

Tenant Name	Tenant Address	Per Existing Code	Sq Ft/Apts	Parking Spaces			Billing Amount
		Type		Required	Credited/Provided	Deficiency Charged	Annual
MIDWEST INVESTMENT COMPANY-Omega Properties	112 - 114 N 3rd Street	A	16	7.5	0	7.5	\$ 501.00
Mountainbrooke	112-114-116 N 3RD ST	G	4,500	15	5	10	\$ 668.00
Apartments (LTD Properties)	100 N 3RD ST	A	43	21.5		0	\$ -
Boarding Rooms (LTD Properties)	100 N 3RD ST	C	4	2		0	\$ -
United Valley Bank (Drive thru only)	100 N 3RD ST #10	J	2,100	14.2	0	0.13	\$ 8.68
GF Escape Room	100 N 3RD ST #20	P	2,000	4	0	0.13	\$ 8.68
Union	100 N 3RD ST	G	1,500	5	0	0.13	\$ 8.68
Relax Event Studio	100 N 3RD ST	G	1,000	3.33	0	0.13	\$ 8.68
LTD Properties	100 N 3RD ST #200	G	520	1.73	0	0.13	\$ 8.68
Horace Mann Insurance	100 N 3RD ST	G	660	2.2	0	0.13	\$ 8.68
Shing Ya	108 N 3RD ST	S	2,000	11.43	0	0.13	\$ 8.68
Overmoe & Nelson	110 N 3RD ST	G	700	2.2	0	0.13	\$ 8.68
JOE BLACK'S BAR & GRILL	118 N 3RD ST #A	R	7,500	50	22	28	\$ 1,870.40
PEERLESS APARTMENTS LLC	118 N 3RD ST #B - #I	A	8	4	4	0	\$ -
CHAMBER OF COMMERCE	202 N 3RD ST	G	2,700	9	11	0	\$ -
Pringle & Herigstad Law Firm -Bill to Chamber	202 N 3RD ST	G	864	2.88	2	0.88	\$ 58.78
Probitas Promotions- Bill to Chamber	202 N 3rd St	G	1,296	4.32	2	2.32	\$ 154.98
Toasted Frog	124 N 3RD ST	R	5,000	33.33	13.5	19.83	\$ 1,324.64
JLG Architects	124 N 3RD ST #300	G	10,000	33.33	13.5	19.83	\$ 1,324.64
CURRENT APARTMENTS	215 1ST AVE N	A	40	20	57	0	\$ -
LTD Properties (Apartments)	10 N 3RD ST	A	8	3.5	3.5	0	\$ -
O'Reallys	10 N 3RD ST	R	4,500	30	0	30	\$ 2,004.00
Level 10	10 N 3RD ST	R	4,500	30	0	30	\$ 2,004.00
The Ember	8 N 3RD ST	S	2,400	13.7	0	13.7	\$ 915.16
FREEDOM CHURCH	6 N 3RD ST	AA	2,400	4.8	0	4.8	\$ 320.64
Morley Law	2 N 3RD ST #C	G	154	0.51	0	0.51	\$ 34.07
Rick Coulter	2 N 3RS ST #A	G	138	0.46	0	0.46	\$ 30.73
Jonathan Holth	2 N 3RD ST #B	G	210	0.7	0	0.7	\$ 46.76
Lovely Dozen	2 N 3RD ST #D	P	188	0.38	0	0.38	\$ 25.38
St. John's Block Apartments-Triumph Holdings	2 N 3RD ST	A	22	11	19	0	\$ -
Apartments-Triumph Holdings	212 DEMERS AVE	A	2	1	1	0	\$ -
Apartments-Triumph Holdings	216 DEMERS AVE	A	2	1	1	0	\$ -
Brothers Firearms	214 DEMERS AVE	U	3,000	21	4	17	\$ 1,135.60
Old Town Apartments	33 S 3RD ST	A	20	10	27	0	\$ -
Wells Fargo	33 S 3RD ST	J	5,300	20.6	21	0	\$ -
Avant	33 S 3RD ST #A	T	1,456	7.28	8	0	\$ -
Senator Heitkamp Constituent Services Offices	33 S 3RD ST #B	G	1,200	4	4	0	\$ -
Praxis Strategy	33 S 3RD ST #C	G	1,800	6	6	0	\$ -
701 CO-Working Space	33 S 3RD ST #D	G	2,600	8.67	9	0	\$ -
Apartments above Hub Bar	205 1/2 N 3RD ST	A	2	1	0	1	\$ 66.80
