

PRINCIPAL TAXPAYERS

CITY OF MINNEAPOLIS, MINNESOTA

Table 14

December 31, 2001

(Dollar Amounts Expressed in Thousands)

	Taxpayer	Type of Business	Net Tax Capacity	Percentage Of Total Tax Capacity
1.	NWC Limited Partnership	Commercial/Industrial Building	\$ 5,908	1.92%
2.	Northern State Power Co.	Utilities	5,591	1.81%
3.	601 Second Ave Ltd Partnership	Office Building	5,507	1.79%
4.	Eighth Street	Office Building	5,199	1.69%
5.	First Minneapolis - Hines	Office Building	5,177	1.68%
6.	Target Corporation	Office Building and Retail	5,081	1.65%
7.	City Center Associates	Office Building and Retail	4,544	1.48%
8.	Property Minnesota One LLC	Property Management	4,369	1.42%
9.	Byte Investment Partnership	Office Building	3,823	1.24%
10.	CPP 800 Nicollet Mall LLC	Office Building	<u>3,460</u>	<u>1.12%</u>
			<u>\$ 48,659</u>	<u>15.80%</u>

(UNAUDITED)