

FULLERTON/MILWAUKEE
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN AND PROJECT

City of Chicago, Illinois

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TABLE OF CONTENTS

INTRODUCTION	1
Project Area Description	1
Tax Increment Financing	2
The Redevelopment Plan	3
LEGAL DESCRIPTION	5
ELIGIBILITY OF THE PROPOSED TIF DISTRICT	6
REDEVELOPMENT GOALS, OBJECTIVES AND STRATEGIES	7
Goals	7
Objectives	7
Strategies	8
FUTURE LAND USE AND REDEVELOPMENT ACTIVITIES	9
Future Land Use	9
Redevelopment Activities	9
REDEVELOPMENT PROJECT	10
Purpose of the Redevelopment Plan	10
Eligible Redevelopment Project Costs	10
Property Assembly	12
Property Disposition	14
Rehabilitation of Existing Public or Private Structures	14
Public Improvements	14
Capital Costs of Taxing Districts	15
Relocation	15
Job Training	15
Developer Interest Costs	15
Estimated Project Costs	15
Sources of Funds	17
Nature and Term of Obligations to be Issued	17
Equalized Assessed Valuation	18
FINDINGS OF NEED FOR TAX INCREMENT FINANCING	19
Project Area Not Subject to Growth	19
Equalized Assessed Values that Fail to Keep Pace with the City as a Whole	19
FINANCIAL IMPACT OF REDEVELOPMENT	21
Demand on Taxing District Services	21
OTHER ELEMENTS OF THE REDEVELOPMENT PLAN	24
Conformance with Land Uses Approved by the Planning Commission of the City	24
Date of Completion	24
Implementation Schedule	24
Provision for Amending the Redevelopment Plan	24
Affirmative Action and Fair Employment Practices	24
Affordable Housing	25
Housing Impact	25

LIST OF PLAN EXHIBITS

Table P-1 Existing Land Use by Block	2
Table P-2 Acquisition Parcels by Parcel Number	12
Table P-3 Estimated Redevelopment Project Costs	16
Table P-4 Building Permit Activity, January 1994 to June 1999	20
Figure A Project Area Boundaries	28
Figure B Existing Land Use	30
Figure C Public Facilities in the Project Area	31
Figure D Future Land Use	32
Figure E Acquisition	33
Figure F Properties Previously Approved for Acquisition in Underlying Redevelopment Area Plan ...	34

APPENDIX A: ELIGIBILITY STUDY

TABLE OF CONTENTS

Introduction	A-1
Description of the Project Area	A-1
Eligibility Findings	A-2
Age of Buildings	A-2
Dilapidation	A-3
Deterioration	A-3
Depreciation of Physical Maintenance	A-4
Obsolescence	A-4
Illegal Use of Individual Structures	A-5
Presence of Structures Below Minimum Code Standards	A-6
Overcrowding of Structures and Community Facilities	A-6
Lack of Ventilation, Light, or Sanitary Facilities	A-6
Inadequate Utilities	A-7
Excessive Land Coverage	A-7
Deleterious Land Use or Layout	A-8
Lack of Community Planning	A-8
Conclusion	A-8

LIST OF ELIGIBILITY STUDY EXHIBITS

Figure 1 Project Area Boundaries	A-10
Figure 2 Age	A-11
Figure 3 Deterioration of Buildings and Surface Improvements	A-12
Figure 4 Depreciation of Physical Maintenance	A-13
Figure 5 Obsolescence	A-14
Figure 6 Presence of Structures Below Minimum Code Standards	A-15
Figure 7 Excessive Vacancies	A-16

