

Stevenson/Brighton Redevelopment Project Area
Tax Increment Finance District
Eligibility Study, Redevelopment Plan and Project

City of Chicago
Richard M. Daley, Mayor

December 1, 2006

 **S. B. Friedman & Company**
Real Estate Advisors and Development Consultants

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1. Executive Summary

In September of 2003, *S. B. Friedman & Company* was engaged to conduct a Tax Increment Financing Eligibility Study (the “Eligibility Study”) for the proposed Stevenson/Brighton Redevelopment Project Area. This report details the eligibility factors found within the proposed Stevenson/Brighton Redevelopment Project Area in support of its designation as a “blighted area” within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the “Act”), and thus in support of its designation as the Stevenson/Brighton Redevelopment Project Area (the “Stevenson/Brighton RPA” or “RPA”). In addition, since the Eligibility Study has determined that the RPA qualifies as a blighted area, this report also contains the Redevelopment Plan and Project (the “Redevelopment Plan” or “Redevelopment Plan and Project”) for the Stevenson/Brighton RPA.

The Stevenson/Brighton RPA is located within the Archer Heights, Brighton Park, Gage Park, Garfield Ridge, and South Lawndale Community Areas (“Community Areas”) of the City of Chicago. The RPA is irregular in shape and consists of 884 tax parcels on 93 tax blocks. The RPA is located wholly within the City of Chicago.

Determination of Eligibility

This Eligibility Study concludes that the Stevenson/Brighton RPA is eligible for Tax Increment Financing (“TIF”) designation as a “blighted area” because the following six eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the RPA:

1. Deterioration;
2. Structures Below Minimum Code Standards;
3. Inadequate Utilities;
4. Lack of Growth in EAV;
5. Deleterious Land Use and Lay-Out; and
6. Excessive Vacancies

Additionally, one other eligibility factor, Lack of Community Planning, has been found to be present to a minor extent and further demonstrates that the Stevenson/Brighton RPA is in a state of gradual decline. Left unchecked, this condition could accelerate the decline of the community and, combined with those factors that have been documented to be present to a major extent, could lead to more widespread and intensive disinvestment.

Redevelopment Plan, Goal, Objectives, and Strategies

Goal. The overall goal of the Redevelopment Plan is to reduce or eliminate the conditions that qualify the Stevenson/Brighton RPA as a blighted area and to provide the mechanisms necessary to support public and private development and improvements in the RPA. This goal is to be achieved

through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment.

Objectives. Ten broad objectives support the overall goal of area-wide revitalization of the Stevenson/Brighton RPA. These include:

1. Support the preservation, rehabilitation, and expansion of existing industrial and commercial businesses and facilitate the development of new industrial facilities throughout the RPA, particularly within the Stevenson and Brighton Park Industrial Corridors (as such terms are defined herein);
2. Support the preservation, rehabilitation, and development of commercial, residential, and/or public/institutional uses including the construction of new public schools in certain locations within the RPA as shown on the Proposed Land Use Map (**Map 6**) in this Report;
3. Support the preservation and rehabilitation, when possible, of historic buildings and structures throughout the RPA, including buildings documented by the Chicago Historic Resources Survey;
4. Facilitate the assembly, preparation, and marketing of vacant and/or underutilized sites primarily for industrial development, but also for commercial, residential, and/or public/institutional development in certain specified locations within the RPA as shown on the Proposed Land Use Map (**Map 6**) in this Report;
5. Replace, repair, or provide for new infrastructure where needed, including streets, sidewalks, curbs, gutters, underground water and sewer systems, and on-street parking improvements as needed to support new development and redevelopment within the RPA;
6. Provide for streetscaping, landscaping, and screening/buffering elements to visually link the area's diverse land uses and create a distinct identity for the area, while creating a secure, functional, and attractive environment for businesses, employees, and residents, as appropriate;
7. Coordinate the goals of this Redevelopment Plan with the goals and objectives of other underlying redevelopment plans and planning studies, where appropriate, and coordinate available federal, state, and local resources, as appropriate;
8. Provide opportunities for women-owned, minority-owned, and locally-owned businesses to share in the job and construction opportunities associated with the redevelopment of the Stevenson/Brighton RPA;
9. Support job training/welfare to work programs and increase employment opportunities for area residents; and

10. Achieve desirable changes of land use, where appropriate, through a coordinated public/private effort.

Strategies. These objectives will be implemented through four specific and integrated strategies. These include:

1. **Implement Public Improvements.** A series of public improvements throughout the Stevenson/Brighton RPA may be designed and implemented to help define and create an identity for the area, prepare sites for anticipated private investment, and create a more conducive environment for private development. Public improvements that are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include improvement or development of streetscaping, street and sidewalk lighting, alleyways, underground water and sewer infrastructure, parks or open space, schools, and other public improvements consistent with the Redevelopment Plan and Project. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

2. **Encourage Private Sector Activities and Support New Development.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Redevelopment Plan and Project.

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate, or restore private or public improvements on one or several parcels (collectively referred to as “Redevelopment Projects”).

The City requires that developers who receive TIF assistance for market-rate housing set aside 20 percent of the units to meet affordability criteria established by the City’s Department of Housing or any successor agency. Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than 100 percent of the area median income, and affordable rental units should be affordable to persons earning no more than 60 percent of the area median income. TIF funds can also be used to pay for up to 50 percent of the cost of construction or up to 75 percent of interest costs for new housing units to be occupied by low-income and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act.

3. **Develop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized properties within the Stevenson/Brighton RPA is expected to stimulate private investment and increase the overall taxable value of properties within the RPA. Development of vacant

and/or underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites.

4. **Facilitate Property Assembly, Demolition, and Site Preparation.** Financial assistance may be provided to private developers seeking to acquire land and assemble and prepare sites in order to undertake projects in support of this Redevelopment Plan and Project.

Specific sites listed in **Appendix 3** may be acquired and assembled by the City to attract future private investment and development. In addition, to meet the goals of this Redevelopment Plan and Project, the City may acquire other property throughout the RPA. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain, through the Tax Reactivation Program, or other programs and may be for the purpose of (a) sale, lease or conveyance to private developers; or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

In connection with the City exercising its powers to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing this Redevelopment Plan and Project, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Plan. Relocation assistance may be provided to facilitate redevelopment of portions of the RPA, and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City. If at any time during the life of the TIF, ten or more inhabited residential units become displaced or will become displaced as a result of Redevelopment Plan, then a housing impact study will be completed and the Redevelopment Plan will be amended to incorporate it.

Required Findings

The conditions required under the Act for the adoption of the Eligibility Study and Redevelopment Plan and Project are found to be present within the Stevenson/Brighton RPA.

1. The RPA has not been subject to growth and development through investment by private enterprise. From 2000 to 2005 the growth of equalized assessed value (EAV) in the Stevenson/Brighton RPA has lagged behind the City of Chicago. The compound annual growth rate of EAV in the Stevenson/Brighton RPA was 5.6 percent between 2000 and 2005. This is 29 percent lower than the 7.9 percent growth experienced by the City of Chicago during this period.

Lack of investment is also evidenced through the absence of recent building permit activity. Although a majority of the building permits issued from January 2000 to October 2006 did represent new investment, the total number of permits does not indicate a significant level of growth or development through investment by private enterprise. The 162 building permits representing new investment in the form of new construction, rehabilitation, or repairs issued from January 2000 to October 2006 total approximately \$7.95 million, representing approximately 1.2 percent of the total assessor's market value of all property located within the RPA.

2. Without the support of public resources, the redevelopment objectives of the Stevenson/Brighton RPA will most likely not be realized. TIF assistance may be used to fund land assembly, site preparation, infrastructure improvements, and improvements and expansions to public facilities. But for creation of the Stevenson/Brighton RPA, these types of projects are unlikely to occur without the benefits associated with the designation of the Stevenson/Brighton RPA as a tax increment financing district.
3. The Stevenson/Brighton RPA includes only the contiguous real property that is expected to substantially benefit from the proposed Redevelopment Plan and Project improvements.
4. The proposed land uses described in this Redevelopment Plan and Project must be approved by the Chicago Plan Commission prior to its adoption by the City Council.

2. Introduction

The Study Area

This document serves as the Eligibility Study and Redevelopment Plan and Project for the Stevenson/Brighton Redevelopment Project Area. The Stevenson/Brighton RPA is located within the Archer Heights, Brighton Park, Gage Park, Garfield Ridge, and South Lawndale Community Areas of the City of Chicago (the “City”), in Cook County (the “County”). In September 2003, *S. B. Friedman & Company* was engaged to conduct a study of certain properties in this neighborhood to determine whether the area containing these properties would qualify for status as a “blighted area” and/or “conservation area” under the Act.

This Eligibility Study summarizes the analyses and findings of *S. B. Friedman & Company’s* work which, unless otherwise noted, are solely the responsibility of *S. B. Friedman & Company*. The City is entitled to rely on the findings and conclusions of the Plan in designating the Stevenson/Brighton RPA as a redevelopment project area under the Act.

S. B. Friedman & Company has prepared this Eligibility Study with the understanding that the City would rely: (1) on the findings and conclusions of the Plan in proceeding with the designation of the study area as the Stevenson/Brighton RPA and the adoption and implementation of the Redevelopment Plan and Project, and (2) on the fact that *S. B. Friedman & Company* has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the Stevenson/Brighton RPA, so that the Plan will comply with the Act and that the Stevenson/Brighton RPA can be designated as a redevelopment project area in compliance with the Act.

The community context of the Stevenson/Brighton RPA is detailed on **Map 1**.



The Stevenson/Brighton RPA is located within the Archer Heights, Brighton Park, Gage Park, Garfield Ridge, and South Lawndale Community Areas of the City of Chicago. The RPA is irregular in shape and consists of 884 tax parcels on 93 tax blocks. The RPA is located wholly within the City of Chicago.

Map 2 details the boundary of the Stevenson/Brighton RPA, which includes only the contiguous real property that is expected to substantially benefit from the Redevelopment Plan and Project improvements discussed herein.

Appendix 1 contains a legal description of the Stevenson/Brighton RPA.

Map 1 Community Context

Legend

-  Proposed Stevenson/
Brighton TIF Boundary
-  Existing TIF Boundary



City of Chicago

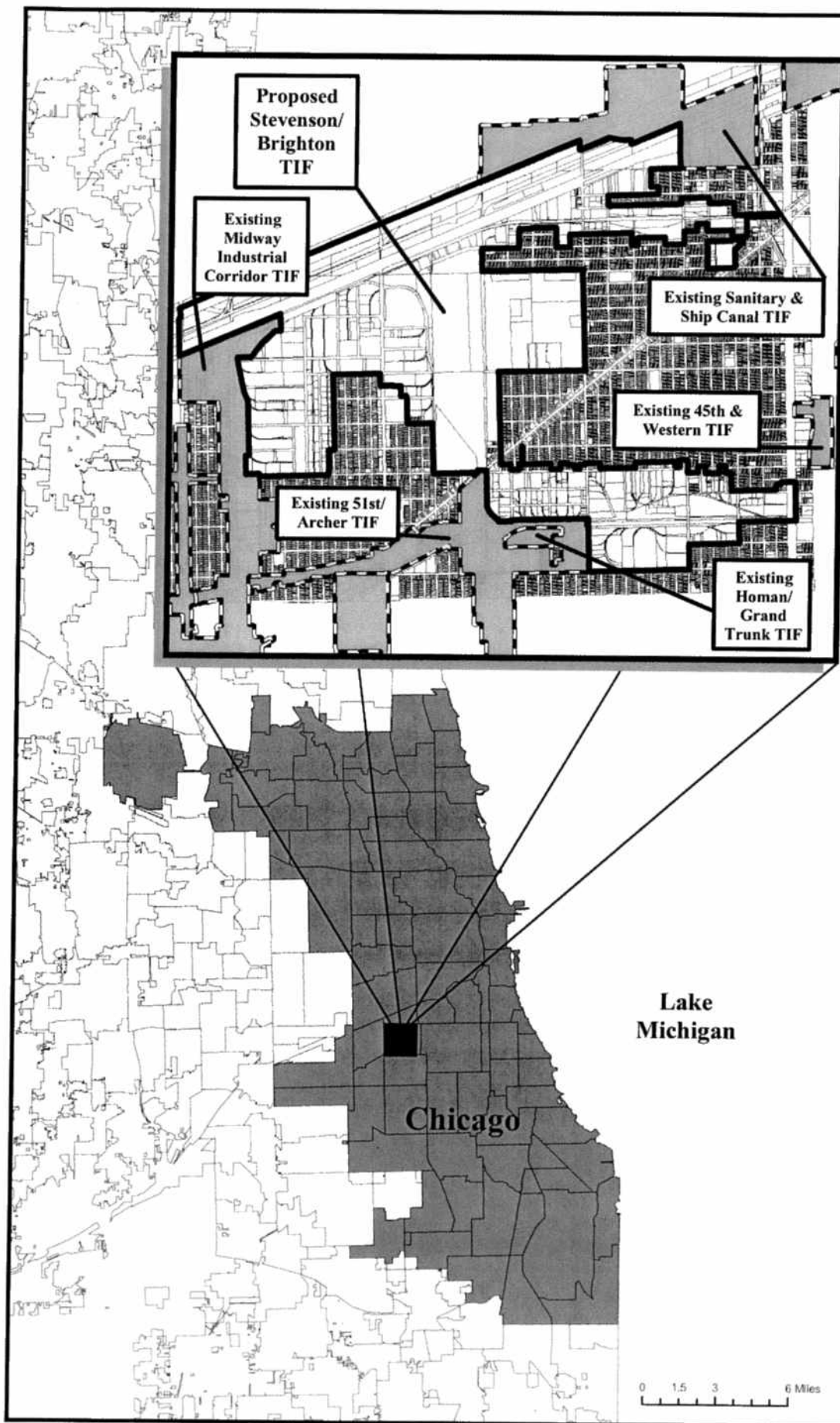
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Map 2 Boundary Map

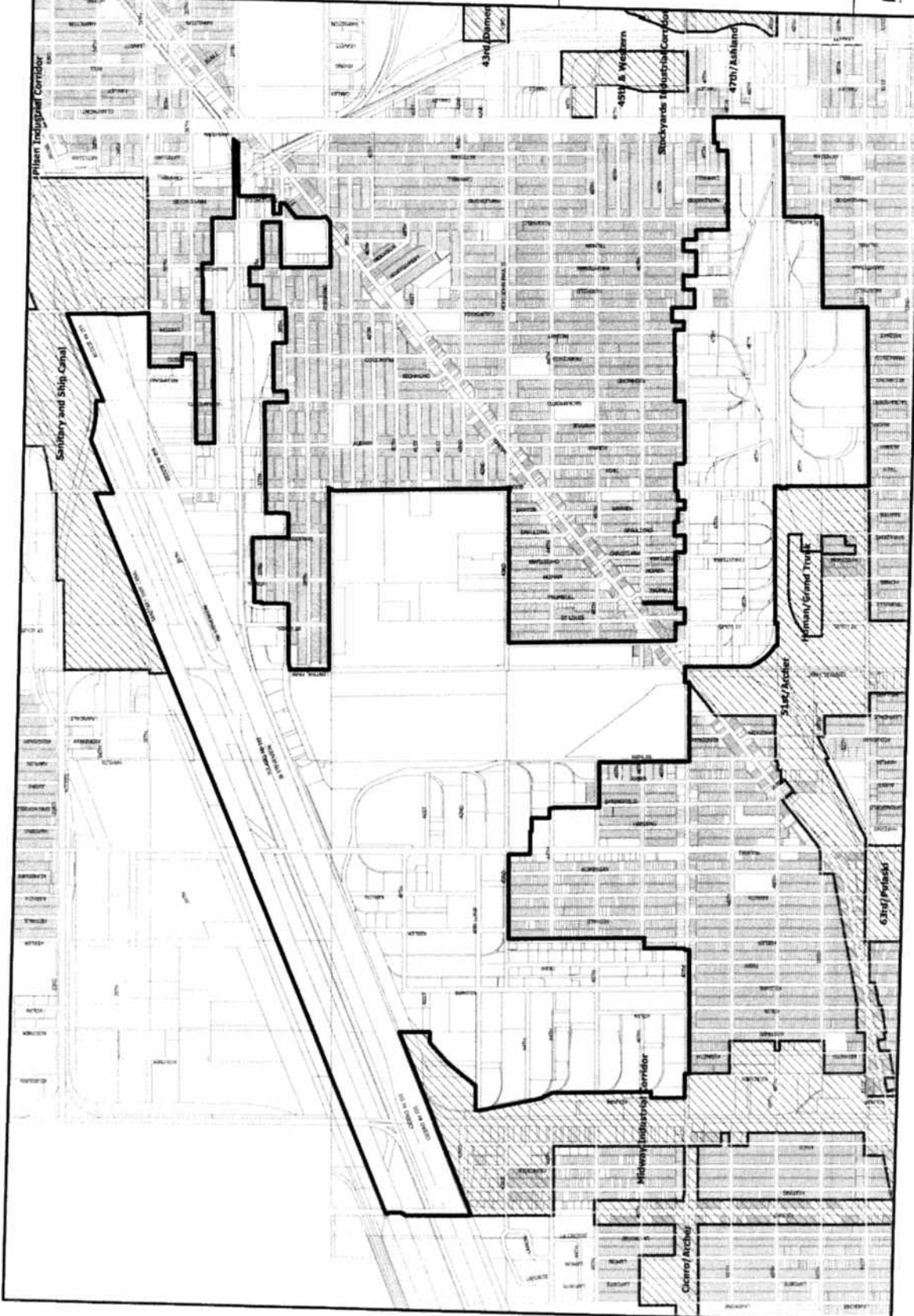
- Legend**
- Proposed Stevenson/
Brighton TIF Boundary
 - Existing Surrounding TIF
Boundaries



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The Eligibility Study covers events and conditions that exist and that were determined to support the designation of the Stevenson/Brighton RPA as a “blighted area” under the Act at the completion of our research on October 24, 2006 and not thereafter. Events or conditions, such as governmental actions and additional developments occurring after that date are excluded from the analysis. The improved parcels suffer from deterioration of buildings, infrastructure, and parking; structures below minimum code standards; excessive vacancy; inadequate utilities; and lack of growth and investment. Without a comprehensive approach to address these issues, the RPA is not likely to benefit from future development opportunities. The Redevelopment Plan and Project address these issues by providing the means to facilitate private development and improvements to the area’s infrastructure and public facilities. These improvements will benefit all of the property within the RPA by alleviating conditions qualifying the RPA as a blighted area.

History of Area¹

The Stevenson/Brighton RPA is located in portions of the Archer Heights, Brighton Park, Gage Park, Garfield Ridge, and South Lawndale Community Areas. The Archer Heights Community Area is roughly bounded by the Stevenson Expressway to the north, Belt Line Railroad to the south and west, and the Santa Fe Railroad to the east. Brighton Park is east of Archer Heights and is roughly bounded by the Stevenson Expressway to the north, South Western Avenue to the east and West 49th Street to the south. Gage Park is south of Brighton Park and is roughly bounded by West 49th Street to the north, West 59th Street to the south, South Central Park Avenue to the west, and South Western Avenue to the east.

Archer Heights. The Archer Heights Community Area was annexed to Chicago in 1889. Because it was originally a marshy area, development proceeded slowly. Beginning in 1912 Polish families slowly moved into the area attracting additional real estate development. With the provision of public amenities in the 1920s, the residential population nearly tripled from 2,863 in 1920 to 8,120 in 1930 with the continued influx of Polish immigrants. Despite significant regional population growth in the 1930s and 1940s in nearby communities, Archer Heights grew more slowly. This was due to the fact that much of the land in the area was held by railroads or reserved for future industrial development and a lack of public transit options limiting the ability of residents to access employment.

From 1950 to 1970 the population grew from 8,700 to a peak of 11,100 with growth concentrated in the southwestern section of the neighborhood. Despite a decrease in population to about 9,200 in the mid-1990s the population has largely remained stable. The completion of CTA’s Orange line to Midway Airport in the early 1990s is credited with boosting property values in the neighborhood which is now a 30 minute “L” commute to downtown.

¹ Information on the history of the Archer Heights, Brighton Park, and Gage Park community areas was derived from the Local Community Fact Book of Chicago Metropolitan Area 1990, edited by the Chicago Fact Book Consortium (copyright 1995, Board of Trustees of the University of Illinois) at pages 168-171 and 182-183. Information on the history of the Garfield Ridge and South Lawndale community areas was derived from *The Encyclopedia of Chicago*, Edited by James R. Grossman, Ann Durkin Keating, and Janice L. Reiff (copyright 2004, Newberry Library) at pages 326-327 and 769-770.

Archer Heights is still largely populated by people of Polish ancestry including many first generation Americans. There is a small but growing Hispanic population in the area. Approximately two-thirds of homes in the area are owner occupied. There are relatively low levels of poverty when compared to median rate for the rest of the City. It is a stable, working-class community with many residents working in manufacturing and clerical jobs. The population of Archer Heights is significantly older than the City as a whole, with ten percent more people 65 and older than the rest of the City. Businesses line South Archer Avenue, South Pulaski Road, and West 47th Street, while southwestern Archer Heights is the main residential district.

Brighton Park. The Brighton Park Community Area is located to the east of Archer Heights. It too was originally swampland and home to stockyards, powder mills, and brickyards in the early 1800s. In the mid-19th century the neighborhood pinned its hopes on becoming a central hub of the livestock trade, however with the completion Union Stockyards in 1865 Brighton Park's hopes for attracting the livestock trade were soon abandoned.

In 1887 the Santa Fe Railroad opened its Corwith Yards at West 35th Street and South Central Park Avenue providing a much needed industrial base. Shortly thereafter, in 1889 it became a part of Chicago. In the early twentieth century, industrial employment, particularly in the meatpacking industry, grew rapidly with corresponding population growth. Excellent public transit service to the Stock Yard District and the Loop also helped fuel the growth of the neighborhood. As of 1900 Poles, Lithuanians, and other East Europeans began to outnumber the early German immigrants. The 1920s witnessed significant development; and in 1931 Brighton Park included 46,552 residents, its highest population level ever. Since the 1930s, population has declined by approximately 25 percent reaching a low point of 31,000 around 1980.

In the 1970s and 1980s, Brighton Park saw much of its industrial employment base disappear. However, recently the area has seen a population increase to almost 45,000 people as a result of the arrival of Hispanic immigrants to the area. The community is about 80 to 85 percent Hispanic and not surprisingly has developed a distinctly Latin American flavor in recent years. The neighborhood is well located near the Loop and has strong transit links and remains a stable, working-class area.

Gage Park. The Gage Park Community Area is located south of Brighton Park. It was initially settled in the mid-1800s by German farmers and was a low lying area characterized in its early years by real-estate speculation. In 1899 the area was annexed to Chicago. Between 1905 and 1919 hundreds of brick bungalows and two-flats were built spurred by the development of the belt railroad which encouraged industrial development along their tracks. The residential boom in the 1920s was fueled by European immigration and industrial expansion and drove the area's population to its peak of 31,500 around 1930. By this time most of the streets were paved and public improvements installed. After a brief burst of residential growth following World War II, Gage Park has seen little new growth over the last thirty years.

In the 1960s, Gage Park was the site of organized civil rights protests. By the early 1970s it became the scene of a boycott designed to resist school redistricting that sought to bring in more

African-American and Hispanic students. Only two communities in Chicago experienced a higher percentage of growth in the 1980s which, in Gage Park, is primarily attributed to the increase in the Hispanic population.

Today businesses are clustered on West 51st Street from South Western Avenue to South Kedzie Avenue and in scattered pockets on West 55th Street and West 59th Street on South Kedzie Avenue. The core industrial areas are north of West 51st Street between South California Avenue and the Santa Fe tracks. The housing stock is largely owner occupied; and while the houses are less expensive than the median for Chicago, it is still considered a solid, middle-class neighborhood.

Garfield Ridge. Formerly Archer Limits, Garfield Ridge is a relatively young neighborhood of single-family houses along the western boundary of the City. It takes its name from Garfield Boulevard (55th Street), a main east-west thoroughfare, and a minor topographic rise left behind the retreat of glacial Lake Michigan. There was little agricultural development in this area due to the soggy prairies. Industrial development occurred first outside of the neighborhood and then moved into the area, spurring residential development after 1900.

Among the first to settle permanently were Dutch farmers specializing in market gardening, and in 1899 the Archer Avenue Reformed Church, formerly of Summit. Intensive residential use began in the northeast section of the area, in what was known as the Sleepy Hollow neighborhood. More substantial growth came in the 1920s. During that decade, the population jumped from 2,472 to 6,050, with Eastern European immigrants, accounting for the bulk of the increase. The expanding industrial base around Garfield Ridge and surrounding communities offered jobs and incentive to settle in the area. Archer Avenue, with its streetcar line, evolved into the main commercial corridor for the community. In 1926, the neighborhood's essential economic infrastructure was set in place with the opening of the Chicago Municipal Airport (later Midway). Despite urban growth, the rural character of the area lingered. In 1936, residents commented on the still village-like appearance of the section west of South Central Avenue, with dirt roads, farmhouses, haystacks, and grazing animals filling the landscape.

