	\$199.68			#REF!
0810-284-0807-0		Exel Inn		819	809	\$358.18			#REF!
0810-284-0808-8	4201 E. Washington Ave.	RETAIL/OFFICE/MELIOS		1013	1003	\$444.07			#REF!
0810-284-0901-0	1701 Thierer Rd.	Strip Mall		2061	2051	\$908.06			#REF!
0810-284-0903-6	4001 East Towne Blvd.	Mermaid Car wash	16200	2433	2423	\$1,072.76	\$0.00	\$1,072.76	#REF!
0810-284-0913-5	1702 Eagan Rd.	Princeton Club		327	317	\$140.35			#REF!
0810-284-0915-1	1726 Eagan Rd.	Princeton Club/ Strip Mall		4271	4261	\$1,886.51			#REF!
0810-284-0917-7	1760 Eagan Rd.	Strip Mall		1718	1708	\$756.20			#REF!
0810-284-0918-5	4111 East Towne Blvd.	Daycare		94	84	\$37.19			#REF!
0810-284-0919-3	4101 East Towne Blvd.	Office Space		52	42	\$18.60			#REF!
0810-284-0920-0	4121 East Towne Blvd.	office/warehouse		150	140	\$61.98			#REF!
0810-284-0921-8	4201 East Towne Blvd.	Phillip Levy Fine Furniture		32	22	\$9.74			#REF!
0810-284-0922-6		Chase Bank		1074	1064	\$471.08			#REF!
0810-331-0306-1		WATER RETENTION		0	0	\$0.00			#REF!
0810-331-0307-9		WATER RETENTION		0	0	\$0.00			#REF!
0810-331-0308-7		C-31 Vacant		2635	2625	\$1,162.19			#REF!
0810-331-0309-5		Ashley Furniture		245	235	\$104.04			#REF!
0810-331-0310-2		Target		6879	6869	\$3,041.18			#REF!
0810-331-0312-8		Arts & Craft Store		218	208	\$92.09			#REF!
0810-331-0314-4		Strip Mall		1229	1219	\$539.70			#REF!
0810-331-0316-0		Damons		984	974	\$431.23			#REF!
0810-331-0317-8		Michaels/ Old Navy		2202	2192	\$970.49			#REF!
0810-331-0318-6		C-31 Vacant		1315	1305	\$577.78			#REF!
0810-342-0087-4	4741 Lien Rd.	PDQ	0	764	754	\$333.83	\$0.00	\$333.83	#REF!
0810-342-0088-2	4701 Lien Rd	Warehouse & Office	0	315	305	\$135.04	\$0.00	\$135.04	#REF!
0810-342-0090-7	4501 Lien Rd	greenway	0	0	0	\$0.00	\$0.00	\$0.00	#REF!
0810-342-0091-5	4401 Lien Rd	C-3L VACANT	0	328	318	\$140.79	\$0.00	\$140.79	#REF!
		C-31 Vacant							
0810-342-0331-5	4801 Lien Rd	CITY SHARE			179753	\$416.16			
		TOTAL							
				TOTALS	=	\$79,926.06	\$0.00	\$63,911.71	#REF!

* TRIP ENDS WERE DETERMINED USING PROCEDURES FOUND IN THE INSTITUTE OF TRANSPORTATION ENGINEERS "TRIP GENERATION MANUAL, 1997. THESE PROCEDURES USED BUILDING SIZE AND ASSESSMENT FOR STREET LIGHTS ALONG LIEN ROAD WAS DETERMINED BASED ON LOT FRONTAGE LENGTH.

** THE PRESENT VALUE OF FUTURE OPERATION & MAINTENANCE IS THE VALUE THAT PROPERTY OWNERS MAY ELECT TO PAY NOW AS A ONE TIME PAYMENT ALTERNATIVE TO PAYING AN ANNUAL SPE