APPENDIX B: LEGAL DESCRIPTION

APPENDIX C: PROPERTIES PREVIOUSLY APPROVED FOR ACQUISITION IN UNDERLYING REDEVELOPMENT AREA PLAN

APPENDIX D: 1998 EQUALIZED ASSESSED VALUATION BY PARCEL

I INTRODUCTION

This report documents the Tax Increment Redevelopment Plan and Project (the "Redevelopment Plan") for the Fullerton/Milwaukee Redevelopment Project Area ("the Project Area"). The Redevelopment Plan has been prepared for the use of the City of Chicago (the "City") by Teska Associates, Inc. The proposed Redevelopment Plan seeks to respond to a number of problems and needs within the Project Area, and is indicative of a strong commitment and desire on the part of the City to improve and revitalize the Project Area. This document is intended to provide a framework for improvements within the Project Area over the next 23 years. The goal of the Redevelopment Plan is to encourage the redevelopment of existing obsolete and blighted buildings for uses which will contribute to the economic strength and vitality of the surrounding community.

In 1999, the City retained the planning consulting firm of Teska Associates, Inc. ("TAI") along with project team members Mann, Gin, Dubin and Frasier, Inc. (architects), and Valerie S. Kretchmer Associates, Inc. (real estate analysts), to assist the City in the development of a tax increment financing program for the Project Area. TAI and its project team members performed site evaluation and identified necessary public improvements. The consultant team also documented the presence of age, deterioration of buildings and surface improvements, depreciation of physical maintenance, obsolescence, presence of structures below minimum code standards, excessive vacancies, and lack of community planning. This evidence enabled TAI to conclude that the Project Area meets the statutory requirements for a Conservation Area and could be designated as a tax increment financing district under the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the "Act").

TAI has prepared this Redevelopment Plan and the related eligibility study with the understanding that the City would rely on: (a) the findings and conclusions of the Redevelopment Plan and the related eligibility study in proceeding with the designation of the Project Area and the adoption and implementation of the Redevelopment Plan; and (b) the fact that TAI has obtained the necessary information so that the Redevelopment Plan and the related eligibility study will comply with the Act.

Project Area Description

The Project Area is located approximately 5 miles northwest of the central business district of Chicago. The Project Area encompasses portions of three major corridors: West Armitage Avenue from North Ridgeway Avenue to North Milwaukee Avenue, West Fullerton Avenue from North Kimball Avenue to North Francisco Avenue, and Milwaukee Avenue from West Armitage Avenue to West School Avenue (see [Figure A](#)).

The boundaries of the Project Area have been established to carefully include those properties that will gain an immediate and substantial benefit from the proposed redevelopment project improvements and Redevelopment Plan. The Project Area consists of approximately 226 acres within 91 legal blocks or portions thereof. The Project Area is zoned predominantly for business and commercial uses. The three commercial corridors included in this Project Area, along Milwaukee Avenue, Fullerton Avenue and Armitage Avenue, represent the retail and business support areas for residential neighborhoods which surround and fall between the corridors. The commercial businesses, particularly the retail businesses, within these corridors reflect the diversity of the neighborhood populations which they serve.

Land use in the Project Area is extremely diverse, reflecting the organic growth of the area over time (see [Figure B](#) and [Table P-1](#)). Most blocks are characterized by a mix of uses, including combinations of retail, office, light industry, and residential uses. Residential uses occur both in single- and multi-family buildings,

as well as in apartments above commercial uses. Other blocks contain only commercial or institutional uses. Three schools are included in the Project Area: Darwin School (3116 W. Belden), Funston School (2010 N. Central Park), and Chase School (2021 N. Point) (see Figure C). There are no Chicago Park District parks in the Project Area.

Table P-1 Existing Land Use by Block

Predominant Land Use of Block	Acres	Percent
Commercial	29	13%
Mixed Use	92	41%
Institutional	9	4%
Vacant/Parking	1	0%
Right of way	95	42%
Total	226	100%

The Project Area is characterized by excellent accessibility. The Kennedy Expressway is approximately one half mile to the east of the Project Area, and numerous major arterial streets traverse the area, including Belmont, Diversey, Fullerton, and Armitage in an east-west direction, and Kimball, California, and Western in the north-south direction. Numerous bus lines run through the Project Area, including #77, #76, #74, and #73 along the major east-west arterial streets, and #82, #52, and #49 along the north-south streets. The Blue Line of the CTA’s elevated train system also serves the Project Area, including stops at Western and Milwaukee, at California and Milwaukee, and at Logan Square.