The pace of development slowed during the Great Depression years, but between 1940 and 1950 the population almost doubled from 6,813 to 12,900, and more than tripled to 40,449 during the following decade. During the 1940s industrial growth, fostered in part by the activity at Midway Airport, led to an increase in residential home-building predominantly in the form of single-family houses. At the beginning of 1950 the community was entirely white. In 1960, Garfield Ridge maintained a high rate (almost 40 percent) of foreign-born residents, but for the first time included a sizable African American population (6.6 percent). Blacks lived exclusively in LeClaire Courts, a low-rise public housing project along South Cicero Avenue just south of the Stevenson Expressway, completed by the Chicago Housing Authority in 1950 and expanded in 1954. Garfield Ridge's population peaked in 1970 at 42,998.

The decline of Midway Airport traffic as airlines moved to O'Hare Airport led to declines in businesses, jobs, and population. Most of the residents who left were white, while fewer blacks and Hispanics left the neighborhood. In 2000, of the 36,101 residents of Garfield Ridge 77 percent were white (more than one-third Polish ancestry) and 12 percent were black; about 4 percent were

Hispanic, predominantly of Mexican heritage. In the 1990s, with the renewed interest and investment in Midway Airport and the arrival of rapid transit to downtown, the community continued on its path to urban maturity.

South Lawndale. The South Lawndale Community Area is located north of Brighton Park and Archer Heights. It is bounded by the Stevenson Expressway at its southern limits, West Cermak Road to the north, and South Western and South Cicero avenues as its east to west boundaries respectively. South Lawndale was settled first in the aftermath of the Fire of 1871 by Germans and Czechs. Successive groups that include Polish immigrants and now Hispanics, have followed to take advantage of employment opportunities in nearby industry.

This blue-collar community area has experienced major economic dislocations since the late 1960s, with the closure of the huge International Harvester plant in the southeast quadrant and the Western Electric complex along its western boundary. The 1990 census recorded an unemployment rate of 14 percent.

By 2000, 91,071 people resided in the area. Eighty three percent were Hispanic, and nearly half were foreign-born. This represented an appreciable increase in South Lawndale's Hispanic population, from 47 percent in 1980 and 4 percent in 1970. There has also been a growth in the population under 20 years of age. Over the last several decades, 40 percent of the total population has been under 20 years of age.

The housing stock dates primarily to the period before World War I. Only 5 percent of the 20,000 housing units standing in 1990 were less than 20 years old. The median home value in 2000 was \$105,000, compared to slightly less than \$50,000 in 1990. Rental properties that averaged \$360 per month in 1990 increased at least 50 percent in the following decade.

The Stevenson/Brighton RPA as a whole is lacking investment by the private sector. Rehabilitation and new development in the area has been minimal. Much of the area suffers from physical decay and outdated and deteriorated structures. A coordinated redevelopment strategy is needed to address these issues to improve the physical conditions in the RPA. In order to address these issues, the City has created two industrial corridors which encompass portions of these neighborhoods. These include the Stevenson Industrial Corridor, which is generally bounded by the Stevenson Expressway on the north, West 55th Street on the south, South Campbell Avenue on the east, and South Cicero Avenue on the west; and the Brighton Park Industrial Corridor, which is generally bounded by West 47th Street on the north, West 53rd Street on the south, South Campbell Avenue on the east, and South Lawndale Avenue on the west. The designation of the Stevenson/Brighton RPA is necessary to provide resources to address these issues and stimulate private investment

Existing Land Use

Based upon *S. B. Friedman & Company's* research, six major land uses have been identified within the Stevenson/Brighton RPA:

- Industrial;

- Commercial;
- Railroad and Right-of-Way;
- Vacant Land;
- Residential; and
- Public/Institutional

The existing land use pattern in the Stevenson/Brighton RPA is shown in **Map 3 (Maps 3A and 3B)** show detailed existing land use patterns for the northeast and southeast portions of the proposed RPA). The predominant land use within the area is industrial. Other uses include vacant land, commercial, railroad and right-of-way, residential, and institutional.

Industrial. Industrial is the primary land use in the RPA. The land use for approximately 63 percent of the acreage in the study area can be characterized as industrial. The Corwith Intermodal Yard freight facility, which occupies 317 acres in the central portion of the RPA is the largest industrial use in the area.

Commercial. Commercial development is interspersed throughout the RPA; however, the two primary commercial areas include Kedzie Plaza South and Kedzie Plaza East which are both located at 47th West and South Kedzie Avenue, and the area at the intersection of West 40th Street and South Karlov Avenue where the Greater Chicago Food Depository and a wholesale grocer is located.

Railroad Right-of-Way. The main rail lines that pass through the RPA include BNSF Railroad and Norfolk Southern Railroad.

Vacant. There are a total of 54 vacant parcels, or six percent of the total number of parcels, within the proposed RPA. These parcels are interspersed and distributed throughout the RPA, and include some vacated railroad spurs, particularly along the portion of the RPA located around West 49th.

Residential. There are 50 residential units in the RPA. Single family homes account for 22 of these units, four of which are situated on the block located at northeast corner of West 48th Street and South California Avenue, one located on South Talman Avenue between West 47th and West 48th streets, and ten of which are located on the west side of the street on S. Rockwell Street between West 36th Place and West 37th Street. Another five single family homes are located on both sides of West 38th Street east of South Rockwell Street, and two are located along West 47th Street between South Spaulding Avenue and South Sawyer Avenue.

Twenty-eight of these units are multi-family housing. Ten of these units are located in two-flat buildings at northeast corner of West 48th Street and South California Avenue, four are located in two-flat and mixed-use buildings in the block at the southeast corner of West 38th Street and South Rockwell Street, four are located in two-flat buildings on West 47th Street between South Spaulding Avenue and South Sawyer Avenue, eight are located in two multi-family buildings on the block in the northeast corner of West 47th Street and South Kedzie Boulevard, and two are located in a two-flat located on West 47th Street between Archer Avenue and St. Louis Avenue.

Map 3
Existing
Land Use

- Legend**
- Proposed Stevenson/Brighton TIF Boundary
 - Industrial
 - Commercial
 - Residential
 - Mixed Use
 - Residential/Commercial
 - Public/Institutional
 - Railroad Right-of-Way
 - Park/Open Space
 - Vacant

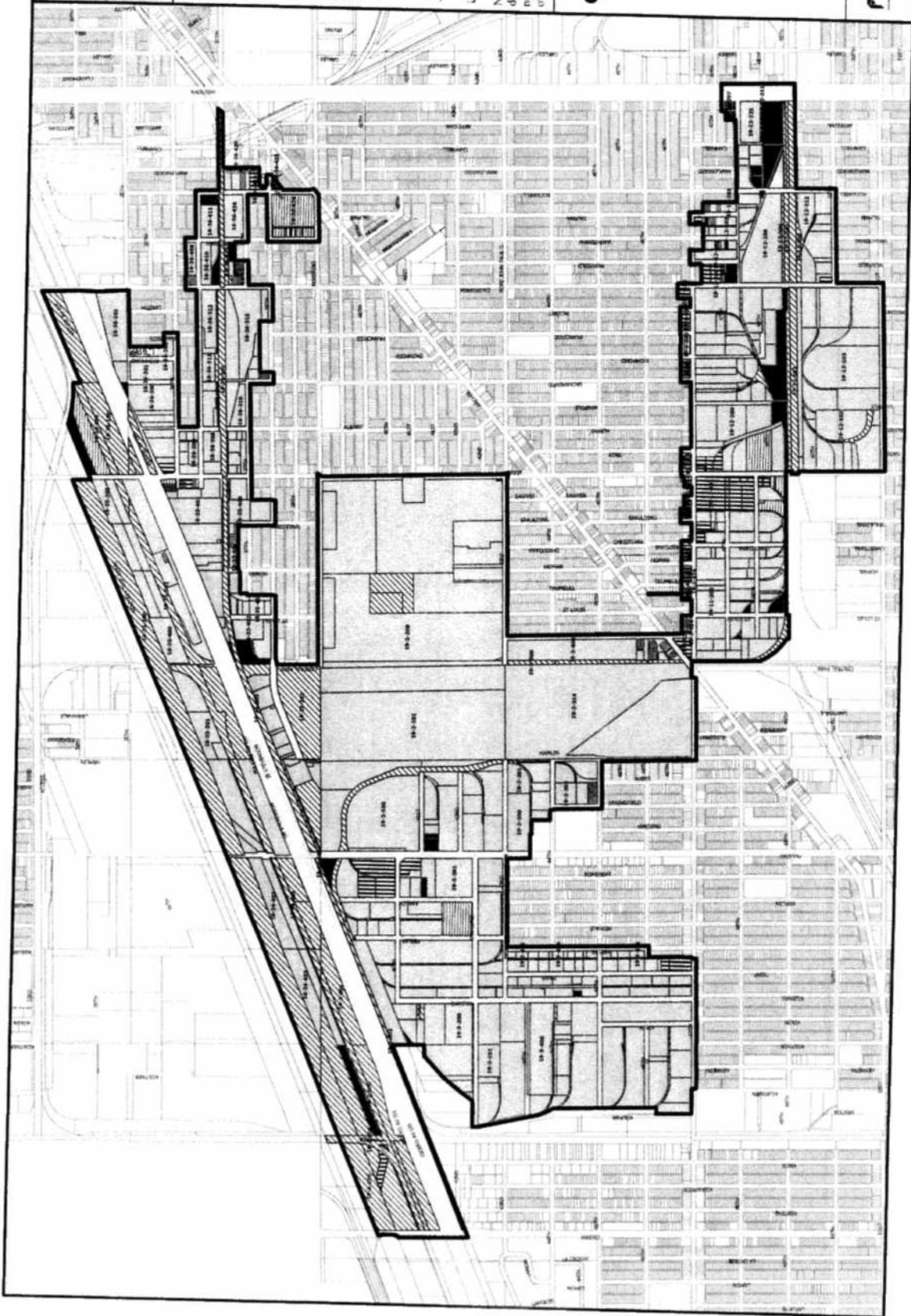


Note: Maps 3A and 3B show detailed existing land use for northeast and southeast portions of RPA respectively

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Map 3A
Existing
Land Use

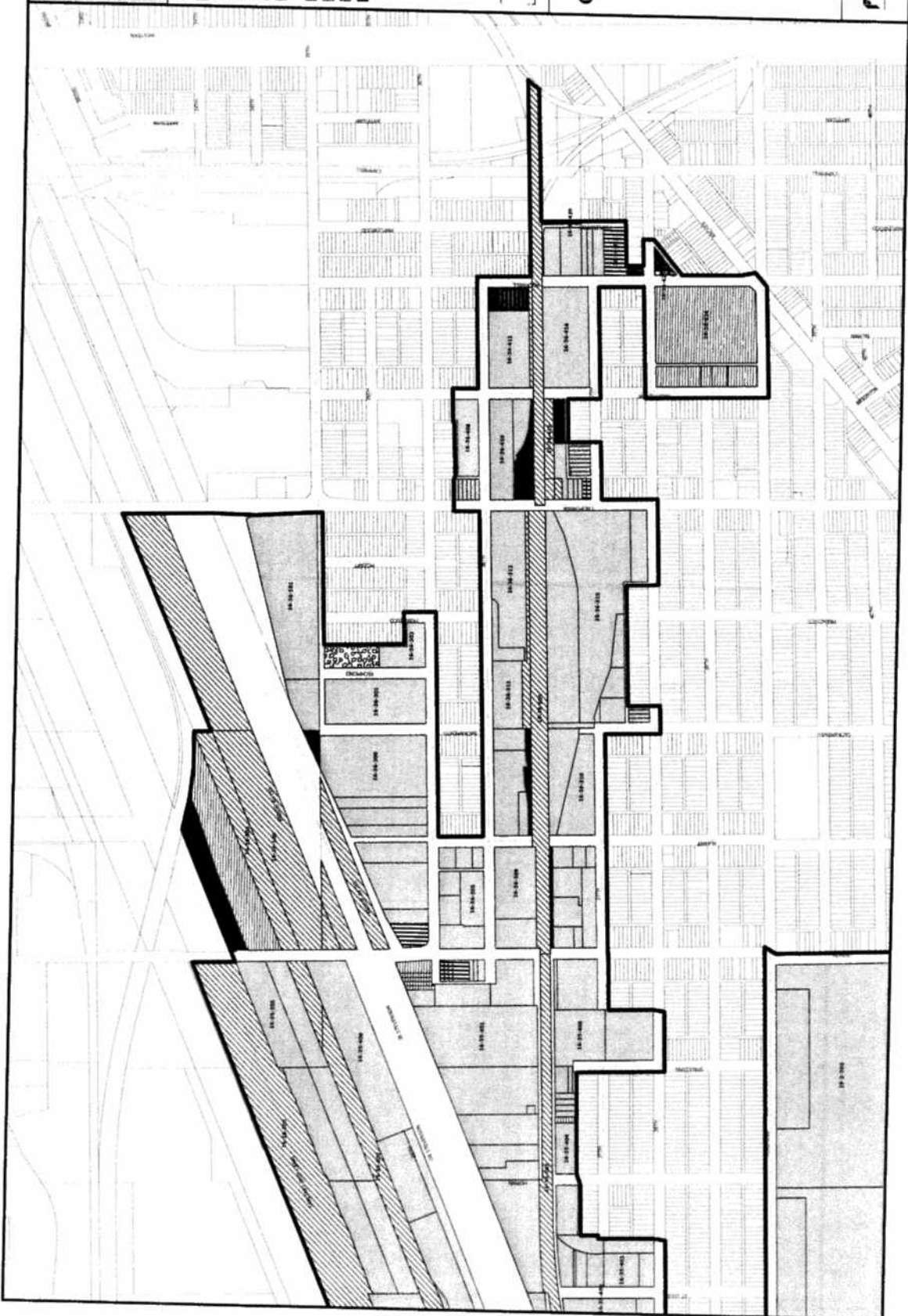
- Legend**
- Proposed Stevenson Brighton TIF Boundary
 - Industrial
 - Commercial
 - Residential
 - Mixed Use
 - Residential/Commercial
 - Public/Institutional
 - Railroad Right-of-Way
 - Park/Open Space
 - Vacant



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Map 3B
Existing
Land Use

- Legend**
- Proposed Stevenson/Brighton TIF Boundary
 - Industrial
 - Commercial
 - Residential
 - Mixed Use
 - Residential/Commercial
 - Public/Institutional
 - Railroad/Right-of-Way
 - Park/Open Space
 - Vacant



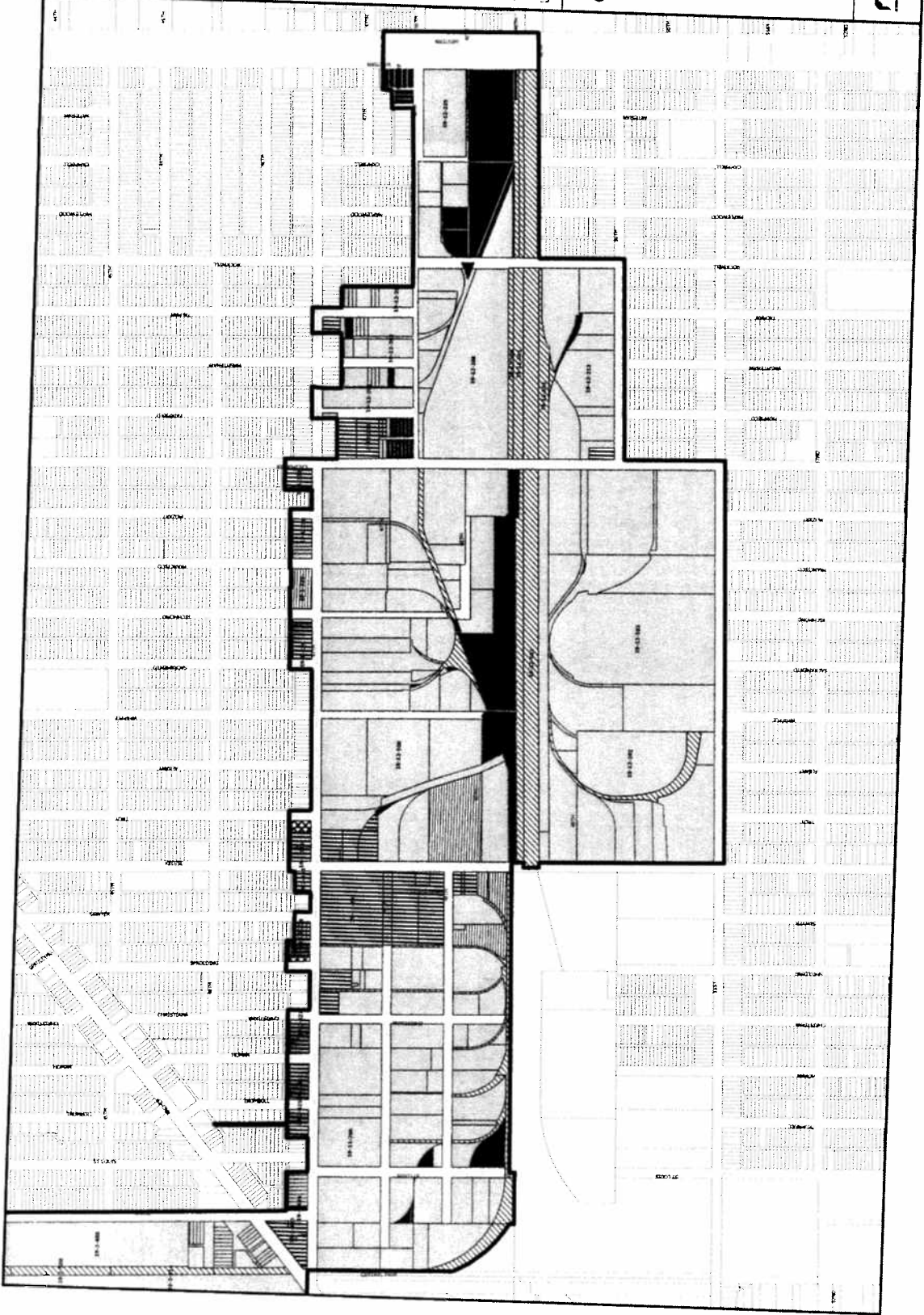
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December 1, 2006

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A Division of the City of Chicago



Because the RPA contains less than 75 inhabited residential units, and the City has certified that any displacements of inhabited residential will not equal or exceed ten in number, a Housing Impact Study has not been prepared.

Public/Institutional. Institutional uses within the RPA include a CTA bus barn located at the intersection of West Pershing Road, South Rockwell Street, and South Archer Avenue; two CTA bus stops/turnarounds located at West 36th Street and South Kedzie Avenue and West 49th Street and South Kedzie Avenue; and a CTA parking lot located at West 49th Street and South Sawyer Avenue.

Also in the RPA is Brighton Park, a small Chicago Park District park located at West 35th Street and South Richmond Avenue.

Historically Significant Structures

S. B. Friedman & Company obtained data from the Chicago Historic Resources Survey (the “CHRS”) to identify architecturally and/or historically significant buildings located within the Stevenson/Brighton RPA. The CHRS identifies over 17,000 Chicago properties and contains information on buildings that may possess important architectural and/or historical significance. Of these, six buildings and structures color coded as “orange” are found in the Stevenson/Brighton RPA. These are:

Address	Description
3700 S. Rockwell St.	2-story brick manufacturing building
4800 S. St. Louis Ave.	1-story brick manufacturing building
4722 S. Washtenaw Ave.	1-story brick electrical substation building
4716 S. Talman Ave.	2-story wood-frame house
4801-29 S. Whipple St.	1-story brick manufacturing building
southeast corner W. 47 th St. & S. Whipple St.	historic lamp post, marked “Kenwood Manufacturing District”

Two railroad bridges crossing the Chicago Sanitary and Ship Canal on the northern edge of the Stevenson/Brighton RPA have been given preliminary Chicago Landmark designation by the Commission on Chicago Landmarks as part of the “Historic Chicago Railroad Bridges” landmark designation. These are:

Approximate Location	Description
Chicago Sanitary and Ship Canal: North of 35 th St., East of Pulaski Rd. near Lawndale Ave.	Illinois Central Railroad Swing Bridge
Chicago Sanitary and Ship Canal: North of the Stevenson Expressway, East of Kedzie Ave.	Illinois Central Railroad Swing Bridge

3. Eligibility Analysis

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Based upon the conditions found within the Stevenson/Brighton RPA at the completion of *S. B. Friedman & Company's* research, it has been determined that the Stevenson/Brighton RPA meets the eligibility requirements of the Act as a blighted area. The following text outlines the provisions of the Act to establish eligibility.

Under the Act, two primary avenues exist to establish eligibility for an area to permit the use of tax increment financing for area redevelopment: declaring an area as a “blighted area” and/or a “conservation area.”

“Blighted areas” are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. “Conservation areas” are those improved areas which are deteriorating and declining and soon may become blighted if deterioration is not abated.

The statutory provisions of the Act specify how a district can be designated as a “conservation area” and/or “blighted area” district based upon an evidentiary finding of certain eligibility factors listed in the Act. The eligibility factors for each designation are identical for improved property. A separate set of factors exists for the designation of vacant land as a “blighted area.” There is no provision for designating vacant land as a conservation area.

Factors for Improved Property

For improved property to constitute a “blighted area,” a combination of five or more of the following 13 eligibility factors listed at 65 ILCS 5/11-74.4-3 (a) and (b) must meaningfully exist and be reasonably distributed throughout the RPA. “Conservation areas” must have a minimum of 50 percent of the total structures within the area aged 35 years or older, plus a combination of three or more of the 13 eligibility factors which are detrimental to the public safety, health, morals, or welfare and which could result in such an area becoming a blighted area.

Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and

fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Presence of Structures below Minimum Code Standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

Illegal Use of Individual Structures. The use of structures in violation of the applicable Federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

Excessive Vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Lack of Ventilation, Light, or Sanitary Facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

Inadequate Utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

Deleterious Land Use or Layout. The existence of incompatible land use relationships, buildings occupied by inappropriate mixed uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

Environmental Contamination. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or Federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Lack of Community Planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

Factors for Vacant Land

Under the provisions of the "blighted area" section of the Act, for vacant land to constitute a "blighted area," a combination of two or more of the following six factors must be identified as being present to a meaningful extent and reasonably distributed which act in combination to impact the sound growth in tax base for the proposed district.

Obsolete Platting of Vacant Land. Parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

Diversity of Ownership. Diversity of ownership is when adjacent properties are owned by multiple parties. When diversity of ownership of parcels of vacant land is sufficient in number to retard or impede the ability to assemble the land for development, this factor applies.

Tax and Special Assessment Delinquencies. Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five years.

Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land. Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development had not previously occurred on the vacant parcels.

Environmental Contamination. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or Federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

Additionally, under the “blighted area” section of the Act, eligibility may be established for those vacant areas that would have qualified as a blighted area immediately prior to becoming vacant. Under this test for establishing eligibility, building records may be reviewed to determine that a combination of five or more of the 13 “blighted area” eligibility factors for improved property listed above were present immediately prior to demolition of the area’s structures.

The vacant “blighted area” section includes six other tests for establishing eligibility but none of these are relevant to the conditions within the Stevenson/Brighton RPA.

Methodology Overview and Determination of Eligibility

Analysis of eligibility factors was done through research involving an extensive field survey of all property within the Stevenson/Brighton RPA, as well as a review of building and property records. Building and property records include building code violation citations, building permit data, assessor information, and information of the age and condition of sewer and water lines within the RPA. Our survey of the area established that there are 302 primary structures and 884 tax parcels within the Stevenson/Brighton RPA. Ancillary structures including garages, sheds, and trailers are excluded from this total but were considered in our analysis of eligibility factors at the tax parcel level.

The Stevenson/Brighton RPA contains structures and other improvements of varying degrees of deterioration. The property was examined for qualification factors consistent with either the “blighted area” or “conservation area” requirements of the Act. Based upon these criteria, the property within the Stevenson/Brighton RPA qualifies for designation as a “blighted area” as defined by the Act.

To arrive at this designation, *S. B. Friedman & Company* calculated the number of eligibility factors present, and analyzed the distribution of the eligibility factors on a building-by-building and/or parcel-by-parcel basis and analyzed the distribution of the eligibility factors on a block-by-block basis. When appropriate, we calculated the presence of eligibility factors on infrastructure and ancillary properties associated with the structures. The eligibility factors were correlated to buildings using structure-base maps, property files created from field observations, record searches, and field surveys. This information was then graphically plotted on a parcel map of the Stevenson/Brighton RPA to establish the distribution of eligibility factors, and to determine which factors were present to a major extent.

Major factors are used to establish eligibility. These factors are present to a meaningful extent and evenly distributed within the RPA. Minor factors are supporting factors present to a meaningful extent on some of the blocks or on a scattered basis. Their presence suggests that the area is at risk of experiencing more extensive deterioration and disinvestment.

To arrive at this designation, *S. B. Friedman & Company* documented the existence of qualifying eligibility factors and confirmed that a sufficient number of factors were present within the RPA and evenly distributed.

Although it may be concluded under the Act that the mere presence of the minimum number of the stated factors may be sufficient to make a finding of the RPA as a blighted area, this evaluation was made on the basis that the blighted area factors must be present to an extent that indicates that public intervention is appropriate or necessary. In addition, the blighted area factors must be reasonably distributed throughout the RPA so that non-qualifying areas are not arbitrarily included in the RPA simply because of proximity to areas that qualify as a blighted area.