Hub Bar & Grill	205 N 3RD ST	R	2,300	15.33	12	3.33	\$ 222.44
CPS ENGINEERING, ETC	308 2ND AVE N	G & Y	4846 1st floor;	17.79	2	15.79	\$ 1,054.77
BBI International	308 2nd Ave N #304	G	m	16.33	12	4.33	\$ 289.24
A & RER Inc.	308 2nd Ave N #301	G	1,120	3.73	1	2.73	\$ 182.36
Quality Zipper	308 2nd Ave N	Y	1,190	0.6	0	0.6	\$ 40.08
Phoenix Properties Apartments	310-312 2ND AVE N	A	2	1	1	0	\$ -
BORDER STATES TROPHY AND AWARDS	312 2ND AVE N	G	680	2.27	1	1.27	\$ 84.84
Apartments-Earl Schneider	224 N 4TH ST	A	2	1	1	0	\$ -

Vacant	224 N 4TH ST		1,584		2.61		\$ -
Vacant	224 N 4TH ST	U	3,188	22.32	0	0	\$ -
Quotable Kids	220 N 4TH ST	T	458	2.29	0.29	2	\$ 133.60
Apartments	220 N 4TH ST	A	2	1	1	0	\$ -
LYONS GARAGE	214 N 4TH ST	Y	7,575	3.79	4.05	0	\$ -
LYONS AUTO	210 N 4TH ST	U	850	5.95	5.95	0	\$ -
Johnson Residence	209 N 3RD ST #102	A	1	0.5	2	0	\$ -
Lane Harrison Therapeutic Massage	209 N 3RD ST #106	U	500	3.5	3.5	0	\$ -
Shawna Noel Photography	209 N 3RD ST #104	Y	1,530	0.77	2	0	\$ -
Toshiba	209 N 3RD ST #100	Y	2,550	1.28	2	0	\$ -
Generations Salon & Spa	209 N 3RD ST #200	T	1,573	7.87	7.87	0	\$ -
Tom Lander	209 N 3RD ST #C	G	1,488	4.96	4.96	0	\$ -
Johnson & Associates	209 N 3RD ST #206-208	G	3,042	10.14	10.14	0	\$ -
Vacant	209 N 3RD ST -		1,148			0	\$ -
Autrey Law Firm	215 N 3rd St	G				0	\$ -
GF Region EDC	120 N 4TH ST	G	2,900	9.67	6	3.67	\$ 245.16
GRAND FORKS HERALD, INC.	375 2ND AVE N	I	34,000	78	64	14	\$ 935.20
Federal Building	102 N 4TH ST		35,798			0	\$ -
Elite Brownstones - Condos	111 N 3RD ST #1000 - 2015	A	27	13.5	54	0	\$ -
Ryan House	23 N 3RD ST	B	42	14	0	14	\$ 935.20
Ryan House Offices	23 N 3RD ST	G	420	1.4	0	1.4	\$ 93.52
Downtown Development Association	23 N 3RD ST	G	225	0.75	0	0.75	\$ 50.10
Half Brothers Brewing	17 N 3RD ST	S	5,000	23.29	0	23.89	\$ 1,595.85
CAULFIELD STUDIO & Riverfront Framing	13 & 15 N 3RD ST	Z	4,000	20	10	10	\$ 668.00
Brick & Barley	9 N 3RD ST	R	7,000	46.67	14	32.67	\$ 2,182.36
Apartments (LTD Properties)	9 1/2 N 3rd St	A	2	1	1	0	\$ -
Loft Lounge	308 DEMERS AVE	R	8,500	56.67	0	56.67	\$ 3,785.56
Freedom Church	308 DEMERS AVE	AA	17,000	34	0	34	\$ 2,271.20
Truhome Property Mgmt	308 DEMERS AVE	A	6	3	0	3	\$ 200.40
Voxy	7 N 3RD ST	U	2,400	14.5	1	13.5	\$ 901.80
Kittsona Office	7 1/2 N 3rd St	G					\$ -
Fisher, Olson, Juntunen	315 1ST AVE N	G	2,500	8.33	10	0	\$ -
North 4th Investements LLC (Pearson Christensen law)	24 N 4TH ST	G	5,124	17.08	15	2.08	\$ 138.94
Sky's Fine Dining	322 DEMERS AVE	S	8,308	30.82	30.82	0	\$ -