EXHIBIT B Page 2 of 2
USH 90/94-OFF-RAMP-HIGH CROSSING BLVD

TS					
EAST SPRINGS DR, LIEN RD-ZEIER RD-THOMPSON DR					
Owners Name	Address1	ADDRESS	City	State	Zip
Home Depot USA INC. Property Tax Dept. #4906		PO Box 105842	Atlanta	GA	30348-5842
Cracker Barrel	Old Country Store Inc.	PO Box 787	Lebanon	TN	37088-0787
Larson Enterprises	3060 Centerville Rd		Little Canada	MN	55117-0000
GMPA Trust	Circuit City #3185	PO BOX 42304	Richmond	VA	23242-0000
Zeier Limited Partnership		2211 N. Stoughton Rd.	Madison	WI	53704-2600
Zeier Limited Partnership		2211 N. Stoughton Rd.	Madison	WI	53704-2600
Annamark Group Z LLC		2203 N. Stoughton Rd.	Madison	WI	53704-0000
Raymond C. & Loraine A. Zeier		2211 N. Stoughton Rd.	Madison	WI	53704-0000
Raymond C. & Loraine A. Zeier		2211 N. Stoughton Rd.	Madison	WI	53704-2600
Wisconsin Builders Association		4868 High Crossing Blvd.	Madison	WI	53704-7403
			Madison	WI	
			Madison	WI	
Anchor Bank SSB		PO Box 7933	Madison	WI	53707-7933
Raymond C. & Loraine A. Zeier		2211 N. Stoughton Rd.	Madison	WI	53704-2600
Zeier, Raymond & Loraine % Savage, Savage & Brown		PO Box 22845	Oklahoma City	OK	73120-0000
Zeier Limited Partnership		2211 N. Stoughton Rd.	Madison	WI	53704-0000
Shopko SPE Real Estate LLC		0 700 Pilgrim Way	Green Bay	WI	54304-0000
East Town Plaza LLC % Ramco-Gershenson Inc		27600 N'Western HWY #200	Southfield	MI	48034-0000
ZETB-1 LLC		2203 N Stoughton Rd	Madison	WI	53704-0000
Kohls Department Stores		N56W17000 Ridgewood Dr.	Menomonee Falls	WI	53051-0000
Ruttenberg Madison Trust		833 N Orleans St Ste 400	Chicago	IL	60610-0000
Menard Inc.		4777 Menard Dr.	Eau Claire	WI	54703-0000
East Town Plaza LLC % Ramco-Gershenson Inc		27600 N'Western HWY #200	Southfield	MI	48034-0000
East Town Plaza LLC % Ramco-Gershenson Inc		27600 N'Western HWY #200	Southfield	MI	48034-0000
Giraffe Properties LLC	Toys R Us	1 Geoffrey Way	Wayne	NJ	07470-2030
FRC Madison Magic LLC	& Fazoli's Restaurant Inc.	8383 Wilshire Blvd # 510	Beverly Hills	CA	90211-0000
Raymond C. & Loraine A. Zeier		2211 N. Stoughton Rd.	Madison	WI	53704-2600
Ruttenberg Madison Trust		833 N Orleans St Ste 400	Chicago	IL	60610-0000
Raymond C. & Loraine A. Zeier		2211 N. Stoughton Rd.	Madison	WI	53704-2600
Raymond C. & Loraine A. Zeier		2211 N. Stoughton Rd.	Madison	WI	53704-2600
Plan 5Z Shops LLC		2211 N. Stoughton Rd.	Madison	WI	53704-2600
East Springs 99 LLC	& Ric Madison East LLC	Suite 1400-181 Bay St.	Toronto M5j2V1	ON	00000-0000
Cricpets East Springs	Trust Petsmart Inc, R E	19601 N 27Th Ave	Phoenix	AZ	85027-0000
Plan 5Z Shops LLC		2211 N. Stoughton Rd.	Madison	WI	53704-2600
Raymond C. & Loraine A. Zeier		2211 N. Stoughton Rd.	Madison	WI	53704-2600
			Plano	TX	
Raymond C. & Loraine A. Zeier		2211 N. Stoughton Rd.	Madison	WI	53704-2600
Raymond C. & Loraine A. Zeier		2211 N. Stoughton Rd.	Madison	WI	53704-0000
Raymond C. & Loraine A. Zeier		2211 N. Stoughton Rd.	Madison	WI	53704-0000
Raymond C. & Loraine A. Zeier		2211 N. Stoughton Rd.	Madison	WI	53704-2600
Raymond C. & Loraine A. Zeier		2211 N. Stoughton Rd.	Madison	WI	53704-2600
Madison Joint Venture	Jim Guden	3418 Pelham Pl	Avon	OH	44011-0000
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General Mills Rest. Inc.	Red Lobster, Store #377	PO Box 593330	Orlando	FL	32859-3330
Leo Zeier		2203 N. Stoughton Rd.	Madison	WI	53704-2615
City of Madison	Greenway	City Municipal Bldg. G100	Madison	WI	53710-0001
Madison Gas & Electric	Jim Montgomery	PO Box 1231	Madison	WI	53701-1231
J & M Madison LLC	% Oil Equipment	4701 Lien Rd	Middleton	WI	53704-0000
Madison Joint Venture	Jim Guden	3418 Pelham Pl	Avon	OH	44011-0000
J C Penney Co. Inc. #891-2	Property Tax Office	PO Box 10001	Dallas	TX	75301-1217
Sears Roebuck & Co. #2232	D/768TAX, B2-122A	3333 Beverly Rd.	Hoffman Estates	IL	60179-0000
Wisconsin Mall Properties	Parisian-Prop Tax Dept.	750 Lakeshore Pwy	Birmingham	AL	35211-0000
Madison Joint Venture	Jim Guden	3418 Pelham Pl	Avon	OH	44011-0000