Blighted Area Findings

As required by the Act, within a blighted area, at least five of the 13 eligibility factors must be found present to a major extent within the Stevenson/Brighton RPA.

Our research has revealed that the following six factors are present to a major extent:

1. Deterioration;
2. Structures Below Minimum Code Standards;
3. Inadequate Utilities;
4. Lack of Growth in EAV;
5. Deleterious Land Use and Lay-Out; and
6. Excessive Vacancies

Based on the presence of these factors, the RPA meets the requirements of a “blighted area” under the Act.

Buildings, infrastructure, and parking areas within the RPA exhibit physical deterioration, including cracks in building exteriors, missing or damaged curbs, and cracked paving surfaces. Furthermore, the presence of recent code violations on multiple properties within the RPA underscores the documented deterioration. In addition, the area suffers from excessive vacancies. The extent and nature of these vacancies are likely to have negative effects on nearby properties and the future development of the RPA. The condition of underground utilities within the RPA is generally inadequate in that the RPA is serviced by water and sewer facilities that are antiquated or of insufficient capacity and are scheduled for or are overdue for repair/replacement. Finally, the total EAV of the RPA grew at a rate that was less than that of the balance of the municipality for four of the last five years (2000-2005). This period was chosen for this analysis because tax year 2005 was the most recent year in which the final equalized assessed value was available from the Cook County Assessor’s Office as of the date of this report.

Maps 4A through **4F** illustrate the presence and distribution of these eligibility factors on a block-by-block basis within the RPA. The following sections summarize our field research as it pertains to each of the identified eligibility factors found within the Stevenson/Brighton RPA.

1. Deterioration

Of the 302 primary buildings within the RPA, 163 (54%) exhibited deterioration of buildings. Catalogued deterioration included major defects in building components including collapsed or missing gutters and down spouts; cracked, broken or missing windows; evidence of roof leaks; building foundation problems; and cracked exterior wall surfaces. These are conditions not readily correctable through normal maintenance. Widespread structural deterioration is indicative of an area that has become blighted and would benefit from direct intervention.

In addition, deterioration was documented for much of the surface infrastructure within the RPA. Surface infrastructure was found to be deteriorated if damage to the sidewalks, curbs, parkways, street, or alley surfaces was so severe that significant repairs would be needed to restore them. Of the 884 parcels within the RPA, 257 (29%) exhibited deterioration of infrastructure. Combined, deterioration was found to affect 462 (52%) of the 884 parcels in RPA.

Overall, deterioration was considered to be present to a meaningful extent on 66 percent or more than three out of every five tax blocks within the Stevenson/Brighton RPA.

Map 4A
Eligibility
Factor Map
Deterioration

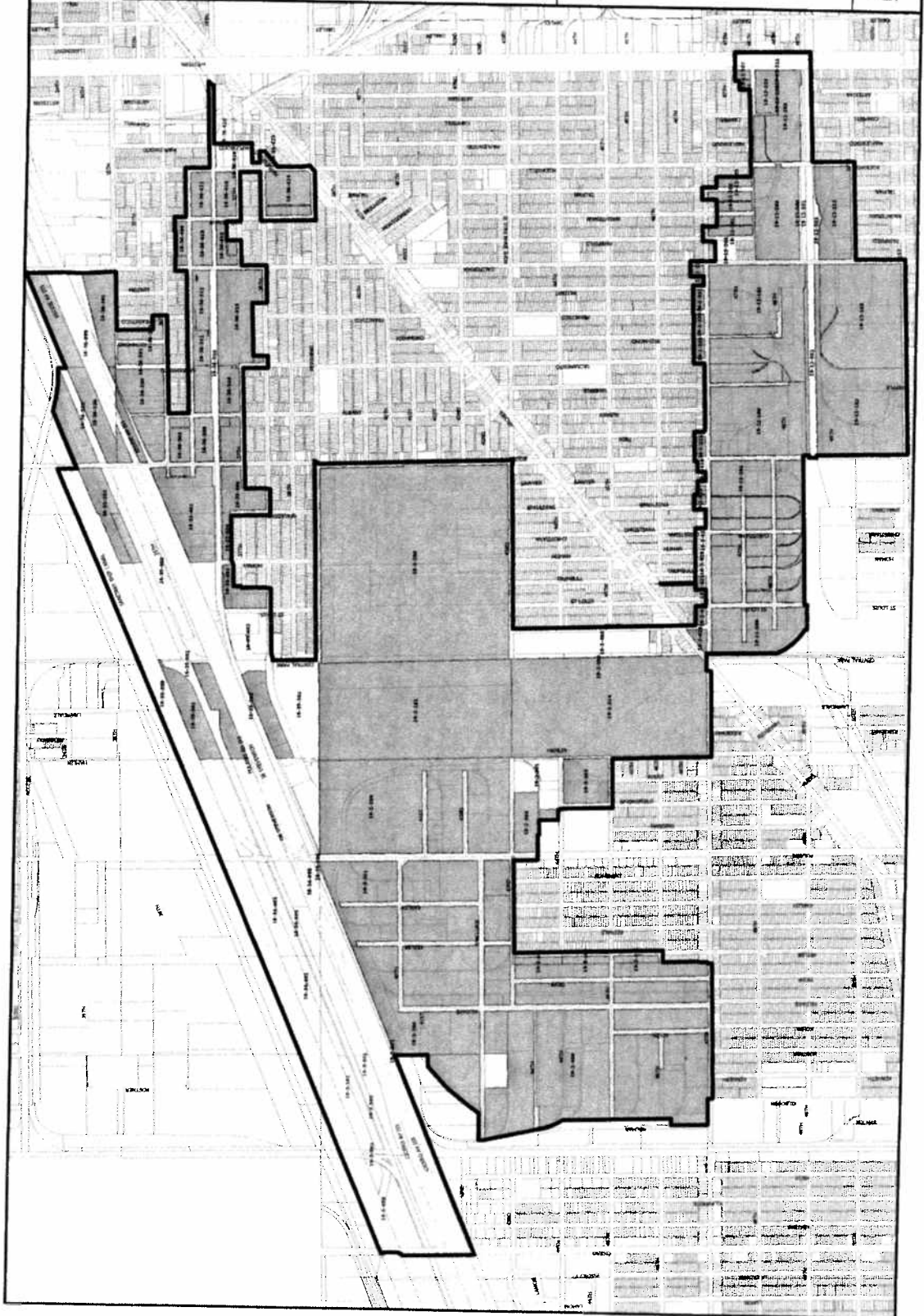
- Legend**
- Proposed Stevenson/
Brighton TIF Boundary
 - Deterioration



City of Chicago
Proposed
**Stevenson/
Brighton**
Tax Increment
Finance District

December 1, 2006

S. B. Friedman & Company
Tax Map Analysts and Assessors



Map 4B
Eligibility
Factor Map
Below Code

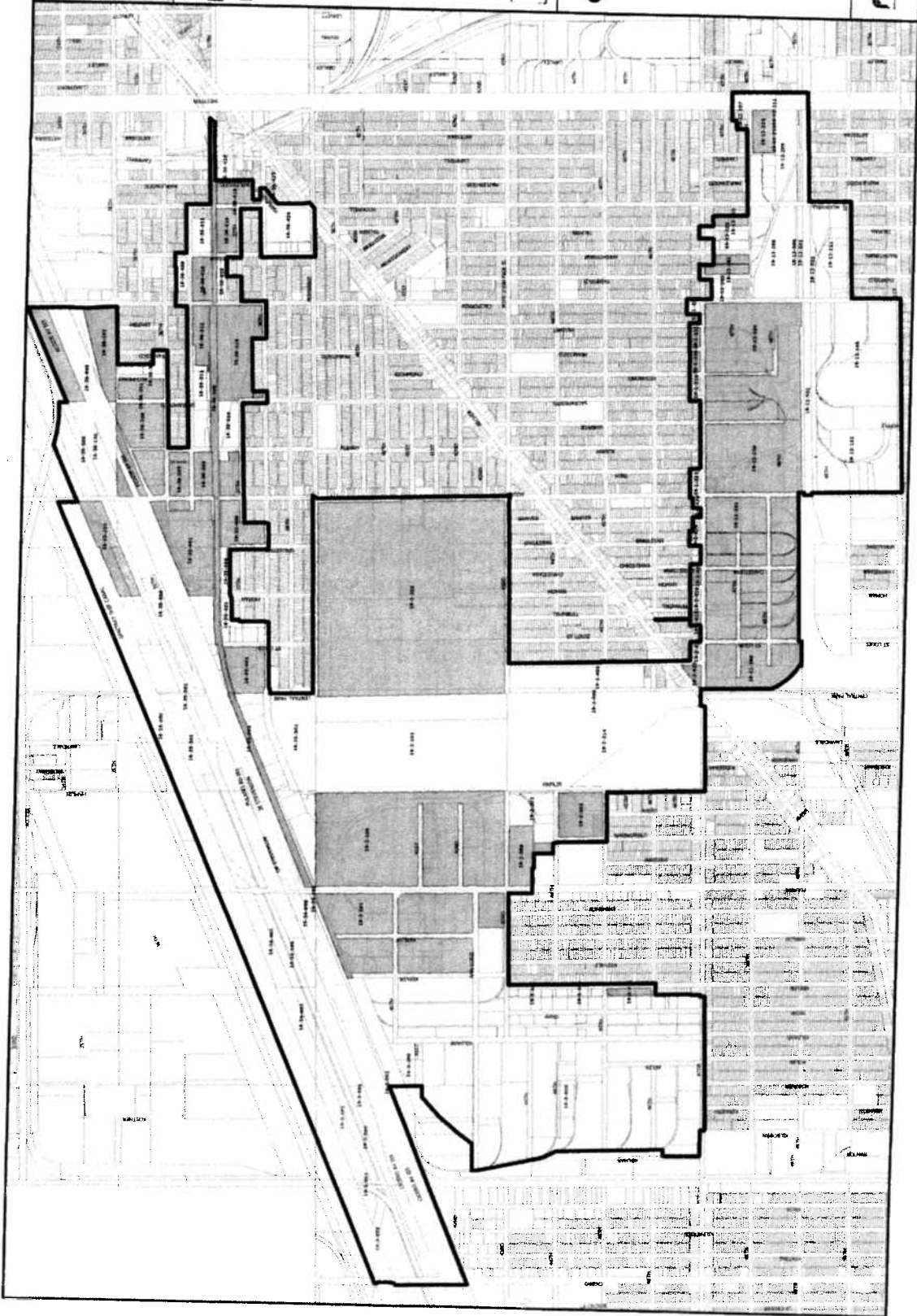
Legend
Proposed Stevenson/
Brighton TIF Boundary
Below Code



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Real Estate Services, Inc.



Map 4C
Eligibility
Factor Map
Inadequate Utilities

- Legend**
- Proposed Stevenson/
Brighton TIF Boundary
 - Inadequate Utilities

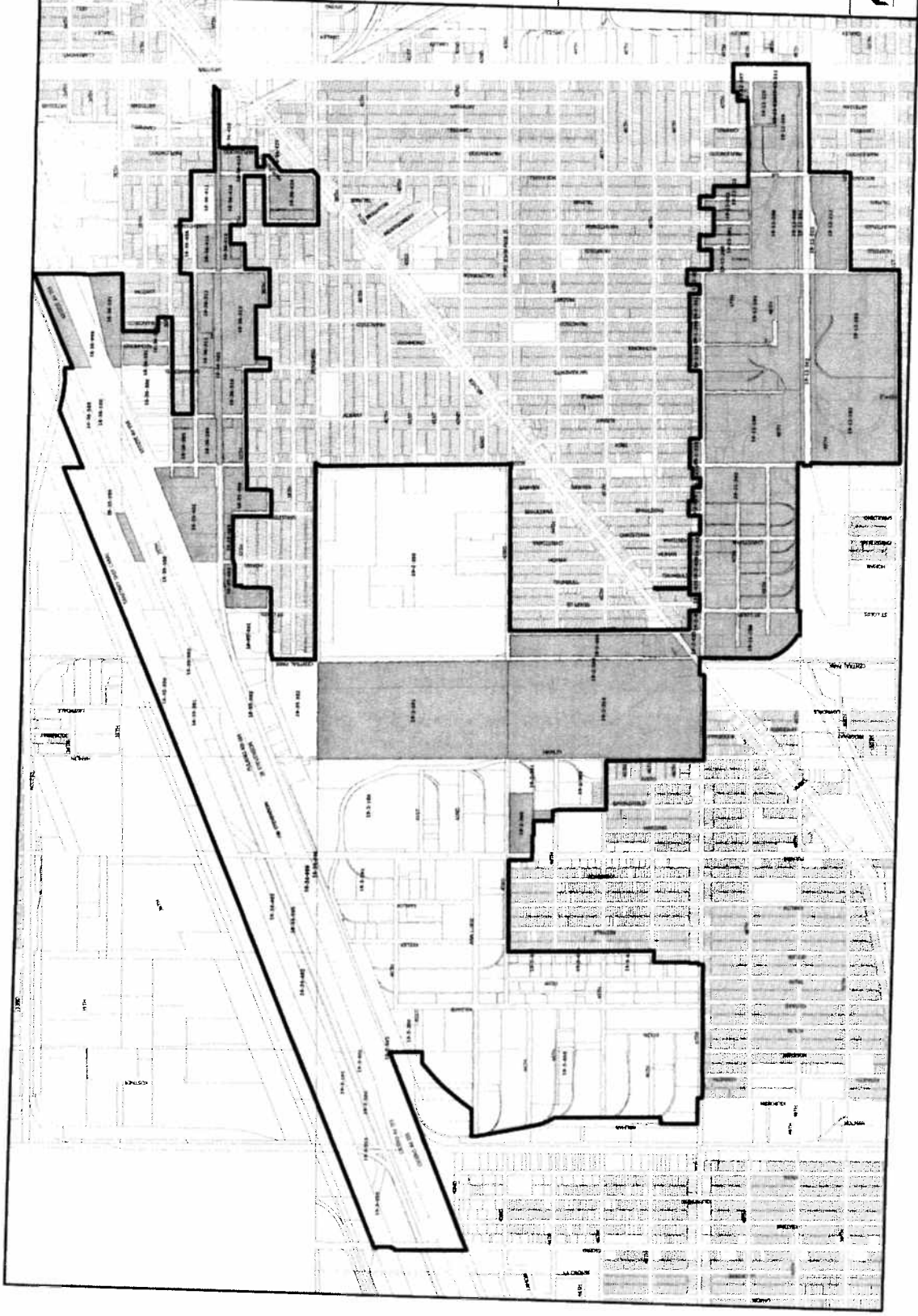


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Map 4D

Eligibility
Factor Map
Lack of Growth in EAV

Legend

- Proposed Stevenson/
Brighton TIF Boundary
- Lack of Growth in EAV*



*Note: This factor was
analyzed on an area-wide
basis.

City of Chicago

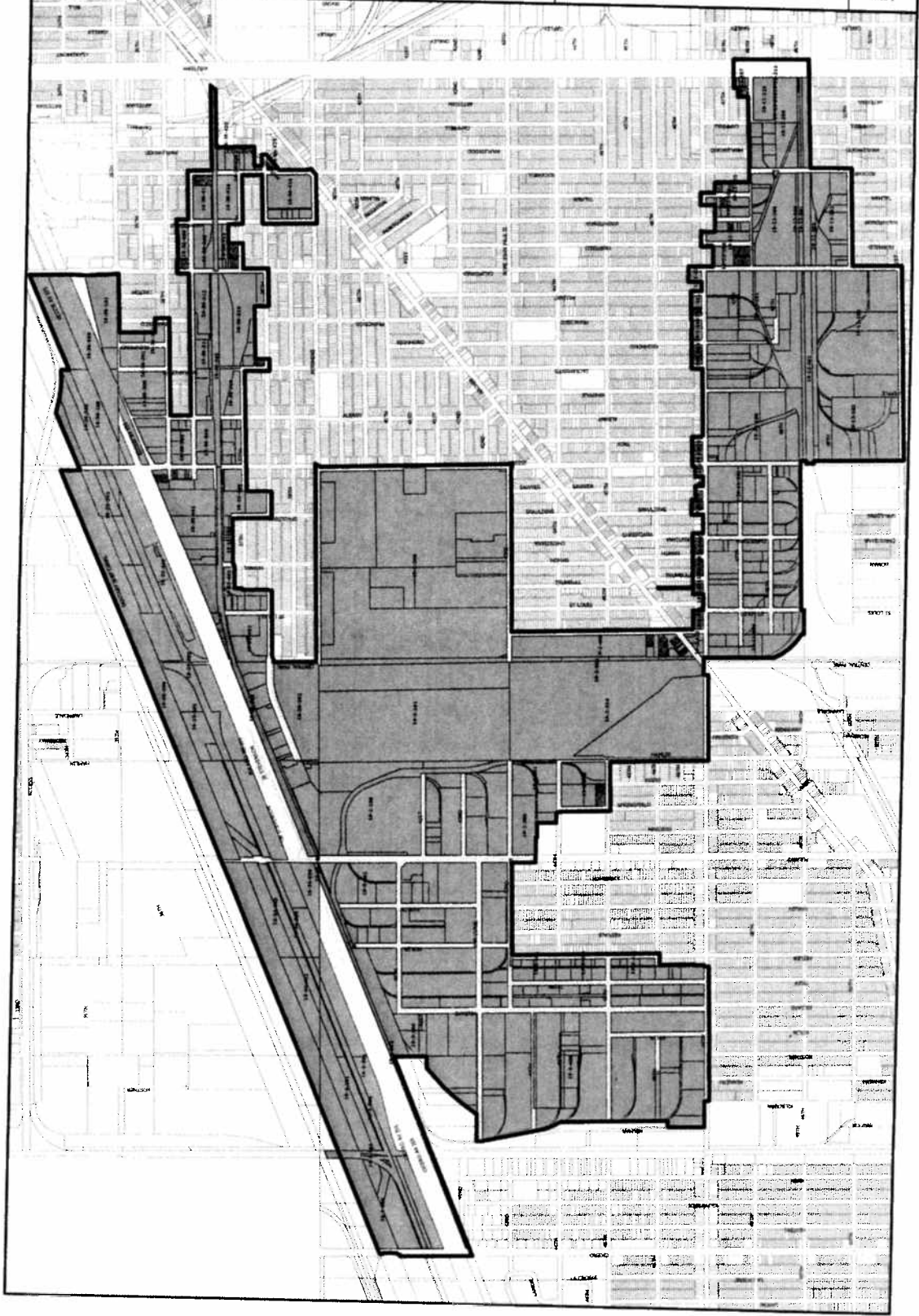
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Map 4E

Eligibility
Factor Map
Deleterious Land Use
and Lay-Out

Legend

- Proposed Stevenson/
Brighton IF Boundary
- Deleterious Land Use
and Lay-Out*



*Note: This factor was analyzed on an area-wide basis.

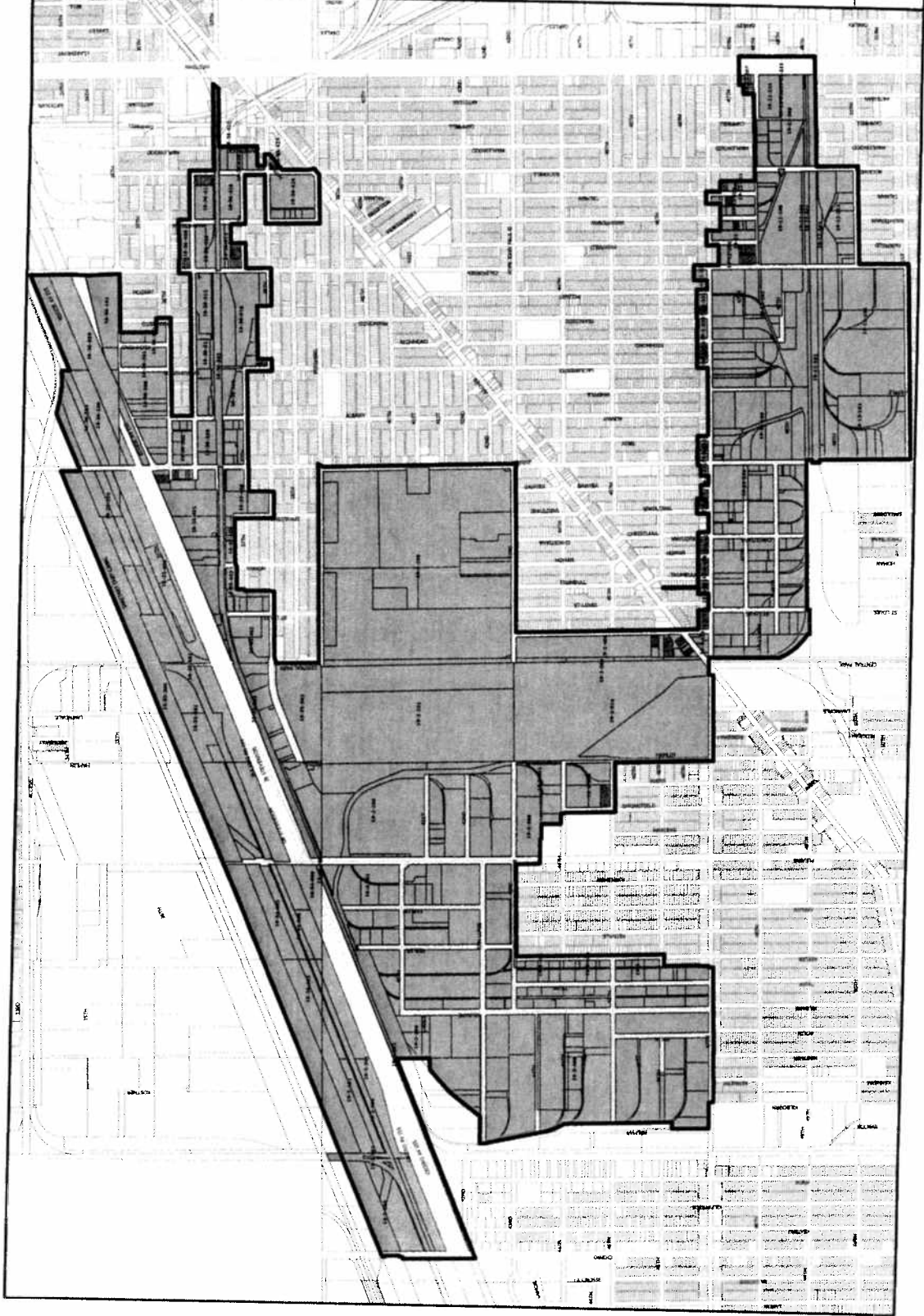
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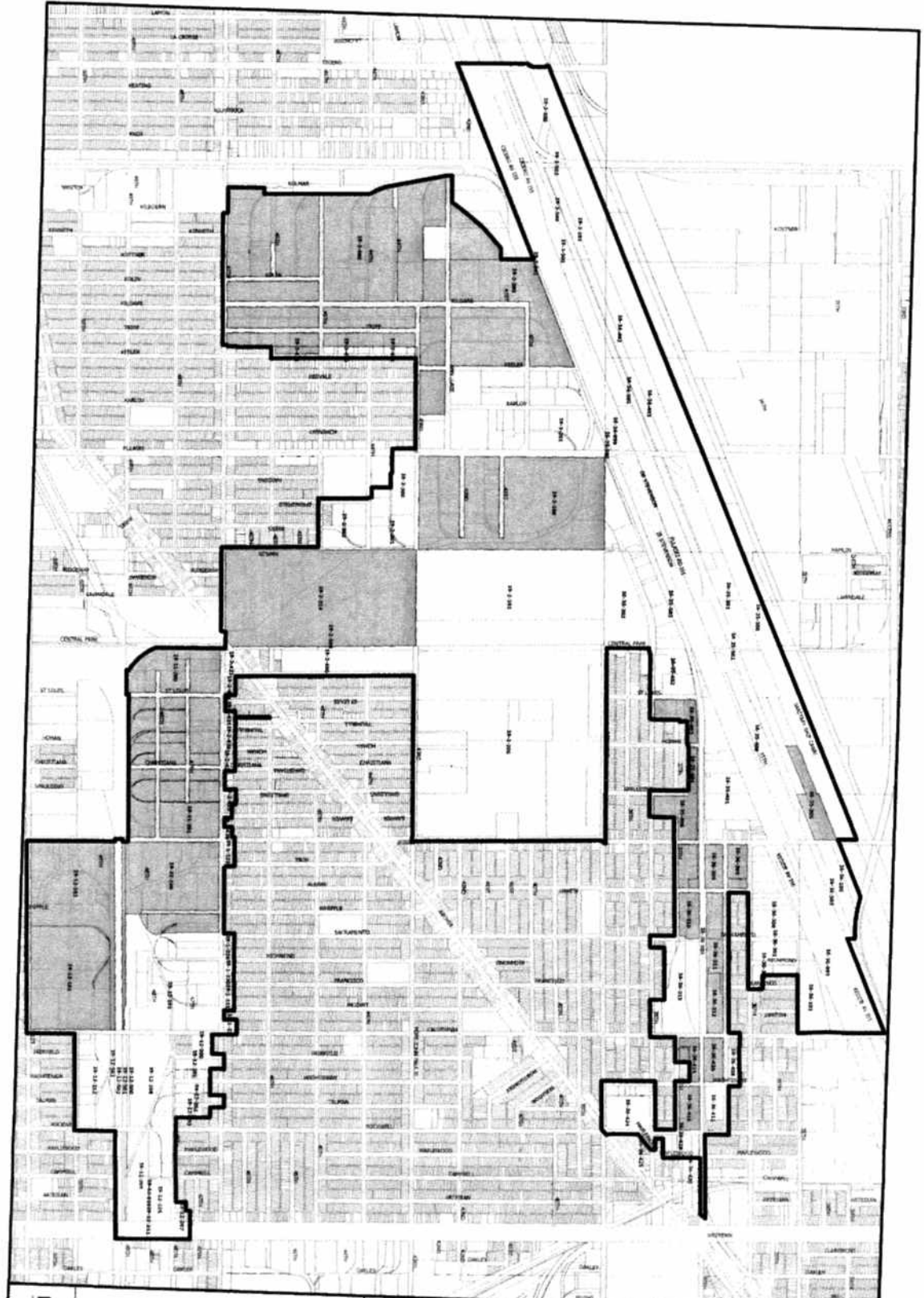
Proposed
**Stevenson/
Brighton**

Tax Increment
Finance District



December 1, 2006

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Map 4F
 Eligibility
 Factor Map
 Excessive Vacancies

- Legend**
-  Proposed Stevenson/
Brighton Finance District Boundary
 -  Excessive Vacancies



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**Stevenson/
 Brighton**
 Tax Increment
 Finance District

December 1, 2006

S. R. Proffman & Company
 A Division of

2. Structures Below Minimum Code Standards

Relying upon data provided by the City's Department of Buildings, code violation citations were issued for 110 different property addresses within the Stevenson/Brighton RPA between January 2000 and October 2006. This continuing problem underscores the documented deterioration of buildings. Structures below code standards indicate that a building is in a current state of non-compliance and could potentially fall into more severe disrepair. The code violation citations have implicated 36 percent of the buildings within the Stevenson/Brighton RPA between January 2000 and October 2006.