Despite this advantageous and well-connected location, the Project Area has become blighted, and is characterized by underutilized or vacant commercial property. As Section VII, Findings of Need for Tax Increment Financing, and the Eligibility Study in the Appendix demonstrate, the Project Area has not been subject to appropriate growth and development through investment by private enterprise, and is not reasonably expected to be developed without the direct intervention and leadership of the City. The City believes that tax increment financing will be of substantial benefit. Tax increment financing will induce private investment that will arrest and reverse the blighting conditions which currently exist.

Tax Increment Financing

Tax increment financing is permitted in Illinois under the Act. Only areas which meet certain specifications outlined in the Act are eligible to use this financing mechanism. This document has been prepared in accordance with the provisions of the Act and can be used as a guide for public and private development in the Project Area. In addition to describing the redevelopment objectives, the Redevelopment Plan sets forth the overall program to be undertaken to achieve these objectives.

The Act permits municipalities to use tax increment financing to improve eligible “blighted” or “conservation” areas in accordance with an adopted redevelopment plan over a period not to exceed 23 years. The municipal cost of certain public improvements and programs can be paid with the revenues generated by increased equalized assessed values of private taxable real estate within a designated project area (“incremental property taxes”). The key to this financing tool is that it allows for the public to make capital investments that are repaid by property taxes from private development investment induced by those

public capital investments. Incremental property taxes are taken from the increase in equalized assessed valuation (principally from new private development) generated within the designated project area during the limited term of the redevelopment project. Thus, the project can pay for itself without the need for additional taxes to be levied city-wide, outside the boundaries of the particular project area.

The successful implementation of the Redevelopment Plan requires that the City take full advantage of the real estate tax increment attributed to the Project Area as provided for by the Act. The Project Area would not reasonably be developed and improved without the use of such incremental revenues.

Public and private reinvestment is possible only if Tax Increment Financing ("TIF") is used as authorized by the Act. The revenue generated by the development activity will play a major and decisive role in encouraging private development. Through this Redevelopment Plan, the City will serve as a catalyst for assembling the assets and energies of the private sector in a unified, cooperative public-private redevelopment effort. Implementation of the Redevelopment Plan and Redevelopment Project (as defined below) will benefit the City, its residents, and all taxing districts in the form of improved economic well-being and the improvement of the community living, working, and learning environment.

The Redevelopment Plan

As evidenced in Redevelopment Plan Section VII, "Findings of Need of Tax Increment Financing," the Project Area as a whole has not been subject to growth and development through private investment. Furthermore, it is not reasonable to expect that the Project Area as a whole will be redeveloped without the use of TIF.

The Redevelopment Plan has been formulated in accordance with the provisions of the Act and is intended to guide improvements and activities within the Project Area in order to stimulate private investment in the Project Area. The goal of the City, through implementation of this Redevelopment Plan, is that the entire Project Area be revitalized through a coordinated public and private enterprise effort of reinvestment, rehabilitation, and redevelopment of uses compatible with a strong, stable neighborhood, and that such revitalization occurs:

- On a coordinated, rather than piecemeal basis, to ensure that land use, access and circulation, parking, public services and urban design are functionally integrated and meet present-day principles and standards; and
- On a reasonable, comprehensive, and integrated basis to ensure that the factors leading to blight are eliminated; and
- Within a reasonable and defined time period so that the Project Area may contribute productively to the economic vitality of the City.

This Redevelopment Plan specifically describes the Project Area and summarizes the factors which qualify the Project Area as a "conservation area" as defined in the Act.

The success of this redevelopment effort will depend on cooperation between the public and private sectors. By means of public investment, the Project Area will become a stable environment for area-wide redevelopment by the private sector. The City will serve as the central force for directing the assets and energies of the private sector to ensure a unified and cooperative public-private redevelopment effort.