Edgewood mangagement group	322 DEMERS AVE	I	13,247				\$ -
Modern Plains Design	322 DEMERS AVE	I	803				\$ -
Johnson Wealth Mgmt	322 DEMERS AVE	I	833				\$ -
KPI Connect US Ltd	322 DEMERS AVE	I	9,686				\$ -
SBG Disposal LLC (Edgewood Mgmt)	322 DEMERS AVE	I	1,664				\$ -
CC Services	322 DEMERS AVE	I	641				\$ -
Northwestern Mutual Financial	322 DEMERS AVE	I	2,187				\$ -
Total Office	322 DEMERS AVE	I	29,061	68.12	56.18	11.94	\$ 797.59
Omega Properties - Apartments	2 S 3RD ST	A	5	2.5	0	2.5	\$ 167.00
WATERFRONT KITCHEN & BATH	2 S 3RD ST	W	3,350	6.7	2	4.7	\$ 313.96
Tea & Crepe	307 DEMERS AVE	S	1,200	6.86	0	6.86	\$ 458.25
Omega Properties - Apartments	4 S 3RD ST	A	7	3.5	0	3.5	\$ 233.80
RH Standard	6 S 3RD ST	U	2,500	17.5	1	16.5	\$ 1,102.20
True Colors	8 S 3RD ST	V	3,240	11.34	0	11.34	\$ 757.51
Goldmark - Apartments	8 S 3RD ST	A	26	13	0	13	\$ 868.40
Aflac Insurance	10 S 3RD ST	G	2,200	7.33	0	7.33	\$ 489.64
GEM PROPERTIES, LLP	12 1/2 S 3RD ST	A	14	7	0	7	\$ 467.60
GoodInsurance	12 S 3RD ST - Unit A	G	1,480	4.93	1	3.93	\$ 262.52
Curious Clothing	12 S 3RD ST - Unit B	U	2,797	19.58	2	17.58	\$ 1,174.34

Apartments above Badman/RCJ	16 ½ S 3RD ST	A	4	2	2	0	\$	-
River City Jewelers	16 S 3RD ST	G	1,850	6.17	4	2.17	\$	144.96
Badman Designs	18 S 3RD ST	G	4,500	15	4	11	\$	734.80
Ely's Ivy	22 S 3RD ST	S	6,000	26.43	0	26.43	\$	1,765.52
NOVAC - 2nd floor Arts Center	22 S 3rd St	P	6,000			0	\$	-
Kittsona Lifestyles	28 S 3RD ST	U	2,500	17.5	0	17.5	\$	1,169.00
Vacant	28 S 3RD ST	Z	1,600	8	0		\$	-
28 S 3rd St Apartments (LTD Properties)	28 S 3RD ST	A	6	3	0	3	\$	200.40
Dimensions Emporium	310 Kittson Ave	X	1,600	2.13	0	2.13	\$	142.28
Rhombus Guys - Apartments	312 KITTSON AVE	A	1	0.5	0	0.5	\$	33.40
Rhombus Guys - Pizza Shop	312 KITTSON AVE	S	1,902	10.87	0	10.87	\$	726.12
Impact Nutrition	311 DEMERS AVE	S	3,000	17.14	0	17.14	\$	1,144.95
Subway	315 DEMERS AVE	S	3,000	17.14	4	13.14	\$	877.75
Stratford Apartments	317 DEMERS AVE	A	17	8.5	0	8.5	\$	567.80
Norby's Work Perks	11 S 4TH ST	U	3,774	26.42	11	15.42	\$	1,030.06
VACANT	11 S 4th St #210	G	698	2.33	0	0	\$	-
VACANT	11 S 4TH ST #200	G	2,423	8.08	0	0	\$	-
Apartments above Sledsters- Bill JSK Properties	21 ½ S 4TH ST	A	8	4	0	4	\$	267.20
Sledsters food & beverage	21 S 4TH ST	R	2,400	16	0	16	\$	1,068.80
Browning Arts	23 S 4TH ST	X	781	1.04	0	1.04	\$	69.47
You Are Here	25 S 4TH ST	X	780	1.04	0	1.04	\$	69.47
Urban Stampede	324 KITTSON AVE	S	1,500	8.57	0	8.57	\$	572.48
Apartments	324 KITTSON AVE	A	14	7	0	7	\$	467.60
INK, INC.	314 KITTSON AVE	X	2,000	2.67	0	2.67	\$	178.36