This eligibility factor was present to a meaningful extent on 39 percent of the total tax blocks within the RPA, or nearly two out of every five tax blocks within the Stevenson/Brighton RPA.

3. Inadequate Utilities

A review of the City's water and sewer atlases found that inadequate underground utilities affect more than one out of every two tax blocks within the RPA are serviced by antiquated water or sewer mains that are either scheduled for or overdue for replacement. These deficiencies affect 358 (40%) of the 884 total parcels in the RPA. Some replacements are required because the sewer or water lines have reached the end of their 100-year useful service lives and others are needed because the water mains are of insufficient size to comply with modern capacity requirements.

Due to the age and condition of the sewer and water lines, inadequate utilities was found to be present to a meaningful extent on 56 percent of the tax blocks within the Stevenson/Brighton RPA.

4. Lack of Growth in Equalized Assessed Value

A lack of growth in equalized assessed value (EAV) has been found for the Stevenson/Brighton RPA in that the rate of growth of EAV for the RPA has been less than that of the balance of the City of Chicago for four out of the last five years for which information is available (2000-2005). The lack of growth in EAV within the area is one of the strongest indicators that the area as a whole has not been subject to growth and development by private enterprise.

Table 1: Percent Change in Annual Equalized Assessed Valuation (EAV)

	Percent Change in EAV 2000-2001	Percent Change in EAV 2001-2002	Percent Change in EAV 2002-2003	<i>Percent Change in EAV 2003-2004</i>	Percent Change in EAV 2004-2005
Stevenson/Brighton RPA	3.1%	7.8%	4.5%	<i>6.1%</i>	6.6%
City of Chicago (balance of)	3.7%	8.0%	17.3%	<i>4.0%</i>	7.3%

Note: 2003-2004 period is italicized to indicate that it is a non-qualifying year. The percent change in EAV of the RPA was lower than that of the balance of the City of Chicago for four of the last five years. Therefore, the RPA as a whole qualifies for the Lack of Growth in EAV factor.

5. Deleterious Land Use and Lay-Out

Deleterious land use and lay-out was evaluated on an area-wide basis. This factor may be present regardless of whether or not a structure exists on a parcel. The documented presence of this factor within the study area includes:

- Incompatible Land Use Relationships. The lay-out of the parcels and the uncoordinated nature of the development have resulted in several incompatible land use relationships. Industrial uses exist adjacent to residential and commercial uses in several locations, particularly around the edges of the RPA, and many of the industrial parcels lack sufficient buffering from residential and commercial uses located in the study area. These areas could be redesigned to provide buffers and other screening elements to better accommodate the close proximity of residential and commercial uses.
- Inadequate Sidewalks and Pedestrian Access. The presence of inadequate sidewalks in most of the study area results in impediments to pedestrian traffic and/or the complete lack of pedestrian access to parcels. The lack of pedestrian amenities intensifies the necessity and reliance on automobile passage within the study area. Additionally, many of the sidewalks in the RPA run immediately adjacent to the curb, or lack sufficiently-sized parkways. Furthermore, in some portions of the RPA there was no curb and no clear delineation between the sidewalk and the street.

Deleterious land use and lay-out was found to affect the Stevenson/Brighton RPA on an area-wide basis and is considered to be present to a meaningful extent for the entire RPA. The presence of these deleterious land use and lay-out features limits future development opportunities within the RPA. The viability of the area has been threatened by the combination of the lack of capacity for traffic levels, insufficient vehicular access to many parcels, unsafe pedestrian movement, the absence of pedestrian access, and non-conforming land uses. These problems aggravate traffic patterns and pose special hazards for pedestrians in or near the RPA.

6. Excessive Vacancies

Of the 302 primary buildings in the Stevenson/Brighton RPA, 37 (12%) exhibited excessive vacancies. The large size of these structures and their close proximity to the other structures in the RPA magnify their impact on the remainder of the properties in the RPA. The tax blocks containing excessively vacant structures comprise 31 percent of all tax blocks within the RPA. If they are not addressed, the extent and nature of the vacancies within the Stevenson/Brighton RPA are sufficient to have negative effects on nearby properties and the future development of the RPA.

Minor Supporting Factor

In addition to the factors that previously have been documented as being present to a major extent in the Stevenson/Brighton RPA, one additional factor, Lack of Community Planning, is present to a minor extent.

Lack of Community Planning is an area-wide factor, not necessarily attributable to any one parcel. The Stevenson/Brighton RPA was developed prior to the implementation or guidance of a comprehensive community plan. This is evidenced by areas with antiquated water lines, deleterious street layouts and lack of buffering between land uses. In addition, many parcels in the RPA were assembled into lots that are irregularly-shaped or are part of vacated rail spurs, and therefore do not meet contemporary development standards. Furthermore, the RPA has exhibited chronic parking and traffic problems as evidenced in the "Parking Improvement Plan for the Stevenson and Brighton Industrial Corridors" prepared by a traffic consultant for the City in January 2005. Lack of Community Planning limits potential redevelopment opportunities within the RPA. This eligibility factor is present throughout the Stevenson/Brighton RPA.

4. Redevelopment Plan & Project

Redevelopment Needs of the Stevenson/Brighton RPA

The existing land use pattern and physical conditions in the Stevenson/Brighton RPA suggest three redevelopment needs for the area:

1. Public infrastructure improvements;
2. Property assembly, demolition, and site preparation; and
3. New industrial development and rehabilitation

The Redevelopment Plan and Project identifies the tools that the City will use to guide redevelopment in the Stevenson/Brighton RPA, to stimulate economic development and to promote and sustain a vibrant mixed use community. Currently, the Stevenson/Brighton RPA is characterized by deteriorated buildings and infrastructure, numerous vacant and underutilized buildings, and stagnant property values.

The goals, objectives, and strategies discussed below have been developed to address these needs and to facilitate the sustainable redevelopment of the Stevenson/Brighton RPA. The proposed public improvements outlined in the Redevelopment Plan and Project will help to create an environment conducive to private investment and redevelopment within the Stevenson/Brighton RPA. To support specific projects and encourage future investment in the RPA, public resources, including tax increment financing, may be used to: facilitate property assembly, demolition, site preparation, and/or rehabilitation and improve or repair RPA public facilities and/or infrastructure. In addition, tax increment financing may be used to subsidize developer interest costs related to redevelopment projects.

Goals, Objectives, & Strategies

Goals, objectives, and strategies are designed to address the need for redevelopment within the overall framework of the Redevelopment Plan and Project for the use of anticipated tax increment funds generated within the Stevenson/Brighton RPA.

Goal. The overall goal of the Redevelopment Plan and Project is to reduce or eliminate the conditions that qualify the Stevenson/Brighton RPA as a blighted area and to provide the mechanisms necessary to support public and private development and improvements in the RPA. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment.

Objectives. Ten broad objectives support the overall goal of area-wide revitalization of the Stevenson/Brighton RPA. These include:

1. Support the preservation, rehabilitation, and expansion of existing industrial and commercial businesses and facilitate the development of new industrial facilities

throughout the RPA, particularly within the Stevenson and Brighton Park Industrial Corridors (as such terms are defined herein);

2. Support the preservation, rehabilitation, and development of commercial, residential, and/or public/institutional uses including the construction of new public schools in certain locations within the RPA as shown on the Proposed Land Use Map (**Map 6**) in this Report;
3. Support the preservation and rehabilitation, when possible, of historic buildings and structures throughout the RPA, including buildings documented by the Chicago Historic Resources Survey;
4. Facilitate the assembly, preparation, and marketing of vacant and/or underutilized sites primarily for industrial development, but also for commercial, residential, and/or public/institutional development in certain specified locations within the RPA as shown on the Proposed Land Use Map (**Map 6**) in this Report;
5. Replace, repair, or provide for new infrastructure where needed, including streets, sidewalks, curbs, gutters, underground water and sewer systems, and on-street parking improvements as needed to support new development and redevelopment within the RPA;
6. Provide for streetscaping, landscaping, and screening/buffering elements to visually link the area's diverse land uses and create a distinct identity for the area, while creating a secure, functional, and attractive environment for businesses, employees, and residents, as appropriate;
7. Coordinate the goals of this Redevelopment Plan with the goals and objectives of other underlying redevelopment plans and planning studies, where appropriate, and coordinate available federal, state, and local resources, as appropriate;
8. Provide opportunities for women-owned, minority-owned, and locally-owned businesses to share in the job and construction opportunities associated with the redevelopment of the Stevenson/Brighton RPA;
9. Support job training/welfare to work programs and increase employment opportunities for area residents; and
10. Achieve desirable changes of land use, where appropriate, through a coordinated public/private effort.

Strategies. These objectives will be implemented through four specific and integrated strategies. These include:

1. **Implement Public Improvements.** A series of public improvements throughout the Stevenson/Brighton RPA may be designed and implemented to help define and create an identity for the area, prepare sites for anticipated private investment, and create a more

conducive environment for private development. Public improvements that are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include improvement or development of streetscaping, street and sidewalk lighting, alleyways, on-street parking, underground water and sewer infrastructure, parks or open space, schools, and other public improvements consistent with the Redevelopment Plan and Project. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

2. **Encourage Private Sector Activities and Support New Development.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Redevelopment Plan and Project.

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate, or restore private or public improvements on one or several parcels (collectively referred to as “Redevelopment Projects”).

The City requires that developers who receive TIF assistance for market-rate housing set aside 20 percent of the units to meet affordability criteria established by the City’s Department of Housing or any successor agency. Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than 100 percent of the area median income, and affordable rental units should be affordable to persons earning no more than 60 percent of the area median income. TIF funds can also be used to pay for up to 50 percent of the cost of construction or up to 75 percent of interest costs for new housing units to be occupied by low-income and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act.

3. **Develop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized properties within the Stevenson/Brighton RPA is expected to stimulate private investment and increase the overall taxable value of properties within the RPA. Development of vacant and/or underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites.
4. **Facilitate Property Assembly, Demolition, and Site Preparation.** Financial assistance may be provided to private developers seeking to acquire land and assemble and prepare sites in order to undertake projects in support of this Redevelopment Plan and Project.

To meet the goals and objectives of this Redevelopment Plan and Project, the City may acquire and assemble property throughout the RPA. Land assemblage by the City may be

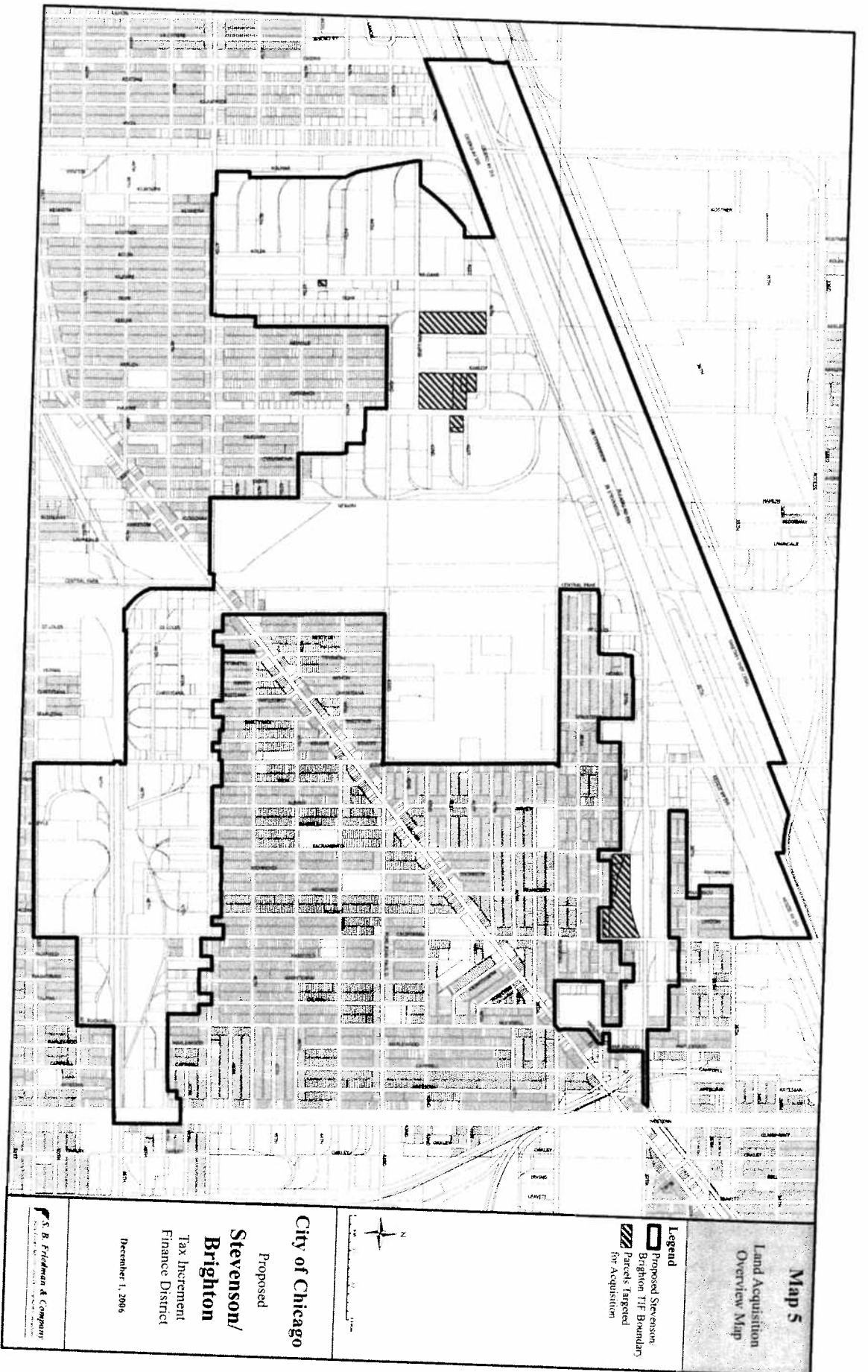
by purchase, exchange, donation, lease, eminent domain, through the Tax Reactivation Program, or other programs and may be for the purpose of (a) sale, lease or conveyance to private developers; or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

Map 5, *Land Acquisition Overview Map*, indicates the parcels currently proposed to be acquired for redevelopment in the RPA. **Appendix 3** contains a list of the acquisition parcels by Permanent Index Number (PIN) which portrays the acquisition properties in more detail.

In connection with the City exercising its powers to acquire real property not currently identified in **Appendix 3**, including the exercise of the power of eminent domain, under the Act in implementing this Redevelopment Plan and Project, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Plan. Relocation assistance may be provided to facilitate redevelopment of portions of the RPA, and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and financial assistance as determined by the City. If at any time during the life of the TIF ten, or more inhabited residential units become displaced or will become displaced as a result of Redevelopment Plan, then a housing impact study will be completed and the Redevelopment Plan will be amended to incorporate it.

For properties displayed on **Map 5**, the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving the Plan. Acquisition shall be deemed to have commenced with the sending of an offer letter. After the expiration of this four-year period, the City may acquire such property pursuant to this Plan under the Act according to its customary procedures as described in the preceding paragraph.




These activities are representative of the types of projects contemplated to be undertaken during the life of the Stevenson/Brighton RPA. Market forces are critical to the completion of these projects. Phasing of projects will depend on the interests and resources of both public and private sector parties. Not all projects will necessarily be undertaken. Further, additional projects may be identified throughout the life of the Stevenson/Brighton RPA. To the extent that these projects meet the goals, objectives, and strategies of this Redevelopment Plan and Project and the requirements of the Act and budget outlined in the next section, these projects may be considered for tax increment funding.



Map S

**Land Acquisition
Overview Map**

Legend

-  Brighton TIF Boundary
-  Proposed Stevenson
-  Parcels Targeted for Acquisition



City of Chicago

Proposed
**Stevenson/
Brighton**
Tax Increment
Finance District

December 1, 2006

S. R. Fitchman & Company
CONSULTANTS

Proposed Land Use

The proposed land use of the Stevenson/Brighton RPA reflects the objectives of the Redevelopment Plan and Project, which are to support redevelopment of the RPA which fall within the boundaries of the Stevenson and Brighton Park Industrial Corridors primarily with industrial uses, and commercial, residential, and/or public/institutional uses in select locations. The Stevenson Industrial Corridor is generally bounded by the Stevenson Expressway on the north, West 55th Street on the south, South Campbell Avenue on the east, and South Cicero Avenue on the west; the Brighton Park Industrial Corridor is generally bounded by West 47th Street on the north, West 53rd Street on the south, South Campbell Avenue on the east, and South Lawndale Avenue on the west. The proposed objectives are compatible with historic land use patterns in the surrounding community and support current development trends in the area.

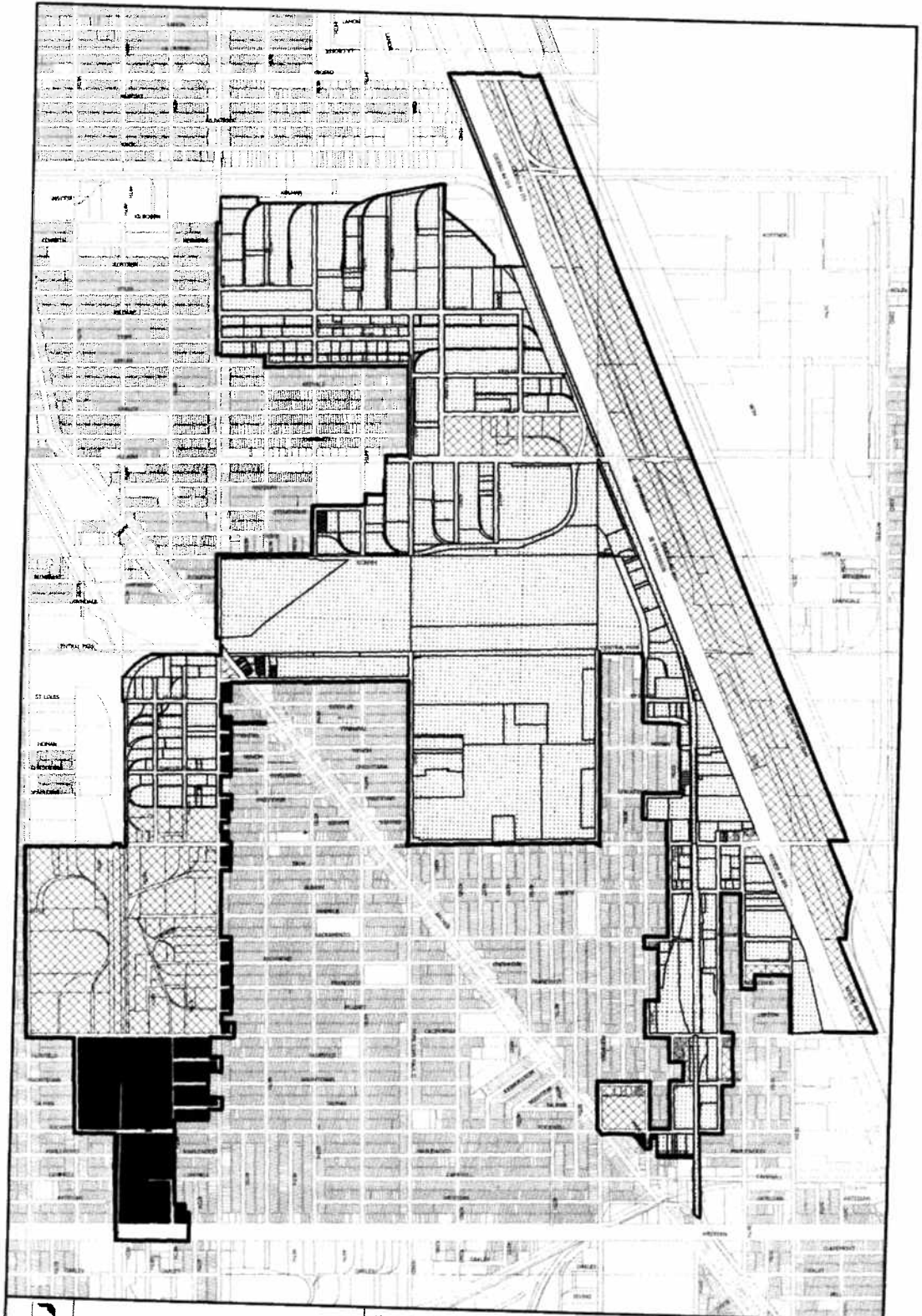
These proposed land uses are detailed on **Map 6**.

Assessment of Housing Impact

As set forth in the Act, if the Redevelopment Plan for the RPA would result in the displacement of residents from ten or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a Housing Impact Study and incorporate the study in the Redevelopment Plan. The RPA contains a total of 50 occupied residential units:

Single family homes account for 22 of these units, four of which are situated on the block located at northeast corner of West 48th Street and South California Avenue, one located on South Talman Avenue between West 47th and West 48th streets, and ten of which are located on the west side of the street on S. Rockwell Street between West 36th Place and West 37th Street. Another five single family homes are located on both sides of West 38th Street east of South Rockwell Street, and two are located along West 47th Street between South Spaulding Avenue and South Sawyer Avenue.

Twenty-eight of these units are multi-family housing. Ten of these units are located in two-flat buildings at northeast corner of West 48th Street and South California Avenue, four are located in two-flat and mixed-use buildings in the block at the southeast corner of West 38th Street and South Rockwell Street, four are located in two-flat buildings on West 47th Street between South Spaulding Avenue and South Sawyer Avenue, eight are located in two multi-family buildings on the block in the northeast corner of West 47th Street and South Kedzie Boulevard, and two are located in a two-flat located on West 47th Street between Archer Avenue and St. Louis Avenue.



Map 6
Proposed
Land Use

Legend

- Proposed Stevenson Brighton TIF Boundary
- Industrial
- Mixed Use 1:**
 - Commercial
 - Industrial
 - Public
 - Institutional
- Mixed Use 2:**
 - Commercial
 - Industrial
 - Residential
 - Public
 - Institutional

City of Chicago

Proposed
**Stevenson/
 Brighton**

Tax Increment
 Finance District

December 1, 2006

S. B. Friedman & Company

At this time it is not the intent of the City to allow the displacement of any of these housing units as part of the Redevelopment Plan for the Stevenson/Brighton RPA. However, if any displacements of inhabited residential units do occur within the RPA, the City hereby certifies that the displacement will not equal or exceed ten in number. Therefore, a Housing Impact Study has not been completed.

However, if at any time during the life of the TIF ten or more inhabited residential units become displaced or will become displaced as a result of the Redevelopment Plan, then a Housing Impact Study will be completed and the Redevelopment Plan will be amended to incorporate it.

5. *Financial Plan*

Eligible Costs

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs that are deemed to be necessary to implement this Redevelopment Plan and Project (the “Redevelopment Project Costs.”)

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Plan pursuant to the Act. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan and Project including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
2. The costs of marketing sites within the RPA to prospective businesses, developers, and investors;
3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
5. Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
6. Costs of job training and retraining projects including the costs of “welfare to work” programs implemented by businesses located within the RPA and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the Archer Heights, Brighton Park, Gage Park, Garfield Ridge, and South Lawndale Community Areas with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;

7. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
8. To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project;
9. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or by Section 74.4-3(n)(7) of the Act;
10. Payment in lieu of taxes as defined in the Act;
11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs; (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the RPA; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;
12. Interest costs incurred by a redeveloper related to the construction, renovation, or rehabilitation of a redevelopment project provided that:
 - a. Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - b. Such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the development project during that year;

- c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d. The total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total of (i) cost paid or incurred by the redeveloper for the redevelopment project; (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act;
 - e. For the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of 75 percent shall be substituted for 30 percent in subparagraphs 12b and 12d above;
13. Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;
 14. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
 15. Instead of the eligible costs provided for in 12b, 12d, and 12e above, the City may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act; and
 16. The costs of daycare services for children of employees from low-income families working for businesses located within the RPA and all or a portion of the cost of operation of day care centers established by RPA businesses to serve employees from low-income families working in businesses located in the RPA. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80 percent of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 *et seq.*, then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

Estimated Redevelopment Project Costs

The estimated eligible costs that are deemed to be necessary to implement this Redevelopment Plan and Project are shown in **Table 2**. The total eligible cost provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Within this limit, adjustments may be made in line items without amendment to this Plan, to the extent permitted by the Act. Additional funding in the form of State, Federal, County, or local grants, private developer contributions and other outside sources may be pursued by the City as a means of financing improvements and facilities which are of benefit to the general community.

Table 2: Estimated Redevelopment Project Costs

Eligible Expenses	Estimated Project Costs
Professional Services: including analysis, administration, studies, surveys, legal, marketing, etc.	\$6,000,000
Property Assembly: including acquisition, site preparation, demolition and environmental remediation	\$30,000,000
Rehabilitation of Existing Buildings	\$22,500,000
Eligible Construction Costs	\$15,000,000
Relocation Costs	\$4,500,000
Public Works or Improvements: including streets and utilities, parks and open space, public facilities (schools and other public facilities) (1)	\$37,500,000
Job Training, Retraining, Welfare-to-Work	\$15,000,000
Interest Subsidy	\$15,000,000
Day Care Services	\$4,500,000
TOTAL REDEVELOPMENT COSTS (2), (3), (4)	\$150,000,000

(1) This category also may include paying for or reimbursing (i) an elementary, secondary, or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the RPA. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.

(2) Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest, costs of issuance, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

(3) The amount of the Total Redevelopment Project Costs that can be incurred in the RPA will be reduced by the amount of redevelopment project costs incurred in contiguous RPAs, or those separated from the RPA only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the RPA, but will not be reduced by the amount of redevelopment project costs incurred in the RPA which are paid from incremental property taxes generated in contiguous RPAs or those separated from the RPA only by a public right-of-way.

(4) All costs are in 2006 dollars and may be increased by five percent (5%) after adjusting for annual inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U. S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

Adjustments to the estimated line item costs in **Table 2** are anticipated, and may be made by the City without amendment to the Redevelopment Plan and Project to the extent permitted by the Act. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

In the event the Act is amended after the date of the approval of this Redevelopment Plan and Project by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11)), this Redevelopment Plan and Project shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Redevelopment Plan and Project, to the extent permitted by the Act. In the event of such amendment(s), the City may add any new eligible redevelopment project costs as a line item in **Table 2**, or otherwise adjust the line items in **Table 2** without amendment to this Redevelopment Plan and Project, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Redevelopment Plan and Project.

Phasing and Scheduling of the Redevelopment

Each private project within the Stevenson/Brighton RPA shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City and approved by the City Council. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The Redevelopment Plan and Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third year calendar year following the year in which the ordinance approving this Redevelopment Plan and Project is adopted (by December 31, 2031, if the ordinances establishing the RPA are adopted during 2007).

Sources of Funds to Pay Costs

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from incremental property taxes. Other sources of funds which may be used to pay for redevelopment project costs or secure municipal obligations are land

disposition proceeds, state and federal grants, investment income, private financing, and other legally permissible funds the City may deem appropriate. The City may incur redevelopment project costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits, and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The Stevenson/Brighton RPA is contiguous to or separated by only a public right-of-way from the 45th and Western RPA, the 51st/Archer RPA, the Homan/Grand Trunk RPA, the Midway Industrial Corridor RPA, and the Sanitary & Ship Canal RPA, all created under the Act. The City may utilize net incremental property taxes received from the RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the RPA, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the RPA, shall not at any time exceed the total redevelopment project costs described in this Plan.

The Stevenson/Brighton RPA may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1, et seq.). If the City finds that the goals, objectives, and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the RPA, the City may determine that it is in the best interests of the City and the furtherance of the purposes of the Plan that net revenues from the RPA be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the RPA to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas and vice versa. Such revenues may be transferred or loaned between the RPA and such areas. The amount of revenue from the RPA so made available, when added to all amounts used to pay eligible redevelopment project costs within the RPA or other areas as described in the preceding paragraph, shall not at any time exceed the total redevelopment project costs described in **Table 2** of this Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that may be or already have been created under the Act may be drafted or amended as applicable to add appropriate and parallel language to allow for sharing of revenues between such districts.

Issuance of Obligations

To finance project costs, the City may issue bonds or obligations secured by Incremental Property Taxes generated within the Stevenson/Brighton RPA pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through

the issuance of general obligations bonds. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the City pursuant to this Eligibility Study and Redevelopment Plan and the Act shall be retired within the time frame described under “Phasing and Scheduling of the Redevelopment” above. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Eligibility Study and Redevelopment Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying redevelopment project costs, incremental property taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves, and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of redevelopment project costs, any excess incremental property taxes shall then become available for distribution annually to taxing districts having jurisdiction over the RPA in the manner provided by the Act.

Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area

The purpose of identifying the most recent equalized assessed valuation (“EAV”) of the Stevenson/Brighton RPA is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Stevenson/Brighton RPA. The 884 tax parcels comprising the RPA have a total estimated EAV of \$218,391,310 in the 2005 tax year. This total EAV amount by PIN is summarized in **Appendix 2**. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by the County.

Anticipated Equalized Assessed Valuation

By 2030, the EAV for the Stevenson/Brighton RPA will be approximately \$372.8 million. This estimate is based on several key assumptions, including: 1) an inflation factor of 2.0 percent per year on the EAV of all properties within the Stevenson/Brighton RPA, with its cumulative impact occurring in each triennial reassessment year; 2) equalization factor of 2.7320 throughout the life of the RPA; and 3) a constant tax rate of 5.981 percent (tax year 2005) throughout the life of the RPA.

6. Required Findings & Tests

Lack of Growth and Private Investment

The City is required under the Act to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district.

To investigate a lack of growth and private investment within the Stevenson/Brighton RPA, *S. B. Friedman & Company* examined building permit data provided by the City of Chicago Department of Buildings from January 2000 to October 2006. This data indicated that 295 building permits had been issued for properties within the Stevenson/Brighton RPA within that period. Although, a majority of the building permits issued during this period did represent new investment, the total number of permits does not indicate a significant level of growth or development through investment by private enterprise. The 162 building permits representing new investment in the form of new construction, rehabilitation, or repairs issued from January 2000 to October 2006 total approximately \$7.95 million, representing approximately 1.2 percent of the total assessor's market value of all property located within the RPA.

Lack of EAV growth is also a strong indicator that the area as a whole has not been subject to growth and development. The RPA's rate of compound annual growth in EAV has lagged behind that of the City of Chicago for four of the last five years (2000-2005). The compound annual growth rate of EAV in the Stevenson/Brighton RPA was 5.6 percent between 2000 and 2005. This is 29 percent lower than the 7.9 percent growth experienced by the City of Chicago during this period.

Finding: The Stevenson/Brighton RPA on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan and Project.

But for...

The City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the Stevenson/Brighton RPA.

Without the support of public resources, the redevelopment objectives of the Stevenson/Brighton RPA would most likely not be realized. The scope of area-wide improvements and development assistance resources needed to rehabilitate the Stevenson/Brighton RPA as a viable industrial district are expensive, and the private market, on its own, is not likely to absorb all these costs. Resources to assist with site assembly and preparation, public infrastructure improvements, and private property rehabilitation are needed to leverage private investment and facilitate area-wide redevelopment consistent with the Redevelopment Plan. TIF funds will be used to fund land assembly, site preparation, infrastructure improvements, and building rehabilitation. Accordingly,

but for creation of the Stevenson/Brighton RPA, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without TIF designation for the Stevenson/Brighton RPA.

Finding: But for the adoption of this Redevelopment Plan and Project, critical resources will be lacking that would otherwise support the redevelopment of the Stevenson/Brighton RPA and the development of the Stevenson/Brighton RPA would not be reasonably anticipated.

Conformance to the Plans of the City

The Stevenson/Brighton Redevelopment Plan and Project must conform to the comprehensive plan for the City, conform to the strategic economic development plans, or include land uses that have been approved by the Chicago Plan Commission.

The proposed land uses described in this Redevelopment Plan and Project must be approved by the Chicago Plan Commission prior to its adoption by the City Council.

Dates of Completion

The dates of completion of the project and retirement of obligations are described under “Phasing and Scheduling of the Redevelopment” in **Section 5**, above.

Financial Impact of the Redevelopment Project

As explained above, without the adoption of this Redevelopment Plan and Project and tax increment financing, the Stevenson/Brighton RPA is not expected to be redeveloped by private enterprise. Additionally, there is a genuine threat that blighting conditions will continue to exist and spread, and that the entire area will become a less attractive site for development. The continued decline of the RPA could have a detrimental effect on the growth of property values in surrounding areas and could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. If a redevelopment project is successful, various new projects may be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting both public and private development in the Stevenson/Brighton RPA.

This Redevelopment Plan and Project is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized, real estate tax increment revenues from the increases in EAV over and above the certified initial EAV (established at the time of adoption of this document by the City) may be used to pay eligible redevelopment project costs for the Stevenson/Brighton RPA. At the time when the Stevenson/Brighton RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the Stevenson/Brighton RPA will be distributed to all taxing districts

levying taxes against property located in the Stevenson/Brighton RPA. These revenues will then be available for use by the affected taxing districts.

Demand on Taxing District Services and Program to Address Financial & Service Impact

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

The City intends to monitor development in the Stevenson/Brighton RPA and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development. The following major taxing districts presently levy taxes on properties located within the Stevenson/Brighton RPA and maintain the listed facilities within the boundaries of the RPA, or within close proximity to the RPA boundaries:

1. City of Chicago

2. Chicago Board of Education

- Brighton Park Public School (3825 South Washtenaw Avenue)
- Burroughs Public School (3542 South Washtenaw Avenue)
- Christopher Public School (5042 South Artesian Avenue)
- Curie High School (4959 South Archer Avenue)
- Edwards Public School (4815 South Karlov Avenue)
- Everett Public School (3419 South Bell Avenue)
- Gunsaulus Scholastic Academy (4420 South Sacramento Avenue)
- Kelly High School (4136 South California Avenue)
- Shields Public School (4250 South Rockwell Street)

3. Chicago School Finance Authority

4. Chicago Park District

- Archer Park (4901 South Kilbourn Avenue)
- Brighton Park (3501 South Richmond Street)
- Catapla Playlot Park (4324 South Kedvale Avenue)
- Curie Park (4949 South Archer Avenue)
- Kelly Park (2725 West 41st Street)
- McKinley Park (2210 West Pershing Road)
- Walnut Playground Park (3801 West 45th Street)

5. City of Chicago Library Fund

- Archer Heights Branch (5055 South Archer Avenue)

- Brighton Park Branch (4314 South Archer Avenue)

6. **Chicago Community College District 508**
7. **Metropolitan Water Reclamation District of Greater Chicago**
8. **County of Cook**
9. **Cook County Forest Preserve District**

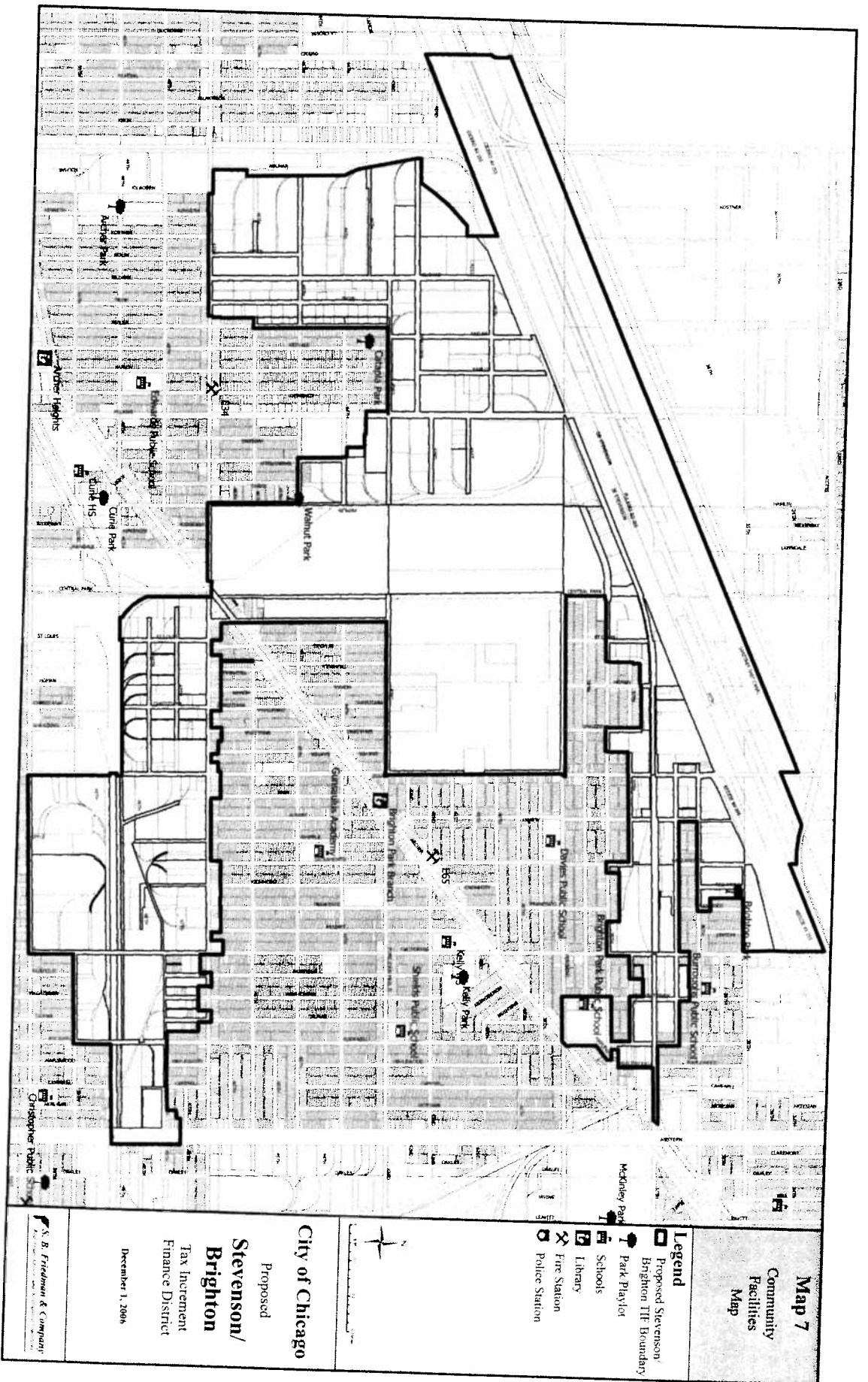
Map 7 illustrates the locations of community facilities operated by the above listed taxing districts within or in close proximity to the Stevenson/Brighton RPA. Redevelopment activity may cause increased demand for services from one or more of the above listed taxing districts. The anticipated nature of increased demands for services on these taxing districts, and the proposed activities to address increased demand are described below.

County of Cook. The County has principal responsibility for the protection of persons and property, the provision of public health services, and the maintenance of County highways.

It is expected that any increase in demand for Cook County services can be handled adequately by existing services and programs maintained and operated by the County. Therefore, at this time, no special programs are proposed for these taxing districts. Should demand increase, the City will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

Forest Preserve District of Cook County. The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure, and recreation of the public. It is expected that any increase in demand for Forest Preserve services can be handled adequately by existing facilities and programs maintained and operated by the District. No special programs are proposed for the Forest Preserve District.

City of Chicago. The City is responsible for a wide range of municipal services, including: police and fire protection; capital improvements and maintenance; water supply and distribution; sanitation service; and building, housing, and zoning codes. Replacement of vacant and underutilized sites with active and more intensive uses may result in additional demands on services and facilities. Additional costs to the City for police, fire, and recycling and sanitation services arising from residential and non-residential development may occur. However, it is expected that any increase in demand for the City services and programs associated with the Stevenson/Brighton RPA can be handled adequately by City police, fire protection, sanitary collection and recycling services, and programs maintained and operated by the City. The impact of the Stevenson/Brighton RPA will not require expansion of services in this area.



City of Chicago Library Fund. The Library Fund, supported primarily by property taxes, provides for the operation and maintenance of City of Chicago public libraries. Additional costs to the City for library services arising from residential development may occur. However, it is expected that any increase in demand for City library services and programs associated with the Stevenson/Brighton RPA can be handled adequately by City library services. The impact of the Stevenson/Brighton RPA will not require expansion of services in this area.

Community College District 508. This district is a unit of the State of Illinois' system of public community colleges, whose objective is to meet the educational needs of residents of the City and other students seeking higher education programs and services.

It is expected that any increase in demand for services from Community College District 508 indirectly or directly caused by development within the Stevenson/Brighton RPA can be handled adequately by the district's existing service capacity, programs, and facilities. Therefore, at this time no special programs are proposed for this taxing district. Should demand increase, the City will work with the affected district to determine what, if any, program is necessary to provide adequate services.

Chicago Board of Education and Associated Agencies. General responsibilities of the Board of Education include the provision, maintenance, and operation of educational facilities and the provision of education services for kindergarten through twelfth grade.

It is possible that some families who purchase housing or rent new apartments in the Stevenson/Brighton RPA will send their children to public schools, putting increased demand on area school districts. However, it is unlikely that the scope of new residential construction would exhaust existing capacity. Existing capacity was verified through data provided from the Department of Operations at the Chicago Public Schools (CPS). According to information provided by CPS, elementary schools reach full capacity at 80 percent of their design capacity, middle schools reach full capacity at 80 percent of their design capacity, and high schools reach full capacity at 100 percent of their design capacity. The enrollment and capacity data provided by CPS reveal that eleven of the thirteen schools (for which permanent design capacity data was available) that serve the area immediately surrounding the proposed Stevenson/Brighton RPA are currently operating in excess of full capacity, with average enrollment at 114 percent of permanent design capacity. While the proposed land use for the Stevenson/Brighton RPA may allow residential uses, in most areas the goal of the redevelopment plan is to encourage industrial and commercial redevelopment and retention. Additionally, any increased costs to the local schools resulting from children residing in TIF-assisted housing units will trigger those provisions within the Act that provide for reimbursement to the affected school district(s) where eligible. The City intends to monitor development in the Stevenson/Brighton RPA and, with the cooperation of the Board of Education, will attempt to ensure that any increased demands for services and capital improvements provided by the Board of Education are addressed in connection with each new residential project.

Chicago Park District. The Chicago Park District is responsible for the provision, maintenance, and operation of park and recreational facilities throughout the City and for the provision of recreation programs.

It is expected that the households that may be added to the Stevenson/Brighton RPA may generate additional demand for recreational services and programs and may create the need for additional open spaces and recreational facilities operated by the Chicago Park District. The City intends to monitor development in the Stevenson/Brighton RPA and, with the cooperation of the Chicago Park District, will attempt to ensure that any increased demands for the services and capital improvements that may be provided by the Chicago Park District are addressed in connection with any particular residential development.

Metropolitan Water Reclamation District of Greater Chicago. This district provides the main trunk lines for the collection of wastewater from cities, villages, and towns, and for the treatment and disposal thereof.

It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the Stevenson/Brighton RPA can be handled adequately by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District of Greater Chicago. Therefore, no special program is proposed for the Metropolitan Water Reclamation District of Greater Chicago.

Given the nature of the Redevelopment Plan and Project, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot be wholly predicted within the scope of this plan.

7. Provisions for Amending Redevelopment Plan & Project

This Redevelopment Plan and Project and Project document may be amended pursuant to the provisions of the Act.

8. Commitment to Fair Employment Practices & Affirmative Action Plan

The City is committed to and will require developers to follow and affirmatively implement the following principles with respect to this Redevelopment Plan and Project. However, the City may implement programs aimed at assisting small businesses, residential property owners, and developers which may not be subject to these requirements.

- A. The assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan and Project, including, but not limited to, hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, terminations, etc. without regard to race, color, religion, sex, age, disability, national origin, sexual orientation, ancestry, marital status, parental status, military discharge status, source of income or housing status.
- B. Meeting the City's standards for participation of twenty four percent (24%) Minority Business Enterprises and four percent (4%) Women Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
- C. The commitment to affirmative action and non-discrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- D. Meeting City standards for the hiring of City residents to work on redevelopment project construction projects.
- E. Meeting City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

***Appendix 1:
Boundary and Legal Description***

STEVENSON/BRIGHTON PARK

ALL THAT PART OF SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND SECTIONS 2, 3, 11, AND 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SOUTH ROCKWELL STREET WITH THE SOUTH LINE WEST OF 50TH STREET IN THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 12, AND RUNNING;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 50TH STREET AND THE WESTWARD EXTENSION THEREOF TO THE EAST LINE OF SOUTH CALIFORNIA AVENUE BEING IN THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 12;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH CALIFORNIA AVENUE AND THE SOUTHWARD EXTENSION THEREOF TO THE SOUTH LINE OF WEST 51ST STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 51ST STREET AND THE WESTWARD EXTENSION THEREOF TO THE INTERSECTION OF THE SOUTHWARD EXTENSION OF THE EAST LINE OF SOUTH KEDZIE AVENUE BEING IN THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE NORTH ALONG SAID SOUTHWARD EXTENSION OF SOUTH KEDZIE AVENUE AND THE EAST LINE THEREOF TO THE SOUTH LINE OF THE C. & G. T. RAILROAD RIGHT OF WAY;

THENCE WEST ALONG SAID SOUTH LINE OF THE C. & G. T. RAILROAD RIGHT-OF WAY TO THE WEST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 12;

THENCE NORTH ALONG SAID WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 12 TO THE NORTH LINE OF SAID C. & G. T. RAILROAD RIGHT-OF WAY;

THENCE EAST ALONG SAID NORTH LINE OF THE C. & G. T. RAILROAD RIGHT-OF WAY TO THE EAST LINE OF SOUTH KEDZIE AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF SOUTH KEDZIE AVENUE TO THE INTERSECTION WITH THE EASTWARD EXTENSION OF THE NORTH

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LINE OF VACATED WEST 49TH STREET BEING IN THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE WEST ALONG SAID EASTWARD EXTENSION OF THE NORTH LINE OF VACATED WEST 49TH STREET AND THE NORTH LINE THEREOF TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 11 TO THE CENTERLINE OF SAID VACATED WEST 49TH STREET;

THENCE WEST ALONG SAID CENTERLINE OF VACATED WEST 49TH STREET TO THE INTERSECTION WITH THE SOUTHWARD EXTENSION OF THE WEST LINE OF LOT 37 IN WEAVER'S ELSDON SUBDIVISION OF BLOCK 10 IN JAMES H. REES' SUBDIVISION OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE NORTH ALONG SAID SOUTHWARD EXTENSION OF LOT 37 IN WEAVER'S ELSDON SUBDIVISION TO THE NORTH LINE OF SAID VACATED WEST 49TH STREET;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF A PARCEL OF LAND BEARING PIN 19-11-200-047, SAID SOUTHWESTERLY LINE BEING THE ARC OF A CIRCLE, NON TANGENT TO THE LAST DESCRIBED LINE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 774.99 FEET, TO THE EAST LINE OF THE G. T. & W. RAILROAD RIGHT-OF WAY;

THENCE NORTH ALONG SAID EAST LINE OF THE G. T. & W. RAILROAD RIGHT-OF WAY TO THE INTERSECTION OF THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE WITH THE EASTWARD EXTENSION OF THE NORTH LINE OF WEST 47TH STREET;

THENCE WEST ALONG SAID EASTWARD EXTENSION OF THE NORTH LINE OF WEST 47TH STREET BEING IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2 TO THE NORTHWESTERLY LINE OF SOUTH ARCHER AVENUE;

THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF SOUTH ARCHER AVENUE TO SOUTH LINE OF SAID WEST 47TH STREET BEING IN THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11;

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THENCE WEST ALONG SAID SOUTH OF WEST LINE 47TH STREET AND THE WESTWARD EXTENSION THEREOF TO THE INTERSECTION WITH THE SOUTHWARD EXTENSION OF THE WEST LINE OF SOUTH HAMLIN AVENUE BEING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2;

THENCE NORTH ALONG SAID SOUTHWARD EXTENSION AND THE WEST LINE OF SOUTH HAMLIN AVENUE TO THE SOUTH LINE OF WEST 45TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 45TH STREET, AND THE WESTWARD EXTENSION THEREOF, TO THE INTERSECTION WITH THE SOUTHWARD EXTENSION OF THE WEST LINE OF SOUTH SPRINGFIELD AVENUE;