Romantix	102 S 3RD ST	U	4,906	34.34	0	34.34	\$	2,293.91
Widman's Apartments	106 ½ S 3RD ST	A	4	2	0	2	\$	133.60
Windman's Candy Store	106 S 3RD ST	U	1,608	11.26	2	9.26	\$	618.57
Terry Anderson	311 ½ KITTSON AVE	A	1	0.5	0	0.5	\$	33.40
Adam Galant	311 KITTSON AVE SUITE A	G	1,025	3.42	0	3.42	\$	228.46
Anderson Appraisal	311 KITTSON AVE Suite B	G	1,708	5.69	0	5.69	\$	380.09
Marie Strinden	315 KITTSON AVE	A	1	0.5	2	0	\$	-
Schneider Law	317 ½ KITTSON AVE	A	1	0.5	0	0.5	\$	33.40
Schneider Law	317 KITTSON AVE	G	950	3.17	0	3.17	\$	211.76
David Thompson	321 KITTSON AVE	G	1,300	4.33	0	4.33	\$	289.24
Also Creative Inc.	216 S 3RD ST	G	1,500	5	5	0	\$	-
Vacant	218 S 3RD ST	G	2,785	9.28	1		\$	-
Great Plains Claims 2nd Floor	220 ½ S 3RD ST	A	3	1.5	0	1.5	\$	100.20
Great Plains Claims	220 S 3RD ST	G	1,200	4	2.4	1.6	\$	106.88
Centre, Inc.	201 S 4TH ST	G	9,000	30	0	30	\$	2,004.00
CVIC	211 S 4TH ST	G	9,000	30	10	20	\$	1,336.00
Widdel Law Firm	215 S 4TH ST	G	2,550	8.5	5	3.5	\$	233.80
Apartment/2nd floor	215 S 4th St	A	3	1.5	0	1.5	\$	100.20
Bulie Law Office	217 S 4TH ST	G	1,400	4.67	0	4.67	\$	311.96
Unitarian Universalist Fellowship	217A S 4th ST	AA	634	1.27	2	0	\$	-
Caldis, Tingum, and Tingum	219 S 4TH ST	G	1,400	4.67	4.67	0	\$	-
Johnston Law Office	221 S 4TH ST	G	3,800	12.67	12.67	0	\$	-
Valley Health & WIC	360 DIVISION AVE	H	5,000	16.67	16.67	0	\$	-
Opera House - Rhombus Guys - Apts	116 S 3RD ST	A	21	10.5	0	10.5	\$	701.40
Opera House - Rhombus Guys - Brewery	116 S 3RD ST	X	4,259	5.68	0	5.68	\$	379.42
Opera House - Rhombus Guys - Restaurant	116 S 3RD ST	R	5,188	34.59	0	34.59	\$	2,310.61
County Office Building	151 S 4TH ST	F	135,908	281.8	281.8	0	\$	-

Signs by Design	303 DIVISION AVE	X	1,960	2.61	10	0	\$	-
Fringe Hair Salon	308 S 3RD ST	T	492	2.46	3	0	\$	-
River's Edge Building	311 S 4TH ST	I	22,061	54.12	55	0	\$	-
	305 S 4TH ST					0	\$	-
Robbin Rendahl CPA	305 S 4th St	G	2,000	6.67	8	0	\$	-
River City Mortgage	305 S 4TH ST	G	150	0.5	2	0	\$	-
Duane Espegard	305 S 4th St	G	150	0.5	2	0	\$	-
Assurity Financial and Development	305 S 4th St	G	1,300	4.33	6	0	\$	-
City Hall	255 N 4TH ST	F	56,523	123.05	80	43.05	\$	2,875.74
Fire Hall Theater	412 2ND AVE N	O	100	8.33	2	6.33	\$	422.84
Central High School & Additions	115 N 4th St	E	917 students 143 employees	326	330	0	\$	-
Brady Martz	402 DEMERS AVE	G	2,281	7.6	7.6		\$	-
Kittson	402 DEMERS AVE	U	4,689	32.82	0	30.82	\$	2,058.78
Vacant	402 DEMERS AVE	W	2,616	5.23	0	0	\$	-
Brady Martz	402 DEMERS AVE	G	5,000	16.67	17	0	\$	-
Social Security Administration	402 DEMERS AVE	G	7,600	25.33	27	0	\$	-