THENCE NORTH ALONG SAID SOUTHWARD EXTENSION AND THE WEST LINE OF SOUTH SPRINGFIELD AVENUE TO THE SOUTH LINE OF WEST 44TH STREET;

THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST 44TH STREET WITH THE EAST LINE OF THE PARCEL OF LAND BEARING PIN 19-02-300-010;

THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL OF LAND BEARING PIN 19-02-300-010, SAID SOUTH LINE BEING ALSO THE NORTH LINE OF WEST 44TH STREET, TO THE EAST LINE OF THE PARCEL OF LAND BEARING PIN 19-02-300-009;

THENCE NORTH ALONG SAID EAST LINE OF THE PARCEL OF LAND BEARING PIN 19-02-300-009 TO THE SOUTH LINE OF THE PARCEL OF LAND BEARING PIN 19-02-300-004;

THENCE WEST ALONG SAID SOUTH LINE OF THE PARCEL OF LAND BEARING PIN 19-02-300-004 TO THE EAST LINE OF THE PARCEL OF LAND BEARING PIN 19-02-300-007;

THENCE NORTH ALONG SAID EAST LINE OF THE PARCEL OF LAND BEARING PIN 19-02-300-007 TO THE SOUTH LINE OF THE PARCEL OF LAND BEARING PIN 19-02-300-002;

THENCE WEST ALONG SAID SOUTH LINE OF THE PARCEL OF LAND BEARING PIN 19-02-300-002 AND THE WESTERLY EXTENSION THEREOF TO

THE WEST LINE OF SOUTH PULASKI ROAD BEING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 3;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH PULASKI ROAD TO THE SOUTH LINE OF WEST 43RD STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 43RD STREET TO THE EAST LINE OF SOUTH KEELER AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH KEELER AVENUE TO THE SOUTH LINE OF WEST 46TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 46TH STREET AND THE WESTWARD EXTENSION THEREOF TO THE EAST LINE OF THE 8 FOOT WIDE NORTH AND SOUTH ALLEY WEST OF SOUTH KEELER AVENUE IN FREDERICK H. BARTLETT'S 47TH STREET SUBDIVISION OF LOT C IN CICUIT COURT PARTITION OF THE SOUTH HALF AND (EXCEPT THE 90 FOOT STRIP ADJOINING THE CANAL) THAT PART OF THE NORTHWEST QUARTER SOUTH OF THE ILLINOIS AND MICHIGAN CANAL IN SAID SECTION 3;

THENCE SOUTH ALONG THE NORTHWARD EXTENSION OF THE EAST LINE OF SAID 8 FOOT WIDE NORTH AND SOUTH ALLEY AND THE EAST LINE THEREOF TO THE NORTH LINE OF THE 16 FOOT WIDE EAST WEST ALLEY NORTH OF WEST 47TH STREET IN THE HEREINBEFORE DESCRIBED SUBDIVISION;

THENCE WEST ALONG THE WESTWARD EXTENSION OF THE NORTH LINE OF SAID EAST AND WEST 16 FOOT WIDE ALLEY TO THE INTERSECTION WITH THE NORTHWARD EXTENSION OF THE WEST LINE OF LOT 142 IN SAID FREDERICK H. BARTLETT'S SUBDIVISION;

THENCE SOUTH ALONG THE SAID NORTHWARD EXTENSION OF THE WEST LINE OF LOT 142 AND THE WEST LINE OF SAID LOT 142 AND THE SOUTHWARD EXTENSION THEREOF TO THE SOUTH LINE OF WEST 47TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 47TH STREET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID WEST LINE AND THE NORTHWARD EXTENSION OF SAID WEST LINE OF THE EAST HALF OF THE EAST HALF OF

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THE NORTHWEST QUARTER OF SECTION 10 TO THE NORTH LINE OF WEST 47TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF WEST 47TH STREET TO THE EAST LINE OF THE PARCEL OF LAND BEARING PIN 19-03-400-099, SAID EAST LINE BEING 978.82 WEST OF AND PARALLEL WITH THE EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID EAST LINE OF THE PARCEL OF LAND BEARING PIN 19-03-400-099 TO THE SOUTH LINE OF THE PARCEL OF LAND BEARING PIN 19-03-316-177, SAID SOUTH LINE BEING A LINE 496.71 NORTH OF AND PARALLEL WITH SAID NORTH LINE OF WEST 47TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF THE PARCEL OF LAND BEARING PIN 19-03-316-177 TO THE EAST LINE THEREOF;

THENCE NORTH AND NORTHWESTERLY ALONG SAID EAST LINE OF THE PARCEL OF LAND BEARING PIN 19-03-316-177 TO A LINE 14 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF WEST DISTRICT BOULEVARD BEING IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3 AFORESAID;

THENCE EAST ALONG SAID LINE 14 FEET NORTH FROM AND PARALLEL WITH THE NORTH LINE OF WEST DISTRICT BOULEVARD TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF THE PARCEL OF LAND BEARING PIN 19-03-400-206;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF THE PARCEL OF LAND BEARING PIN 19-03-400-206, SAID NORTHWESTERLY LINE BEING THE ARC OF A CIRCLE, NON TANGENT TO THE LAST DESCRIBED LINE, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 3,820 FEET TO A POINT OF CURVE IN THE SOUTHEASTERLY LINE OF THE PARCEL OF LAND BEARING PIN 19-03-400-163, SAID POINT OF CURVE BEING 610 FEET NORTH OF THE NORTH LINE OF WEST DISTRICT BOULEVARD AFORESAID AND 248.67 FEET WEST OF THE EAST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF THE PARCEL OF LAND BEARING PIN 19-03-400-163, HERE BEING A STRAIGHT LINE, 127.96 FEET TO A LINE 693.51 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF WEST DISTRICT BOULEVARD;

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THENCE EAST ALONG SAID LINE 693.51 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF WEST DISTRICT BOULEVARD A DISTANCE OF 151.25 FEET TO THE EAST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3;

THENCE NORTH ALONG SAID EAST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3 TO THE SOUTHERLY LINE OF THE GULF MOBILE AND OHIO RAILROAD RIGHT-OF-WAY;

THENCE SOUTHWESTERLY ALONG SAID GULF MOBILE AND OHIO RAILROAD RIGHT-OF-WAY TO THE WEST LINE OF SOUTH CICERO AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH CICERO AVENUE TO THE SOUTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF THE SANITARY DRAINAGE AND SHIP CANAL;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF THE SANITARY DRAINAGE AND SHIP CANAL AND THE NORTHERLY LINE THEREOF TO THE WEST LINE OF SOUTH KEDZIE AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH KEDZIE AVENUE TO THE SOUTHERLY LINE OF THE SANITARY DRAINAGE AND SHIP CANAL;

THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE OF THE SANITARY DRAINAGE AND SHIP CANAL TO THE SOUTHERLY LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT-OF-WAY;

THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT-OF-WAY, SAID SOUTHERLY LINE BEING THE ARC OF A CIRCLE, NON TANGENT TO THE LAST DESCRIBED LINE AND CONVEX TO THE SOUTHWEST, TO THE WESTERLY LINE OF THE PARCEL OF LAND BEARING PIN 16-36-503-002;

THENCE SOUTH ALONG SAID WESTERLY LINE OF THE PARCEL OF LAND BEARING PIN 16-36-503-002 TO THE SOUTHERLY LINE THEREOF;

THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE OF THE PARCEL OF LAND BEARING PIN 16-36-503-002, SAID SOUTHERLY LINE BEING ALSO THE SOUTHERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT-OF-WAY, TO THE WEST LINE OF SOUTH CALIFORNIA AVENUE;

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THENCE SOUTH ALONG SAID WEST LINE OF SOUTH CALIFORNIA AVENUE TO THE SOUTH LINE OF WEST 35TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 35TH STREET TO THE EAST LINE OF THE NORTH AND SOUTH 16 FOOT WIDE ALLEY IN BLOCK 3 IN GROSS AND MOORE'S SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE SOUTH ALONG THE EAST LINE OF SAID ALLEY AND THE SOUTHWARD EXTENSION THEREOF TO THE NORTH LINE OF THE EAST AND WEST 16 FOOT WIDE ALLEY IN BLOCK 3 IN GROSS AND MOORE'S SUBDIVISION AFORESAID;

THENCE EAST ALONG THE NORTH LINE OF SAID 16 FOOT WIDE EAST AND WEST ALLEY AND THE EASTWARD EXTENSION THEREOF TO THE EAST LINE OF SOUTH FRANCISCO AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH FRANCISCO AVENUE TO THE INTERSECTION WITH THE EASTWARD EXTENSION OF THE SOUTH LINE OF WEST 36TH STREET;

THENCE WEST ALONG SAID EASTWARD EXTENSION AND THE SOUTH LINE OF WEST 36TH STREET TO THE EAST LINE OF SOUTH ALBANY AVENUE BEING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36 AFORESAID;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH ALBANY AVENUE TO THE NORTH LINE OF WEST 36TH PLACE;

THENCE EAST ALONG SAID NORTH LINE OF WEST 36TH PLACE TO THE WEST LINE OF SOUTH CALIFORNIA AVENUE BEING IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH CALIFORNIA AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 28 IN BLOCK 3 IN THOMAS KELLY'S ADDITION TO CHICAGO IN SECTION 36;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF LOT 28 AND THE NORTH LINE THEREOF TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF SOUTH CALIFORNIA AVENUE;

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THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO THE INTERSECTION OF THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF SOUTH CALIFORNIA AVENUE WITH THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF WEST 36TH PLACE;

THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF WEST 36TH PLACE TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF SOUTH WASHTENAW AVENUE;

THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO THE NORTHWEST CORNER OF LOT 5 IN BLOCK 3 IN THOMAS KELLY'S ADDITION TO CHICAGO IN SECTION 36;

THENCE EAST ALONG THE NORTH LINE OF LOT 5 AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH WASHTENAW AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH WASHTENAW AVENUE TO THE NORTH LINE OF WEST 36TH PLACE;

THENCE EAST ALONG SAID NORTH LINE OF WEST 36TH PLACE AND THE WESTWARD EXTENSION THEREOF TO THE EAST LINE OF SOUTH ROCKWELL STREET BEING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 36;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH ROCKWELL STREET AND THE NORTHWARD EXTENSION THEREOF TO THE NORTH LINE OF THE GULF MOBILE AND OHIO RAILROAD RIGHT OF WAY;

THENCE EAST ALONG SAID NORTH LINE OF THE GULF MOBILE AND OHIO RAILROAD RIGHT OF WAY TO THE WESTERLY LINE OF THE PARCEL OF LAND BEARING PIN 16-36-414-007 AND PIN 16-36-414-008, SAID WESTERLY LINE BEING THE ARC OF A CIRCLE, CONVEX TO THE NORTHWEST, NON TANGENT TO THE LAST DESCRIBED LINE;

THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF THE PARCEL OF LAND BEARING PIN 16-36-414-007 AND PIN 16-36-414-008 TO THE SOUTH LINE OF SAID GULF MOBILE AND OHIO RAILROAD RIGHT OF WAY;

THENCE WEST ALONG SAID SOUTH LINE OF THE GULF MOBILE AND OHIO RAILROAD RIGHT OF WAY TO THE EAST LINE OF SOUTH MAPLEWOOD AVENUE, SOUTH MAPLEWOOD AVENUE BEING HERE 40 FEET IN WIDTH;

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THENCE SOUTH ALONG SAID EAST LINE OF SOUTH MAPLEWOOD AVENUE TO THE SOUTH LINE OF THE 16 FOOT WIDE EAST WEST ALLEY LYING NORTH OF WEST 38TH STREET IN RESUBDIVISION OF LOTS 54 AND 57 OF THE ORIGINAL TOWN OF BRIGHTON;

THENCE WEST ALONG THE WESTWARD EXTENSION OF THE SOUTH LINE OF SAID 16 FOOT WIDE EAST WEST ALLEY TO THE SOUTHEAST CORNER OF LOT 53 OF THE ORIGINAL TOWN OF BRIGHTON;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 53 TO THE EAST LINE OF THE WESTERLY 57 FEET OF LOT 58 OF THE ORIGINAL TOWN OF BRIGHTON;

THENCE SOUTH ALONG THE EAST LINE OF THE WESTERLY 57 FEET OF SAID LOT 58 TO THE NORTH LINE OF WEST 38TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 38TH STREET TO THE NORTHEASTERLY EXTENSION OF THE NORTHERLY LINE OF LOTS 5 THROUGH 10 IN AVENUE SUBDIVISION OF LOTS 59 AND 62 IN ORIGINAL TOWN OF BRIGHTON IN SECTION 36;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION OF THE NORTHERLY LINE OF LOTS 5 THROUGH 10 AND THE NORTHERLY LINE THEREOF TO THE NORTHWESTERLY CORNER OF SAID LOT 5;

THENCE CONTINUING SOUTHWESTERLY ALONG THE SOUTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOTS 5 THROUGH 10 TO THE EAST LINE OF SOUTH ROCKWELL STREET;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH ROCKWELL STREET TO THE NORTHERLY LINE OF SOUTH ARCHER AVENUE;

THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO THE INTERSECTION OF THE SOUTHERLY LINE OF SOUTH ARCHER AVENUE WITH THE NORTH LINE OF WEST PERSHING ROAD;

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SOUTH ARCHER AVENUE TO THE SOUTH LINE OF WEST PERSHING ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF WEST PERSHING ROAD TO THE WEST LINE OF SOUTH WASHTENAW AVENUE;

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THENCE NORTH ALONG SAID WEST LINE OF SOUTH WASHTENAW AVENUE TO THE NORTH LINE OF WEST 38TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 38TH STREET TO THE WEST LINE OF SOUTH ROCKWELL STREET;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH ROCKWELL STREET TO THE SOUTH LINE OF WEST 37TH PLACE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 37TH PLACE AND THE WESTWARD EXTENSION THEREOF TO THE WEST LINE OF SOUTH WASHTENAW AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH WASHTENAW AVENUE AND THE NORTHWARD EXTENSION THEREOF, TO THE SOUTH LINE OF THE 16 FOOT WIDE EAST WEST ALLEY NORTH OF WEST 37TH PLACE IN THOMAS KELLY'S ADDITION TO CHICAGO IN THE WEST HALF OF THE SOUTHEAST QUARTER IN SAID SECTION 36;

THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE EAST WEST ALLEY TO THE LINE BETWEEN LOTS 9 AND 10 IN THOMAS KELLY'S ADDITION AFORESAID;

THENCE SOUTH ALONG SAID LINE BETWEEN LOTS 9 AND 10 AND THE SOUTHWARD EXTENSION THEREOF IN THOMAS KELLY'S ADDITION TO THE SOUTH LINE OF WEST 37TH PLACE;

THENCE WEST ALONG SAID SOUTH LINE WEST OF 37TH PLACE TO THE EAST LINE OF SOUTH CALIFORNIA AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH CALIFORNIA AVENUE AND THE SOUTHWARD EXTENSION THEREOF TO THE SOUTH LINE OF WEST 38TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 38TH STREET AND THE WESTWARD EXTENSION THEREOF TO THE INTERSECTION OF THE SOUTHWARD EXTENSION OF THE WEST LINE OF THE 20 FOOT WIDE NORTH SOUTH ALLEY WEST OF SOUTH CALIFORNIA, SAID ALLEY BEING IN JOHN McCAFFERY'S SUBDIVISION IN THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

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THENCE NORTH ALONG THE SOUTHWARD EXTENSION OF THE WEST LINE AND THE WEST LINE OF SAID 20 FOOT WIDE NORTH SOUTH ALLEY TO THE SOUTH LINE OF THE EAST WEST 20 FOOT WIDE ALLEY NORTH OF WEST 38TH STREET IN JOHN McCAFFERY'S SUBDIVISION AFORESAID;

THENCE WEST ALONG SAID SOUTH LINE OF THE 20 FOOT WIDE EAST WEST ALLEY TO THE LINE BETWEEN LOTS 28 AND 29 IN SAID JOHN McCAFFERY'S SUBDIVISION;

THENCE SOUTH ALONG SAID LINE BETWEEN LOTS 28 AND 29 IN JOHN McCAFFERY'S SUBDIVISION AND THE SOUTHWARD EXTENSION OF THE LINE BETWEEN SAID LOTS 28 AND 29 TO THE SOUTH LINE OF WEST 38TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 38TH STREET, AND THE WESTWARD EXTENSION THEREOF, TO THE WEST LINE OF SOUTH SACRAMENTO AVENUE BEING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH SACRAMENTO AVENUE AND THE NORTHWARD EXTENSION THEREOF TO THE SOUTH LINE OF WEST 37TH PLACE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 37TH PLACE, AND THE WESTWARD EXTENSION THEREOF, TO THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE SOUTH ALONG SAID WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36 TO THE INTERSECTION OF THE EASTWARD EXTENSION OF THE SOUTH LINE OF WEST 37TH PLACE BEING IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 37TH PLACE TO THE NORTHWEST CORNER OF BLOCK 5 IN ADAM SMITH'S SUBDIVISION OF LOT 1 IN BLOCK 11 AND LOT 1 IN BLOCK 12 AND ALL OF BLOCK 17 IN JAMES A. REES' SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE EAST OF THE THIRD PRINCIPAL LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL;

THENCE SOUTH ALONG SAID WEST LINE OF BLOCK 5 AND THE SOUTHWARD EXTENSION THEREOF TO THE SOUTH LINE OF WEST 38TH STREET;

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THENCE WEST ALONG SAID SOUTH LINE OF WEST 38TH STREET AND THE WESTWARD EXTENSION THEREOF TO THE WEST LINE OF SOUTH SPAULDING AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH SPAULDING AVENUE AND THE NORTHWARD EXTENSION THEREOF TO THE NORTH LINE OF LOTS 9 THROUGH 20, BOTH INCLUSIVE, IN BARTLEY'S 36TH STREET ADDITION IN BLOCKS 14 AND 15 IN JAMES A. REES' SUBDIVISION AFORESAID AND THE NORTH LINE OF LOTS 2 THROUGH 13, BOTH INCLUSIVE, IN RUBIN'S SUBDIVISION OF LOT 2 IN BLOCK 14 IN SAID JAMES A REES' SUDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF LOTS 9 THROUGH 20, BOTH INCLUSIVE, AND SAID NORTH LINE OF LOTS 2 THROUGH 13, BOTH INCLUSIVE, TO THE EAST LINE OF SOUTH HOMAN AVENUE;

THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO THE POINT OF INTERSECTION OF THE WEST LINE OF SOUTH HOMAN AVENUE WITH THE SOUTH LINE OF THE 16 FOOT WIDE EAST WEST ALLEY NORTH OF WEST 37TH PLACE BEING IN THE RESUBDIVISION OF LOTS 1 THROUGH 15, BOTH INCLUSIVE, LOTS 40 THROUGH 45, BOTH INCLUSIVE, AND LOTS 16 AND 39, EXCEPTING THE WEST 4.3 FEET OF SAID LOTS 16 AND 39, IN BLOCK 7 IN ADAM SMITH'S SUBDIVISION AFOREMENTIONED;

THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE EAST WEST ALLEY TO THE EAST LINE OF LOT 1 IN WARREN'S SUBDIVISION OF PART OF ADAM SMITH'S SUBDIVISION AFORESAID;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 1 IN WARREN'S SUBDIVISION TO THE CENTERLINE OF WEST 37TH PLACE;

THENCE WEST ALONG SAID CENTERLINE OF WEST 37TH PLACE TO THE NORTHEAST CORNER OF LOT 8 IN SAID WARREN'S SUBDIVISION;

THENCE SOUTH ALONG THE EAST LINE AND THE SOUTHWARD EXTENSION OF SAID EAST LINE OF LOT 8 IN WARREN'S SUBDIVISION TO THE SOUTH LINE OF WEST 38TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 38TH STREET, AND THE WESTWARD EXTENSION THEREOF, TO THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 35, SAID

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WESTWARD EXTENSION BEING PERPENDICULAR TO THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35;

THENCE SOUTH ALONG SAID WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35 TO THE NORTH LINE OF WEST PERSHING ROAD;

THENCE EAST ALONG SAID NORTH LINE OF WEST PERSHING ROAD AND THE EASTWARD EXTENSION THEREOF TO THE INTERSECTION WITH THE NORTHWARD EXTENSION OF THE EAST LINE OF SOUTH KEDZIE AVENUE BEING IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID NORTHWARD EXTENSION, THE EAST LINE AND THE SOUTHWARD EXTENSION OF SAID EAST LINE OF SOUTH KEDZIE AVENUE TO THE INTERSECTION OF THE EASTWARD EXTENSION OF THE SOUTH LINE OF WEST 43RD STREET BEING IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 43RD STREET AND THE EASTWARD EXTENSION THEREOF TO THE EAST LINE OF SOUTH DRAKE AVENUE BEING IN THE WEST HALF OF SAID SOUTHEAST QUARTER OF SECTION 2;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH DRAKE AVENUE TO THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF WEST 47TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF WEST 47TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 103 IN PARSONS AND MCCAFFERY'S ADDITION TO CHICAGO IN SECTION 2;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF LOT 103 AND THE EAST LINE THEREOF TO THE NORTH LINE OF WEST 47TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 47TH STREET TO THE WEST LINE OF LOT 27 IN A.T. MCINTOSH'S SUBDIVISION IN SECTION 2;

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THENCE NORTH ALONG SAID WEST LINE OF LOT 27 AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF WEST 47TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF WEST 47TH STREET TO THE WESTERLY LINE OF THE PARCEL OF LAND BEARING PIN 19-02-425-049;

THENCE NORTH ALONG SAID WESTERLY LINE OF THE PARCEL OF LAND BEARING PIN 19-02-425-049 TO THE NORTHERLY LINE THEREOF;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE OF THE PARCEL OF LAND BEARING PIN 19-02-425-049 TO THE EAST LINE THEREOF;

THENCE SOUTH ALONG SAID EAST LINE OF THE PARCEL OF LAND BEARING PIN 19-02-425-049 TO THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF WEST 47TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF WEST 47TH STREET AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH CHRISTIANA AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH CHRISTIANA AVENUE TO THE NORTH LINE OF WEST 47TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 47TH STREET TO THE WEST LINE OF SOUTH SPAULDING AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH SPAULDING AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 66 IN BOWLES' SUBDIVISION OF LOT 9 IN MCCAFFERY AND MURPHY'S SUBDIVISION IN SECTION 2;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF LOT 66 AND THE NORTH LINE THEREOF TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF SOUTH SPAULDING AVENUE;

THENCE EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 66 TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF SOUTH SPAULDING AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF SOUTH SPAULDING AVENUE TO THE SOUTH LINE OF LOT

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56 IN BOWLES' SUBDIVISION OF LOT 9 IN MCCAFFERY AND MURPHY'S SUBDIVISION IN SECTION 2;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 56 AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH SAWYER AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH SAWYER AVENUE TO THE NORTH LINE OF WEST 47TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 47TH STREET TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF SOUTH SAWYER AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF SOUTH SAWYER AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 17 IN BOWLES' SUBDIVISION OF LOT 9 IN MCCAFFERY AND MURPHY'S SUBDIVISION IN SECTION 2;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF LOT 17 AND THE NORTH LINE THEREOF TO THE WEST LINE OF SOUTH KEDZIE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH KEDZIE AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF WEST 47TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF WEST 47TH STREET AND THE NORTH LINE THEREOF TO THE WEST LINE OF SOUTH TROY AVENUE

THENCE EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF WEST 47TH STREET TO THE EAST LINE OF SOUTH TROY AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH TROY AVENUE TO THE NORTH LINE OF WEST 47TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 47TH STREET TO THE WEST LINE OF SOUTH SACRAMENTO AVENUE;

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THENCE NORTH ALONG SAID WEST LINE OF SOUTH SACRAMENTO AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF WEST 47TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF WEST 47TH STREET AND THE NORTH LINE THEREOF TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF SOUTH RICHMOND STREET;

THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF SOUTH RICHMOND STREET AND THE SOUTHERLY EXTENSION THEREOF TO THE CENTERLINE OF THE 16 FOOT WIDE ALLEY NORTH OF WEST 47TH STREET;

THENCE EAST ALONG SAID CENTERLINE OF THE 16 FOOT WIDE ALLEY NORTH OF WEST 47TH STREET TO THE WEST LINE OF SOUTH FRANCISCO AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH FRANCISCO AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF WEST 47TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF WEST 47TH STREET AND THE NORTH LINE THEREOF TO THE WEST LINE OF SOUTH MOZART STREET;

THENCE EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF WEST 47TH STREET TO THE EAST LINE OF SOUTH MOZART STREET;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH MOZART STREET TO THE NORTH LINE OF WEST 47TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 47TH STREET TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF SOUTH MOZART STREET;

THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY EAST OF SOUTH MOZART STREET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 18 IN J.A. LASHAR'S SUBDIVISION OF THE EAST HALF OF BLOCK 4 OF STEWART'S SUBDIVISION IN SECTION 1;

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THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF LOT 18 AND THE NORTH LINE THEREOF TO THE WEST LINE OF SOUTH CALIFORNIA AVENUE;

THENCE EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 18 TO THE EAST LINE OF SOUTH CALIFORNIA AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH CALIFORNIA AVENUE TO THE SOUTH LINE OF LOTS 2 THROUGH 12, BOTH INCLUSIVE IN THE SUBDIVISION OF THE NORTH 1 ACRE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER IN SAID SECTION 12;

THENCE EAST ALONG SAID SOUTH LINE OF LOTS 2 THROUGH 12, BOTH INCLUSIVE, TO THE EAST LINE OF THE PARCEL OF LAND BEARING PIN 19-12-200-010;

THENCE NORTH ALONG SAID EAST LINE OF THE PARCEL OF LAND BEARING PIN 19-12-200-010 AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF WEST 47TH STREET BEING IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID NORTH LINE OF WEST 47TH STREET, AND THE WESTWARD EXTENSION THEREOF, TO THE INTERSECTION WITH THE NORTHWARD EXTENSION OF THE WEST LINE OF LOT 5 IN STOWE'S SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12;

THENCE SOUTH ALONG SAID NORTHWARD EXTENSION OF LOT 5 AND THE WEST LINE THEREOF TO THE NORTH LINE OF THE 16 FOOT WIDE EAST WEST ALLEY SOUTH OF 47TH STREET STOWE'S IN SUBDIVISION AFORESAID;

THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE EAST WEST ALLEY AND THE EASTWARD EXTENSION THEREOF TO THE POINT OF INTERSECTION OF THE EAST LINE OF SOUTH WASHTENAW AVENUE AND THE NORTH LINE OF THE 16 FOOT WIDE EAST WEST ALLEY SOUTH OF WEST 47TH STREET IN WALTER KOSKI'S SUBDIVISION OF (EXCEPT THE SOUTH 100 FEET AND EXCEPT THE EAST 8 FEET OF THE NORTH 158 FEET) THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER

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AND THE SOUTH 100 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER IN SAID SECTION 12;

THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY AND THE EASTWARD EXTENSION THEREOF IN KOSKI'S SUBDIVISION AFORESAID TO THE EAST LINE OF A PARCEL OF LAND BEARING PIN 19-12-202-021;

THENCE NORTH ALONG SAID EAST LINE OF THE PARCEL OF LAND BEARING PIN 19-12-202-021, AND THE NORTHWARD EXTENSION THEREOF, TO THE NORTH LINE OF WEST 47TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 47TH STREET TO THE INTERSECTION OF THE NORTHWARD EXTENSION OF THE EAST LINE OF SOUTH TALMAN AVENUE;

THENCE SOUTH ALONG SAID NORTHWARD EXTENSION THE EAST LINE OF SOUTH TALMAN AVENUE TO THE NORTH LINE OF THE 16 FOOT WIDE EAST WEST ALLEY SOUTH OF 47TH STREET IN CLUNN'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12;

THENCE EAST ALONG SAID NORTH LINE OF SAID 16 FOOT WIDE EAST WEST ALLEY TO THE INTERSECTION WITH THE NORTHWARD EXTENSION OF THE 16 FOOT WIDE NORTH SOUTH ALLEY IN CLUNN'S SUBDIVISION AFORESAID;

THENCE SOUTH ALONG SAID NORTHWARD EXTENSION AND THE EAST LINE OF SAID 16 FOOT WIDE NORTH SOUTH ALLEY TO THE NORTH LINE OF WEST 48TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 48TH STREET TO THE WEST LINE OF LOT 15 IN KAREL V. JANOVSKY'S SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 12;

THENCE NORTH ALONG SAID WEST LINE OF LOT 15 AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF WEST 48TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF WEST 48TH STREET TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF SOUTH WESTERN BOULEVARD;

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THENCE NORTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF SOUTH WESTERN BOULEVARD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 IN SAID KAREL V. JANOVSKY'S SUBDIVISION IN SECTION 12;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 AND THE NORTH LINE THEREOF TO THE WEST LINE OF SOUTH WESTERN BOULEVARD;

THENCE EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 3 TO THE EAST LINE OF SOUTH WESTERN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH WESTERN BOULEVARD TO THE EASTWARD EXTENSION OF THE SOUTH LINE OF THE C. & G. T. RAILROAD RIGHT OF WAY BEING IN THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 12;

THENCE WEST ALONG SAID EASTWARD EXTENSION AND THE SOUTH LINE OF THE C. & G. T. RAILROAD RIGHT OF WAY TO THE EAST LINE OF SOUTH ROCKWELL STREET;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH ROCKWELL STREET AND THE SOUTHWARD EXTENSION THEREOF TO THE SOUTH LINE OF WEST 50TH STREET, BEING ALSO THE POINT OF BEGINNING OF THE HEREINBEFORE DESCRIBED PARCEL OF LAND, ALL IN COOK COUNTY, ILLINOIS.

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*Appendix 2:
Summary of EAV (by PIN)*

Summary of 2005 Equalized Assessed Value by Permanent Index Number (PIN)

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
1	16-34-402-004-0000	EX	EX
2	16-34-402-005-0000	EX	EX
3	16-34-402-006-0000	49,213	134,450
4	16-34-402-007-0000	EX	EX
5	16-34-402-008-8001	EX	EX
6	16-34-402-008-8002	2	5
7	16-34-403-003-0000	EX	EX
8	16-34-403-004-0000	EX	EX
9	16-34-403-008-0000	EX	EX
10	16-34-403-009-0000	EX	EX
11	16-34-403-010-0000	95,161	259,980
12	16-34-403-011-0000	EX	EX
13	16-34-403-012-0000	990	2,705
14	16-34-505-001-0000	EX	EX
15	16-34-505-002-0000	EX	EX
16	16-34-506-001-0000	EX	EX
17	16-35-205-004-0000	EX	EX
18	16-35-205-018-8001	EX	EX
19	16-35-205-018-8002	29,753	81,285
20	16-35-205-019-0000	EX	EX
21	16-35-300-009-0000	15,703	42,901
22	16-35-300-012-0000	EX	EX
23	16-35-300-021-0000	EX	EX
24	16-35-300-022-0000	EX	EX
25	16-35-300-023-0000	10,872	29,702
26	16-35-300-029-0000	3,773	10,308
27	16-35-300-030-0000	3,472	9,486
28	16-35-300-031-0000	EX	EX
29	16-35-300-032-0000	EX	EX
30	16-35-300-034-0000	31,786	86,839
31	16-35-300-035-8001	EX	EX
32	16-35-300-035-8002	115,061	314,347
33	16-35-300-036-0000	114,516	312,858
34	16-35-300-037-0000	67,875	185,435
35	16-35-300-038-0000	EX	EX
36	16-35-301-004-0000	33,924	92,680
37	16-35-301-005-0000	89,841	245,446
38	16-35-301-006-0000	91,736	250,623
39	16-35-301-007-0000	EX	EX
40	16-35-301-008-0000	2,443	6,674
41	16-35-301-010-0000	7,590	20,736
42	16-35-301-013-0000	2,065	5,642
43	16-35-301-014-0000	19,515	53,315
44	16-35-301-015-0000	16,356	44,685
45	16-35-301-016-0000	220,500	602,406

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
46	16-35-301-017-0000	58,816	160,685
47	16-35-301-018-0000	93,533	255,532
48	16-35-301-019-0000	33,585	91,754
49	16-35-302-001-0000	EX	EX
50	16-35-400-001-0000	101,299	276,749
51	16-35-400-004-0000	5,553	15,171
52	16-35-400-006-0000	81,335	222,207
53	16-35-400-008-0000	280,556	766,479
54	16-35-400-012-0000	5,440	14,862
55	16-35-400-013-0000	EX	EX
56	16-35-400-014-0000	EX	EX
57	16-35-400-015-8001	EX	EX
58	16-35-400-015-8002	140	382
59	16-35-400-018-0000	230,244	629,027
60	16-35-400-019-0000	81,504	222,669
61	16-35-400-020-0000	EX	EX
62	16-35-401-006-0000	482,290	1,317,616
63	16-35-401-007-0000	13,415	36,650
64	16-35-401-008-0000	3,349	9,149
65	16-35-401-009-0000	3,327	9,089
66	16-35-401-010-0000	EX	EX
67	16-35-401-011-0000	EX	EX
68	16-35-401-012-0000	EX	EX
69	16-35-401-013-0000	95,648	261,310
70	16-35-401-014-0000	121,581	332,159
71	16-35-401-015-0000	14,749	40,294
72	16-35-401-016-0000	53,671	146,629
73	16-35-401-017-0000	53,671	146,629
74	16-35-401-018-0000	83,569	228,311
75	16-35-401-019-0000	4,679	12,783
76	16-35-401-020-0000	4,679	12,783
77	16-35-401-021-0000	7,842	21,424
78	16-35-401-022-8001	EX	EX
79	16-35-401-022-8002	258	705
80	16-35-401-023-0000	49,967	136,510
81	16-35-401-025-0000	214,665	586,465
82	16-35-401-026-0000	5,272	14,403
83	16-35-401-027-0000	35,542	97,101
84	16-35-401-028-0000	18,689	51,058
85	16-35-402-002-0000	223,961	611,861
86	16-35-402-004-0000	EX	EX
87	16-35-402-005-0000	176,509	482,223
88	16-35-402-006-0000	2,742	7,491
89	16-35-403-001-0000	95,332	260,447
90	16-35-403-003-0000	EX	EX
91	16-35-403-007-0000	EX	EX
92	16-35-403-008-0000	EX	EX

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
93	16-35-403-009-0000	EX	EX
94	16-35-403-043-0000	EX	EX
95	16-35-403-044-0000	EX	EX
96	16-35-403-045-0000	2,124	5,803
97	16-35-403-046-0000	EX	EX
98	16-35-404-001-0000	5,333	14,570
99	16-35-404-002-0000	2,595	7,090
100	16-35-404-003-0000	2,616	7,147
101	16-35-404-004-0000	2,616	7,147
102	16-35-404-005-0000	2,632	7,191
103	16-35-404-006-0000	2,632	7,191
104	16-35-404-007-0000	7,421	20,274
105	16-35-404-008-0000	2,302	6,289
106	16-35-404-009-0000	2,081	5,685
107	16-35-406-001-0000	3,631	9,920
108	16-35-406-003-0000	154,921	423,244
109	16-35-406-026-0000	220,951	603,638
110	16-35-406-027-0000	74,999	204,897
111	16-35-502-001-0000	EX	EX
112	16-35-502-002-0000	EX	EX
113	16-35-502-004-0000	EX	EX
114	16-35-502-006-0000	EX	EX
115	16-35-503-001-0000	EX	EX
116	16-36-100-011-0000	EX	EX
117	16-36-100-012-0000	7,572	20,687
118	16-36-100-024-0000	27,563	75,302
119	16-36-100-025-0000	190,075	519,285
120	16-36-101-003-0000	EX	EX
121	16-36-101-015-0000	32,805	89,623
122	16-36-101-017-0000	185,260	506,130
123	16-36-300-001-0000	EX	EX
124	16-36-300-002-0000	10,110	27,621
125	16-36-300-003-0000	EX	EX
126	16-36-300-008-0000	91,796	250,787
127	16-36-300-009-0000	27,327	74,657
128	16-36-300-010-0000	298,311	814,986
129	16-36-300-011-0000	241,178	658,898
130	16-36-300-013-0000	25,533	69,756
131	16-36-300-014-0000	923,382	2,522,680
132	16-36-300-015-0000	114,657	313,243
133	16-36-300-016-0000	32,412	88,550
134	16-36-301-004-0000	297,193	811,931
135	16-36-302-017-0000	EX	EX
136	16-36-302-018-0000	159,813	436,609
137	16-36-305-001-0000	173,799	474,819
138	16-36-305-003-0000	122,788	335,457
139	16-36-305-005-0000	92,173	251,817

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
140	16-36-305-006-0000	69,837	190,795
141	16-36-305-007-0000	55,755	152,323
142	16-36-305-008-0000	56,976	155,658
143	16-36-305-009-0000	62,844	171,690
144	16-36-309-031-0000	8,555	23,372
145	16-36-309-032-0000	21,029	57,451
146	16-36-309-033-0000	79,174	216,303
147	16-36-309-035-0000	4,655	12,717
148	16-36-309-036-0000	34,575	94,459
149	16-36-309-040-0000	98,060	267,900
150	16-36-309-041-0000	295,711	807,882
151	16-36-309-042-0000	20,169	55,102
152	16-36-309-043-0000	61,577	168,228
153	16-36-310-002-0000	36,207	98,918
154	16-36-310-004-0000	267,129	729,796
155	16-36-310-007-0000	38,404	104,920
156	16-36-310-011-0000	EX	EX
157	16-36-310-012-0000	52,150	142,474
158	16-36-310-013-0000	9,900	27,047
159	16-36-310-014-0000	EX	EX
160	16-36-310-015-0000	EX	EX
161	16-36-311-004-0000	502,262	1,372,180
162	16-36-311-005-0000	EX	EX
163	16-36-311-006-0000	23,863	65,194
164	16-36-312-003-0000	EX	EX
165	16-36-312-004-0000	415,523	1,135,209
166	16-36-315-001-0000	12,043	32,901
167	16-36-315-002-0000	5,920	16,173
168	16-36-315-003-0000	5,920	16,173
169	16-36-315-004-0000	5,920	16,173
170	16-36-315-005-0000	5,920	16,173
171	16-36-315-033-0000	13,851	37,841
172	16-36-315-036-0000	1,938	5,295
173	16-36-315-037-0000	23,053	62,981
174	16-36-315-045-0000	EX	EX
175	16-36-315-046-0000	EX	EX
176	16-36-315-047-0000	24,972	68,224
177	16-36-315-048-0000	224,541	613,446
178	16-36-408-005-0000	4,537	12,395
179	16-36-408-006-0000	4,755	12,991
180	16-36-408-007-0000	4,524	12,360
181	16-36-408-008-0000	4,524	12,360
182	16-36-408-009-0000	4,524	12,360
183	16-36-408-010-0000	4,524	12,360
184	16-36-408-037-0000	178,234	486,935
185	16-36-410-001-0000	189,131	516,706
186	16-36-410-003-0000	EX	EX

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
187	16-36-410-004-0000	55,882	152,670
188	16-36-411-003-0000	EX	EX
189	16-36-411-004-0000	309,258	844,893
190	16-36-411-005-0000	4,861	13,280
191	16-36-411-006-0000	4,858	13,272
192	16-36-411-007-0000	4,931	13,471
193	16-34-411-008-0000	4,858	13,272
194	16-36-411-009-0000	4,931	13,471
195	16-36-411-010-0000	4,859	13,275
196	16-36-411-011-0000	4,933	13,477
197	16-36-411-012-0000	4,976	13,594
198	16-36-411-013-0000	4,859	13,275
199	16-36-411-014-0000	4,831	13,198
200	16-36-415-003-0000	27,644	75,523
201	16-36-415-004-0000	12,505	34,164
202	16-36-415-005-0000	3,602	9,841
203	16-36-415-006-0000	3,602	9,841
204	16-36-415-007-0000	3,802	10,387
205	16-36-415-010-0000	15,265	41,704
206	16-36-415-011-0000	14,858	40,592
207	16-36-415-012-0000	14,858	40,592
208	16-36-415-013-0000	1,470	4,016
209	16-36-415-014-0000	1,470	4,016
210	16-36-415-015-0000	1,470	4,016
211	16-36-415-025-0000	EX	EX
212	16-36-415-026-0000	16,039	43,819
213	16-36-415-027-0000	43,334	118,388
214	16-36-415-029-0000	EX	EX
215	16-36-415-030-0000	12,520	34,205
216	16-36-415-031-0000	24,150	65,978
217	16-36-415-032-0000	165	451
218	16-36-415-033-0000	1,689	4,614
219	16-36-415-034-0000	165	451
220	16-36-416-001-0000	365,448	998,404
221	16-36-419-001-0000	EX	EX
222	16-36-419-006-0000	46,519	127,090
223	16-36-419-007-0000	29,367	80,231
224	16-36-419-008-0000	53,708	146,730
225	16-36-419-009-0000	28,071	76,690
226	16-36-419-016-0000	212,839	581,476
227	16-36-419-017-0000	212,586	580,785
228	16-36-419-018-0000	14,754	40,308
229	16-36-419-019-0000	14,754	40,308
230	16-36-420-032-0000	EX	EX
231	16-36-420-033-0000	EX	EX
232	16-36-424-008-0000	EX	EX
233	16-36-424-009-0000	EX	EX

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
234	16-36-424-011-0000	EX	EX
235	16-36-424-013-0000	EX	EX
236	16-36-424-014-0000	EX	EX
237	16-36-424-015-0000	EX	EX
238	16-36-425-001-0000	14,418	39,390
239	16-36-425-002-0000	13,638	37,259
240	16-36-425-003-0000	9,657	26,383
241	16-36-425-004-0000	10,229	27,946
242	16-36-425-005-0000	EX	EX
243	16-36-503-001-0000	EX	EX
244	16-36-505-001-0000	EX	EX
245	16-36-505-002-0000	EX	EX
246	19-01-325-035-0000	42,636	116,482
247	19-01-325-036-0000	22,878	62,503
248	19-01-325-037-0000	14,621	39,945
249	19-01-325-038-0000	10,641	29,071
250	19-01-325-039-0000	22,990	62,809
251	19-01-325-046-0000	36,223	98,961
252	19-01-325-047-0000	21,858	59,716
253	19-01-329-031-0000	18,146	49,575
254	19-01-329-032-0000	7,668	20,949
255	19-01-329-033-0000	7,688	21,004
256	19-01-329-034-0000	29,241	79,886
257	19-01-329-035-0000	28,476	77,796
258	19-01-329-036-0000	28,476	77,796
259	19-01-329-037-0000	3,444	9,409
260	19-01-329-038-0000	3,444	9,409
261	19-01-329-039-0000	4,630	12,649
262	19-01-330-030-0000	EX	EX
263	19-01-331-031-0000	10,022	27,380
264	19-01-331-032-0000	7,393	20,198
265	19-01-331-033-0000	7,393	20,198
266	19-01-331-034-	7,475	20,422
267	19-01-331-041-0000	87,807	239,889
268	19-01-332-045-0000	92,998	254,071
269	19-02-100-006-0000	EX	EX
270	19-02-100-007-0000	261,725	715,033
271	19-02-100-013-0000	326,914	893,129
272	19-02-100-014-0000	808,127	2,207,803
273	19-02-100-020-0000	291,466	796,285
274	19-02-100-025-0000	EX	EX
275	19-02-100-026-0000	269,720	736,875
276	19-02-100-027-0000	21,484	58,694
277	19-02-100-028-0000	717,681	1,960,704
278	19-02-100-030-0000	EX	EX
279	19-02-100-031-0000	EX	EX
280	19-02-100-032-0000	EX	EX

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
281	19-02-100-034-0000	EX	EX
282	19-02-100-035-0000	EX	EX
283	19-02-100-036-0000	EX	EX
284	19-02-100-038-0000	434,999	1,188,417
285	19-02-100-039-0000	50,382	137,644
286	19-02-100-041-0000	23,284	63,612
287	19-02-100-042-0000	31,756	86,757
288	19-02-100-043-0000	13,274	36,265
289	19-02-100-044-0000	67,587	184,648
290	19-02-101-001-0000	EX	EX
291	19-02-101-002-0000	EX	EX
292	19-02-200-002-0000	EX	EX
293	19-02-200-005-0000	EX	EX
294	19-02-200-006-0000	147,299	402,421
295	19-02-200-007-0000	EX	EX
296	19-02-200-011-0000	243,582	665,466
297	19-02-200-014-0000	27,556	75,283
298	19-02-200-015-0000	13,138	35,893
299	19-02-200-017-0000	EX	EX
300	19-02-200-018-0000	EX	EX
301	19-02-200-019-0000	243,127	664,223
302	19-02-200-022-0000	EX	EX
303	19-02-200-024-0000	EX	EX
304	19-02-200-027-0000	EX	EX
305	19-02-200-028-0000	EX	EX
306	19-02-200-029-0000	EX	EX
307	19-02-200-033-0000	EX	EX
308	19-02-200-034-0000	EX	EX
309	19-02-300-002-0000	749,487	2,047,598
310	19-02-300-010-0000	52,321	142,941
311	19-02-301-003-0000	380,352	1,039,122
312	19-02-301-004-0000	EX	EX
313	19-02-301-006-0000	39,900	109,007
314	19-02-301-007-0000	101,114	276,243
315	19-02-301-008-0000	431,091	1,177,741
316	19-02-303-015-0000	8,931	24,399
317	19-02-303-016-0000	9,949	27,181
318	19-02-303-017-0000	9,949	27,181
319	19-02-303-018-0000	9,949	27,181
320	19-02-303-019-0000	9,949	27,181
321	19-02-303-020-0000	9,977	27,257
322	19-02-303-021-0000	9,949	27,181
323	19-02-303-022-0000	9,949	27,181
324	19-02-303-023-0000	9,949	27,181
325	19-02-303-024-0000	9,949	27,181
326	19-02-303-025-0000	12,241	33,442
327	19-02-303-026-0000	15,629	42,698

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
328	19-02-303-028-0000	184,932	505,234
329	19-02-303-029-0000	259,997	710,312
330	19-02-303-032-0000	330,373	902,579
331	19-02-303-034-0000	EX	EX
332	19-02-303-035-0000	64,259	175,556
333	19-02-303-036-0000	288,982	789,499
334	19-02-314-004-0000	EX	EX
335	19-02-314-005-0000	1,617,939	4,420,209
336	19-02-400-040-0000	EX	EX
337	19-02-400-041-0000	EX	EX
338	19-02-400-108-0000	EX	EX
339	19-02-400-109-0000	EX	EX
340	19-02-400-110-0000	EX	EX
341	19-02-400-111-0000	EX	EX
342	19-02-400-112-0000	EX	EX
343	19-02-400-113-0000	EX	EX
344	19-02-400-114-0000	EX	EX
345	19-02-400-115-0000	EX	EX
346	19-02-400-116-0000	EX	EX
347	19-02-400-117-0000	EX	EX
348	19-02-400-118-0000	EX	EX
349	19-02-400-119-0000	EX	EX
350	19-02-400-120-0000	EX	EX
351	19-02-400-121-0000	EX	EX
352	19-02-400-122-0000	EX	EX
353	19-02-400-123-0000	EX	EX
354	19-02-400-124-0000	EX	EX
355	19-02-400-125-0000	EX	EX
356	19-02-400-127-0000	EX	EX
357	19-02-400-128-0000	EX	EX
358	19-02-400-129-0000	EX	EX
359	19-02-400-130-0000	EX	EX
360	19-02-400-131-0000	EX	EX
361	19-02-400-132-0000	EX	EX
362	19-02-400-133-0000	EX	EX
363	19-02-400-134-0000	EX	EX
364	19-02-400-135-0000	EX	EX
365	19-02-400-136-0000	EX	EX
366	19-02-423-002-0000	6,286	17,173
367	19-02-423-005-0000	61,514	168,056
368	19-02-423-006-0000	73,991	202,143
369	19-02-423-007-0000	48,059	131,297
370	19-02-423-008-0000	EX	EX
371	19-02-424-027-0000	14,698	40,155
372	19-02-424-028-0000	8,189	22,372
373	19-02-424-029-0000	7,936	21,681
374	19-02-424-030-0000	7,936	21,681

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
375	19-02-424-031-0000	7,936	21,681
376	19-02-424-032-0000	7,936	21,681
377	19-02-424-033-0000	7,936	21,681
378	19-02-424-034-0000	8,502	23,227
379	19-02-424-035-0000	7,936	21,681
380	19-02-424-036-0000	7,936	21,681
381	19-02-425-042-0000	2,337	6,385
382	19-02-425-043-0000	2,337	6,385
383	19-02-425-044-0000	2,337	6,385
384	19-02-425-045-0000	26,264	71,753
385	19-02-425-046-0000	26,735	73,040
386	19-02-425-047-0000	30,377	82,990
387	19-02-425-049-0000	1,792	4,896
388	19-02-426-031-0000	10,288	28,107
389	19-02-426-032-0000	8,521	23,279
390	19-02-426-033-0000	8,521	23,279
391	19-02-426-034-0000	8,521	23,279
392	19-02-426-035-0000	8,521	23,279
393	19-02-426-036-0000	8,521	23,279
394	19-02-426-037-0000	8,521	23,279
395	19-02-426-038-0000	8,521	23,279
396	19-02-426-039-0000	10,288	28,107
397	19-02-427-031-0000	34,166	93,342
398	19-02-427-032-0000	53,589	146,405
399	19-02-427-033-0000	83,802	228,947
400	19-02-427-034-0000	77,328	211,260
401	19-02-427-035-0000	11,709	31,989
402	19-02-427-036-0000	7,666	20,944
403	19-02-427-037-0000	7,666	20,944
404	19-02-427-038-0000	14,075	38,453
405	19-02-429-016-0000	12,346	33,729
406	19-02-429-017-0000	EX	EX
407	19-02-429-018-0000	2,732	7,464
408	19-02-429-019-0000	2,732	7,464
409	19-02-429-020-0000	1,689	4,614
410	19-02-429-021-0000	12,679	34,639
411	19-02-429-039-0000	9,911	27,077
412	19-02-429-040-0000	10,314	28,178
413	19-02-429-041-0000	8,732	23,856
414	19-02-429-042-0000	8,729	23,848
415	19-02-430-043-0000	112,811	308,200
416	19-02-500-001-0000	EX	EX
417	19-02-500-002-0000	EX	EX
418	19-02-500-003-0000	EX	EX
419	19-02-500-004-0000	EX	EX
420	19-03-100-006-0000	EX	EX
421	19-03-100-009-0000	EX	EX