Vacant	406 DEMERS AVE	G	1,993	6.64	5		\$	-
Vacant	406 DEMERS AVE	G	800	2.67	1	0	\$	-
Apartments	408 DEMERS AVE	A	10	5	5	0	\$	-
Lutheran Social Services	412 DEMERS AVE	G	2,820	9.4	6	3.4	\$	227.12
Edward Jones Investment	424 DEMERS AVE	G	1,127	3.76	0	3.76	\$	251.17
Omdahl Law Office	424 DEMERS AVE	G	860	2.87	3	0	\$	-
Apartments (LTD Properties)	414 ½ DEMERS AVE	A	4	2	2	0	\$	-
Giuseppie's Italian Restaurant	414 DEMERS AVE	S	2,000	11.43	2	9.43	\$	629.92
VACANT	414 DEMERS AVE, #12	G	120	0	0	0	\$	-
Exit Realty	416 DEMERS AVE	G	2,000	7.33	0	7.33	\$	489.64
Bonzers	420 DEMERS AVE	R	4,000	26.67	13	13.67	\$	913.16
Alerus Corporate Center	401 DEMERS AVE	J	27,966	65.93	82	0	\$	-
Brady Martz	401 DEMERS AVE	G	22,844	76.15	90	0	\$	-
Camrud, Maddock, Olson & Larson	401 DEMERS AVE	G	10,422	36.47	32	4.47	\$	298.60
HOWE, HENRY H & SEAWORTH, MARY	421 DEMERS AVE	G	1,463	4.88	4.88	0	\$	-
Empire Arts Center	415 DEMERS AVE	O	416 seats	34.67	0	34.67	\$	2,315.96
Grand Forks County Courthouse	124 S 4TH ST	F	95,475	200.95	200.95	0	\$	-
Vacant Lot	425 KITTSOON AVE						\$	-
Grand Forks Public Defender	405 BRUCE AVE #107	G	2,000	6.67	6.67	0	\$	-
Triplett Law Office	405 BRUCE AVE #107	G	400	1.33	2	0	\$	-
Vacant	405 BRUCE AVE #200	G	3,500	11.67	11.67	0	\$	-
Valley Community Health	212 S 4TH ST					0	\$	-
Masonic Temple	423 BRUCE AVE	Q	47,408	23.7	16	7.7	\$	514.36
Northland Rescue Mission	420 DIVISION AVE	D	100 people	25	0	25	\$	1,670.00
Northland Rescue Mission	414 DIVISION AVE	G	1,800	6	0	6	\$	400.80
STATTELMAN, WILLIS N (send to property address)	324 S 4TH ST	A	1	0.5	0	0.5	\$	33.40
OLSON, MELVIN J & GERALDINE K (send to property address)	410 GERTRUDE AVE	A	1	0.5	0	0.5	\$	33.40
ST PAUL'S PROTESTANT EPISCOPAL	319 S 5TH ST	AA	17,001	34	110*	0	\$	-
Century Link Real Estate	103 N 5TH ST	X	77,252	103	41	62	\$	4,141.60
Federal Agency	124 N 6TH ST					0	\$	-
Alerus Bank - Drive up	516 DEMERS AVE	J	3,000	16	23	0	\$	-
Block 1 Properties	525 DEMERS AVE	I	3,396	16.79	14	2.79	\$	186.37
Forx Builders Association	519 DEMERS AVE	I	2,820	15.64	10	5.64	\$	376.75
Gate City Bank	501 DEMERS AVE	J	2,775	15.55	16	0	\$	-
The Aurora at Griggs Square	600 1ST AVE N	A	40	20	40	0	\$	-
Northern Heightst at Griggs Square	615 1ST AVE N	A	53	26.5	81	0	\$	-

Dakota Commercial & Development Com	615 1st Ave N Suite A	G	4,500	15	12	3	\$ 200.40
Now or Never Nutrition	615 1st Ave N Suite B	S	1,234	7.05	0	7.05	\$ 470.94
VACANT	615 1st Ave N Suite C	U	1,400	9.8	0	0	\$ -
				3293.29	2217.85	1155.79	\$ 77,206.77