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
422	19-03-100-010-0000	EX	EX
423	19-03-100-011-0000	34,014	92,926
424	19-03-100-012-0000	EX	EX
425	19-03-101-003-0000	EX	EX
426	19-03-101-005-0000	EX	EX
427	19-03-101-006-0000	93,487	255,406
428	19-03-101-007-0000	49,909	136,351
429	19-03-101-009-0000	448,165	1,224,387
430	19-03-200-017-0000	66,914	182,809
431	19-03-200-018-0000	EX	EX
432	19-03-200-019-0000	872,513	2,383,706
433	19-03-200-023-0000	54,289	148,318
434	19-03-200-026-0000	1,310,143	3,579,311
435	19-03-200-029-0000	2,193,517	5,992,688
436	19-03-200-031-0000	107,168	292,783
437	19-03-200-032-0000	282,808	772,631
438	19-03-200-033-0000	5,465	14,930
439	19-03-200-034-0000	980,702	2,679,278
440	19-03-200-036-0000	32,580	89,009
441	19-03-200-037-0000	17,201	46,993
442	19-03-200-038-0000	233,339	637,482
443	19-03-200-040-0000	5,318	14,529
444	19-03-200-043-0000	856,759	2,340,666
445	19-03-200-047-0000	EX	EX
446	19-03-200-048-0000	EX	EX
447	19-03-200-049-0000	EX	EX
448	19-03-200-050-0000	17,160	46,881
449	19-03-200-052-0000	388,809	1,062,226
450	19-03-200-053-0000	6,827	18,651
451	19-03-200-055-0000	154,800	422,914
452	19-03-200-056-0000	891	2,434
453	19-03-200-057-0000	531,820	1,452,932
454	19-03-200-058-0000	85,862	234,575
455	19-03-200-059-0000	374	1,022
456	19-03-200-060-0000	95,306	260,376
457	19-03-200-061-0000	5,930	16,201
458	19-03-200-062-0000	EX	EX
459	19-03-201-004-0000	758,923	2,073,378
460	19-03-201-008-0000	EX	EX
461	19-03-201-013-0000	220,801	603,228
462	19-03-201-014-0000	289,937	792,108
463	19-03-201-016-0000	EX	EX
464	19-03-201-017-0000	EX	EX
465	19-03-201-018-0000	408,152	1,115,071
466	19-03-201-019-0000	235,123	642,356
467	19-03-201-029-0000	1	3
468	19-03-201-031-0000	334,109	912,786

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
469	19-03-201-033-0000	EX	EX
470	19-03-201-036-0000	2,338,492	6,388,760
471	19-03-201-037-0000	467,997	1,278,568
472	19-03-201-040-0000	114,911	313,937
473	19-03-201-043-0000	EX	EX
474	19-03-201-044-0000	349,558	954,992
475	19-03-201-045-0000	125	342
476	19-03-201-046-0000	EX	EX
477	19-03-201-047-0000	71,279	194,734
478	19-03-201-048-0000	219,999	601,037
479	19-03-201-049-0000	34,211	93,464
480	19-03-201-050-0000	15,622	42,679
481	19-03-201-053-0000	21,961	59,997
482	19-03-201-054-0000	171,839	469,464
483	19-03-201-055-0000	165,335	451,695
484	19-03-201-056-0000	91,194	249,142
485	19-03-201-057-0000	602,915	1,647,164
486	19-03-201-058-0000	31,385	85,744
487	19-03-400-002-0000	51,069	139,521
488	19-03-400-011-0000	133,912	365,848
489	19-03-400-019-0000	376,367	1,028,235
490	19-03-400-022-0000	103,224	282,008
491	19-03-400-024-0000	97,200	265,550
492	19-03-400-025-0000	603,573	1,648,961
493	19-03-400-028-0000	99,249	271,148
494	19-03-400-030-0000	258,071	705,050
495	19-03-400-031-0000	141,498	386,573
496	19-03-400-032-0000	87,432	238,864
497	19-03-400-033-0000	236,393	645,826
498	19-03-400-036-0000	232,310	634,671
499	19-03-400-038-0000	160,083	437,347
500	19-03-400-042-0000	255,659	698,460
501	19-03-400-043-0000	138,581	378,603
502	19-03-400-044-0000	194,296	530,817
503	19-03-400-049-0000	851,392	2,326,003
504	19-03-400-053-0000	99,460	271,725
505	19-03-400-054-0000	134,160	366,525
506	19-03-400-063-0000	1,225	3,347
507	19-03-400-069-0000	174,351	476,327
508	19-03-400-070-0000	13,719	37,480
509	19-03-400-079-0000	357,641	977,075
510	19-03-400-081-0000	242,838	663,433
511	19-03-400-088-0000	16,514	45,116
512	19-03-400-091-0000	EX	EX
513	19-03-400-092-0000	EX	EX
514	19-03-400-094-0000	EX	EX
515	19-03-400-096-0000	738,719	2,018,180

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
516	19-03-400-097-0000	569,589	1,556,117
517	19-03-400-098-0000	84,421	230,638
518	19-03-400-102-0000	27,599	75,400
519	19-03-400-104-0000	1,133,625	3,097,064
520	19-03-400-105-0000	EX	EX
521	19-03-400-106-0000	EX	EX
522	19-03-400-107-0000	59,652	162,969
523	19-03-400-108-0000	210,694	575,616
524	19-03-400-109-0000	6,506	17,774
525	19-03-400-110-0000	17,907	48,922
526	19-03-400-111-0000	5,578	15,239
527	19-03-400-112-0000	2,030	5,546
528	19-03-400-113-0000	750	2,049
529	19-03-400-114-0000	2,455	6,707
530	19-03-400-115-0000	2,690	7,349
531	19-03-400-116-0000	EX	EX
532	19-03-400-117-0000	EX	EX
533	19-03-400-118-0000	197,446	539,422
534	19-03-400-119-0000	169,653	463,492
535	19-03-400-121-0000	15,830	43,248
536	19-03-400-122-0000	18,691	51,064
537	19-03-400-123-0000	1,589	4,341
538	19-03-400-124-0000	2,113	5,773
539	19-03-400-125-0000	3,043	8,313
540	19-03-400-126-0000	2,253	6,155
541	19-03-400-128-0000	186,128	508,502
542	19-03-400-129-0000	145,679	397,995
543	19-03-400-130-0000	179,424	490,186
544	19-03-400-131-0000	264,200	721,794
545	19-03-400-132-0000	101,400	277,025
546	19-03-400-133-0000	1,565	4,276
547	19-03-400-135-0000	8,525	23,290
548	19-03-400-140-0000	158	432
549	19-03-400-141-0000	7,259	19,832
550	19-03-400-142-0000	180,216	492,350
551	19-03-400-143-0000	82,861	226,376
552	19-03-400-144-0000	11,701	31,967
553	19-03-400-145-0000	497,149	1,358,211
554	19-03-400-151-0000	1,178	3,218
555	19-03-400-152-0000	572,500	1,564,070
556	19-03-400-154-0000	581	1,587
557	19-03-400-155-0000	4,949	13,521
558	19-03-400-156-0000	1,926	5,262
559	19-03-400-157-0000	335,186	915,728
560	19-03-400-160-0000	450,350	1,230,356
561	19-03-400-161-0000	17,680	48,302
562	19-03-400-165-0000	233,496	637,911

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
563	19-03-400-167-0000	46,398	126,759
564	19-03-400-168-0000	EX	EX
565	19-03-400-169-0000	9,101	24,864
566	19-03-400-171-0000	17,934	48,996
567	19-03-400-172-0000	236,539	646,225
568	19-03-400-173-0000	7,219	19,722
569	19-03-400-174-0000	1,523	4,161
570	19-03-400-180-0000	28,438	77,693
571	19-03-400-184-0000	4,144	11,321
572	19-03-400-185-0000	12,540	34,259
573	19-03-400-187-0000	3,274	8,945
574	19-03-400-188-0000	1,486	4,060
575	19-03-400-189-0000	1,702,049	4,649,998
576	19-03-400-190-0000	990,886	2,707,101
577	19-03-400-191-0000	129,599	354,064
578	19-03-400-192-0000	788,734	2,154,821
579	19-03-400-193-0000	20,201	55,189
580	19-03-400-195-0000	13,259	36,224
581	19-03-400-198-0000	10,149	27,727
582	19-03-400-199-0000	102,198	279,205
583	19-03-400-200-0000	341,620	933,306
584	19-03-400-201-0000	285,254	779,314
585	19-03-400-203-0000	2,891	7,898
586	19-03-400-205-0000	4,167	11,384
587	19-03-400-206-0000	11,123	30,388
588	19-03-400-207-0000	24,023	65,631
589	19-03-401-007-0000	638	1,743
590	19-03-401-008-0000	39,899	109,004
591	19-03-401-010-0000	11,659	31,852
592	19-03-401-011-0000	4,400	12,021
593	19-03-401-012-0000	9,502	25,959
594	19-03-401-013-0000	14,059	38,409
595	19-03-406-003-0000	56,093	153,246
596	19-03-406-004-0000	13,350	36,472
597	19-03-406-005-0000	4,807	13,133
598	19-03-406-006-0000	8,514	23,260
599	19-03-406-007-0000	9,947	27,175
600	19-03-406-008-0000	13,041	35,628
601	19-03-411-001-0000	EX	EX
602	19-03-411-003-0000	EX	EX
603	19-03-411-004-0000	EX	EX
604	19-03-411-005-0000	13,729	37,508
605	19-03-500-001-0000	EX	EX
606	19-03-501-001-0000	EX	EX
607	19-03-501-002-0000	EX	EX
608	19-03-501-003-0000	EX	EX
609	19-03-502-001-0000	EX	EX

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
610	19-03-503-002-0000	EX	EX
611	19-11-200-002-0000	87,169	238,146
612	19-11-200-003-0000	EX	EX
613	19-11-200-005-0000	116,533	318,368
614	19-11-200-007-0000	EX	EX
615	19-11-200-010-0000	168,902	461,440
616	19-11-200-012-0000	110,886	302,941
617	19-11-200-013-0000	111,633	304,981
618	19-11-200-015-0000	311,847	851,966
619	19-11-200-017-0000	315,767	862,675
620	19-11-200-019-0000	157,850	431,246
621	19-11-200-020-0000	118,589	323,985
622	19-11-200-021-0000	84,602	231,133
623	19-11-200-022-0000	62,100	169,657
624	19-11-200-023-0000	60,126	164,264
625	19-11-200-024-0000	24,395	66,647
626	19-11-200-027-0000	86,394	236,028
627	19-11-200-030-0000	141,521	386,635
628	19-11-200-031-0000	71,898	196,425
629	19-11-200-034-0000	175,288	478,887
630	19-11-200-036-0000	25	68
631	19-11-200-038-0000	2,385	6,516
632	19-11-200-039-0000	5,737	15,673
633	19-11-200-040-0000	114,660	313,251
634	19-11-200-042-0000	114,797	313,625
635	19-11-200-043-0000	129,486	353,756
636	19-11-200-045-0000	EX	EX
637	19-11-200-047-0000	EX	EX
638	19-11-200-048-0000	95,264	260,261
639	19-11-200-050-0000	75,225	205,515
640	19-11-200-051-0000	153,984	420,684
641	19-11-200-052-0000	97,755	267,067
642	19-11-200-054-0000	8,196	22,391
643	19-11-200-055-0000	5,606	15,316
644	19-11-200-056-0000	31,057	84,848
645	19-11-200-057-0000	172,990	472,609
646	19-11-201-001-0000	194,394	531,084
647	19-11-201-002-0000	69,875	190,899
648	19-11-201-004-0000	294,624	804,913
649	19-11-201-005-0000	144,998	396,135
650	19-11-201-006-0000	20,295	55,446
651	19-11-201-009-0000	91,383	249,658
652	19-11-201-010-0000	9,088	24,828
653	19-11-201-011-0000	18,921	51,692
654	19-11-201-013-0000	1,489,104	4,068,232
655	19-11-201-014-0000	124,232	339,402
656	19-11-201-015-0000	52,121	142,395

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
657	19-11-201-016-0000	137,088	374,524
658	19-11-201-017-0000	272,257	743,806
659	19-11-201-018-0000	254,667	695,750
660	19-11-201-022-0000	55,691	152,148
661	19-11-201-023-0000	113,869	311,090
662	19-11-201-024-0000	61,316	167,515
663	19-11-201-025-0000	28,879	78,897
664	19-11-201-026-0000	252,334	689,376
665	19-11-201-028-0000	66,587	181,916
666	19-11-201-030-0000	71,500	195,338
667	19-11-201-031-0000	465,467	1,271,656
668	19-11-201-032-0000	670,270	1,831,178
669	19-11-201-033-0000	264	721
670	19-11-201-034-0000	75,686	206,774
671	19-11-201-037-0000	4,546	12,420
672	19-11-201-041-0000	74,655	203,957
673	19-11-201-042-0000	EX	EX
674	19-11-201-045-0000	185,380	506,458
675	19-11-201-046-0000	1,167	3,188
676	19-11-201-047-0000	1,316	3,595
677	19-11-201-048-0000	20,279	55,402
678	19-11-201-049-0000	4,352	11,890
679	19-11-201-050-0000	17,742	48,471
680	19-11-201-051-0000	EX	EX
681	19-11-201-052-0000	16,823	45,960
682	19-11-201-053-0000	EX	EX
683	19-11-201-055-0000	189,177	516,832
684	19-11-201-056-0000	EX	EX
685	19-11-201-057-0000	146,099	399,142
686	19-11-201-058-0000	165,287	451,564
687	19-11-201-059-0000	71,999	196,701
688	19-11-500-002-0000	EX	EX
689	19-11-500-003-0000	EX	EX
690	19-12-100-001-0000	16,063	43,884
691	19-12-100-002-0000	9,039	24,695
692	19-12-100-005-0000	146,902	401,336
693	19-12-100-009-0000	54,173	148,001
694	19-12-100-012-0000	58,693	160,349
695	19-12-100-013-0000	106,499	290,955
696	19-12-100-014-0000	56,684	154,861
697	19-12-100-022-0000	79,379	216,863
698	19-12-100-025-0000	189,442	517,556
699	19-12-100-026-0000	3,832	10,469
700	19-12-100-027-0000	223,352	610,198
701	19-12-100-029-0000	213,096	582,178
702	19-12-100-030-0000	351,996	961,653
703	19-12-100-031-0000	124,441	339,973

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
704	19-12-100-032-0000	3,220	8,797
705	19-12-100-033-0000	441,706	1,206,741
706	19-12-100-034-0000	236,159	645,186
707	19-12-100-036-0000	126,338	345,155
708	19-12-100-037-0000	211,256	577,151
709	19-12-100-038-0000	805	2,199
710	19-12-100-039-0000	44,722	122,181
711	19-12-100-040-0000	9,151	25,001
712	19-12-100-041-0000	17,757	48,512
713	19-12-100-042-0000	573,444	1,566,649
714	19-12-100-043-0000	924	2,524
715	19-12-100-045-0000	276	754
716	19-12-100-046-0000	53,800	146,982
717	19-12-100-047-0000	41,622	113,711
718	19-12-100-048-0000	203,087	554,834
719	19-12-101-001-0000	181,672	496,328
720	19-12-101-004-0000	34,088	93,128
721	19-12-101-005-0000	77,973	213,022
722	19-12-101-015-0000	56,409	154,109
723	19-12-101-016-0000	244,164	667,056
724	19-12-101-017-0000	98,919	270,247
725	19-12-101-020-0000	288,179	787,305
726	19-12-101-022-0000	125,251	342,186
727	19-12-101-023-0000	87,431	238,861
728	19-12-101-027-0000	6,217	16,985
729	19-12-101-028-0000	39,303	107,376
730	19-12-101-029-0000	5,706	15,589
731	19-12-101-032-0000	63,521	173,539
732	19-12-101-033-0000	15,974	43,641
733	19-12-101-034-0000	210,548	575,217
734	19-12-101-036-0000	290,173	792,753
735	19-12-101-039-0000	248,896	679,984
736	19-12-101-040-0000	7,679	20,979
737	19-12-101-041-0000	245,632	671,067
738	19-12-101-046-0000	78,133	213,459
739	19-12-101-047-0000	155,643	425,217
740	19-12-101-048-0000	932	2,546
741	19-12-101-049-0000	27,735	75,772
742	19-12-101-052-0000	231,920	633,605
743	19-12-101-053-0000	33,262	90,872
744	19-12-101-054-0000	14,740	40,270
745	19-12-101-055-0000	79,315	216,689
746	19-12-101-056-0000	28,897	78,947
747	19-12-102-001-0000	146,326	399,763
748	19-12-102-004-0000	164,144	448,441
749	19-12-102-005-0000	22,326	60,995
750	19-12-102-015-0000	29,792	81,392

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
751	19-12-102-016-0000	60,816	166,149
752	19-12-102-017-0000	48,872	133,518
753	19-12-102-020-0000	316,205	863,872
754	19-12-102-024-0000	464	1,268
755	19-12-102-025-0000	12,690	34,669
756	19-12-102-027-0000	65,204	178,137
757	19-12-102-030-0000	7,404	20,228
758	19-12-102-031-0000	19,925	54,435
759	19-12-102-032-0000	4,215	11,515
760	19-12-102-033-0000	12,434	33,970
761	19-12-102-034-0000	20,492	55,984
762	19-12-102-036-0000	197,558	539,728
763	19-12-102-037-0000	226,648	619,202
764	19-12-102-038-0000	60,634	165,652
765	19-12-102-039-0000	103,805	283,595
766	19-12-102-040-0000	58,382	159,500
767	19-12-103-003-0000	175,142	478,488
768	19-12-103-006-0000	952,646	2,602,629
769	19-12-103-009-0000	19,203	52,463
770	19-12-103-012-0000	164,170	448,512
771	19-12-103-013-0000	868,474	2,372,671
772	19-12-103-014-0000	45,350	123,896
773	19-12-103-015-0000	132,825	362,878
774	19-12-103-016-0000	209,400	572,081
775	19-12-103-017-0000	9,215	25,175
776	19-12-200-012-0000	7,414	20,255
777	19-12-200-013-0000	2,200	6,010
778	19-12-200-014-0000	2,200	6,010
779	19-12-200-015-0000	2,200	6,010
780	19-12-200-016-0000	13,799	37,699
781	19-12-200-017-0000	13,862	37,871
782	19-12-200-018-0000	14,545	39,737
783	19-12-200-019-0000	10,538	28,790
784	19-12-200-020-0000	11,930	32,593
785	19-12-200-021-0000	3,678	10,048
786	19-12-200-022-0000	3,644	9,955
787	19-12-200-023-0000	3,712	10,141
788	19-12-200-024-0000	11,145	30,448
789	19-12-200-025-0000	13,379	36,551
790	19-12-200-026-0000	14,281	39,016
791	19-12-200-027-0000	1,500	4,098
792	19-12-200-028-0000	14,013	38,284
793	19-12-200-029-0000	1,722	4,705
794	19-12-200-030-0000	EX	EX
795	19-12-200-031-0000	31,461	85,951
796	19-12-200-032-0000	58,546	159,948
797	19-12-201-009-0000	10,602	28,965

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
798	19-12-201-010-0000	10,602	28,965
799	19-12-201-011-0000	12,050	32,921
800	19-12-201-015-0000	71,027	194,046
801	19-12-201-016-0000	76,295	208,438
802	19-12-201-017-0000	20,524	56,072
803	19-12-201-018-0000	3,313	9,051
804	19-12-201-020-0000	579,700	1,583,740
805	19-12-202-011-0000	13,320	36,390
806	19-12-202-012-0000	20,250	55,323
807	19-12-202-013-0000	20,250	55,323
808	19-12-202-014-0000	34,921	95,404
809	19-12-202-022-0000	11,741	32,076
810	19-12-202-024-0000	27	74
811	19-12-202-025-0000	282,679	772,279
812	19-12-202-026-0000	40,145	109,676
813	19-12-202-027-0000	46,115	125,986
814	19-12-202-028-0000	47,212	128,983
815	19-12-202-030-0000	27,561	75,297
816	19-12-203-011-0000	4,507	12,313
817	19-12-203-012-0000	25,026	68,371
818	19-12-203-013-0000	24,448	66,792
819	19-12-203-014-0000	49,517	135,280
820	19-12-203-015-0000	8,335	22,771
821	19-12-203-016-0000	3,357	9,171
822	19-12-203-042-0000	93,412	255,202
823	19-12-207-027-0000	19,112	52,214
824	19-12-207-028-0000	13,320	36,390
825	19-12-207-029-0000	10,352	28,282
826	19-12-207-030-0000	10,014	27,358
827	19-12-207-037-0000	11,360	31,036
828	19-12-207-038-0000	14,894	40,690
829	19-12-207-039-0000	12,306	33,620
830	19-12-207-041-0000	13,106	35,806
831	19-12-207-043-0000	17,073	46,643
832	19-12-208-006-0000	132,906	363,099
833	19-12-208-007-0000	37,038	101,188
834	19-12-208-012-0000	86,898	237,405
835	19-12-208-014-0000	1,264,723	3,455,223
836	19-12-208-015-0000	11,777	32,175
837	19-12-208-017-0000	15,355	41,950
838	19-12-208-018-0000	54,086	147,763
839	19-12-208-019-0000	8,618	23,544
840	19-12-208-021-0000	12,113	33,093
841	19-12-208-022-0000	7,022	19,184
842	19-12-208-023-0000	24,299	66,385
843	19-12-209-001-0000	142,923	390,466
844	19-12-209-002-0000	13,822	37,762

No.	PIN	2005 Assessed Value (AV)	2005 Equalized Assessed Value (EAV)
845	19-12-209-003-0000	56,197	153,530
846	19-12-209-004-0000	17,451	47,676
847	19-12-209-005-0000	16,588	45,318
848	19-12-209-006-0000	26,389	72,095
849	19-12-209-007-0000	24,816	67,797
850	19-12-209-008-0000	88,201	240,965
851	19-12-209-010-0000	123,623	337,738
852	19-12-209-011-0000	12,771	34,890
853	19-12-209-012-0000	75,292	205,698
854	19-12-209-013-0000	2,640	7,212
855	19-12-210-013-0000	EX	EX
856	19-12-211-027-0000	EX	EX
857	19-12-211-028-0000	EX	EX
858	19-12-212-003-0000	107,244	292,991
859	19-12-212-007-0000	35,207	96,186
860	19-12-212-009-0000	161,907	442,330
861	19-12-212-014-0000	209,767	573,083
862	19-12-212-016-0000	18,984	51,864
863	19-12-212-017-0000	138,664	378,830
864	19-12-212-018-0000	116,819	319,150
865	19-12-212-019-0000	383,197	1,046,894
866	19-12-212-020-0000	14,749	40,294
867	19-12-212-021-0000	40,473	110,572
868	19-12-212-022-0000	8,029	21,935
869	19-12-225-001-0000	244,734	668,613
870	19-12-500-004-0000	EX	EX
871	19-12-500-005-0000	EX	EX
872	19-12-500-007-0000	EX	EX
873	19-12-500-009-0000	1,569	4,287
874	19-12-501-002-0000	EX	EX
875	19-12-501-003-0000	EX	EX
876	19-12-501-005-0000	EX	EX
877	19-12-501-006-0000	EX	EX
878	19-12-502-001-0000	EX	EX
879	19-12-502-002-0000	EX	EX
880	19-12-502-003-0000	EX	EX
881	19-12-503-007-0000	EX	EX
882	19-12-503-008-0000	12,090	33,030
883	19-12-503-009-0000	EX	EX
884	19-12-503-011-0000	EX	EX
	Total:	79,938,254	218,391,310

EX = Tax Exempt Parcels

2005 Equalization Factor

2.7320

Source: Cook County Assessor and S. B. Friedman & Company

*Appendix 3:
Acquisition Parcels*

Parcels Recommended for Acquisition by Permanent Index Number (PIN)

No.	PIN	Property Address	Land Use
1	16-36-315-001-0000	3729 S. Sacramento Ave.	Industrial
2	16-36-315-033-0000	3737 S. Sacramento Ave.	Industrial
3	16-36-315-036-0000	3729 S. Sacramento Ave.	Industrial
4	16-36-315-037-0000	2902 W. 38th St.	Industrial
5	16-36-315-047-0000	3708 S. California Ave.	Industrial
6	16-36-315-048-0000	3708 S. California Ave.	Industrial
7	19-02-100-041-0000	4101 S. Pulaski Rd.	Vacant Land
8	19-02-100-044-0000	3961 W. 41st St.	Vacant Land
9	19-03-200-018-0000	4200 W. 42nd Pl.	Parking
10	19-03-201-004-0000	4200 S. Pulaski Rd.	Industrial
11	19-03-201-047-0000	4100 S. Pulaski Rd.	Industrial
12	19-03-201-049-0000	4015 S. Karlov Ave.	Industrial
13	19-03-201-050-0000	4025 S. Karlov Ave.	Industrial
14	19-03-400-198-0000	4532 S. Kolin Ave.	Vacant Land