This Redevelopment Plan sets forth the overall "Redevelopment Project" to be undertaken to accomplish the City's above-stated goal. During implementation of the Redevelopment Project, the City may, from time to time: (i) undertake or cause to be undertaken public improvements and activities; and (ii) enter into redevelopment agreements or intergovernmental agreements with private entities or public entities, respectively, in order to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

Successful implementation of this Redevelopment Plan requires that the City utilize incremental property taxes and other resources in accordance with the Act to stimulate the comprehensive and coordinated development of the Project Area. Only through the utilization of TIF will the Project Area develop on a comprehensive and coordinated basis, thereby eliminating the existing and threatened conditions which may lead to blight and which have precluded development of the Project Area by the private sector.

The use of incremental property taxes will permit the City to direct, implement, and coordinate public improvements and activities to stimulate private investment within the Project Area. These improvements, activities, and investments will benefit the City, its residents, and all taxing districts having jurisdiction over the Project Area. These benefits are anticipated to include:

- A strengthening of the economic vitality of the community, arising from new residential and non-residential development.
- An increase in construction and long-term employment opportunities for residents of the Project Area and the City.
- The replacement of unsightly uses, blight, and vacated properties with viable, high-quality developments.
- The elimination of numerous physical impediments within the Project Area on a coordinated and timely basis so as to minimize costs and promote comprehensive, area-wide redevelopment.
- The construction of public improvements which may include new road surfaces, utilities, sewers, water lines, sidewalks, street lights, landscaping, etc., intended to make the Project Area more attractive to investment.
- The provision of job training services to community members which make the Project Area more attractive to investors and employers.
- The creation of opportunities for women and minority businesses to share in the redevelopment of the Project Area.

II LEGAL DESCRIPTION

The legal description of the Project Area can be found in Appendix B.

III ELIGIBILITY OF THE PROPOSED TIF DISTRICT

During July and August, 1999, a study was undertaken, consistent with the Act and related procedural guidelines, to determine the eligibility of the proposed TIF district. The results of the study indicate that the Project Area meets the Act's requirements for a "conservation area," and is eligible to be designated by the City Council of the City as a "Tax Increment Financing Redevelopment Project Area." The detailed findings of this study are described in the Appendix of this report.

The Project Area qualifies as a conservation area under the Act based on the predominance and extent of parcels exhibiting the following characteristics:

1. Age
2. Deterioration of buildings and surface improvements
3. Depreciation of physical maintenance
4. Obsolescence
5. Presence of structures below minimum code standards
6. Excessive vacancies
7. Lack of community planning

Each of these factors contributes to the eligibility of the Project Area as a conservation area.

IV REDEVELOPMENT GOALS, OBJECTIVES AND STRATEGIES

In order to establish a workable Redevelopment Plan for the Project Area, it is important to establish both the general, overall goals and specific objectives of the Redevelopment Plan, and to present strategies for meeting these goals and objectives.

Goals

The overall goals which are specifically directed to this Redevelopment Plan are:

- Reduction or elimination of those conditions which qualify the Project Area as a conservation area.
- Provision of sound economic development in the Project Area.
- Contribution to the economic well being of the City.
- Creation of strong public and private partnerships to capitalize upon and coordinate all available resources and assets.
- Encouragement of land uses which strengthen the function and appeal of the Project Area for a wide range of activities, including commercial, residential, public, and institutional uses.
- Improvement of the quality of life in the City by reducing incidences of both physical and economic deterioration and obsolescence within the Project Area.
- Improvement of existing utilities and roadways to enhance the potential for development and accessibility of redevelopment sites.
- Employment of residents living in and around the Project Area in jobs in the Project Area.
- Creation of an environment within the Project Area that will contribute to the health, safety, and general welfare of the City, that will maintain or enhance the value of properties in and adjacent to the Project Area, and that will stimulate private investment in new construction, expansion, and rehabilitation.

Objectives

- Assemble and prepare sites which are conducive to modern development.
- Encourage the use and maintenance of the commercial corridors so as to contribute to the vitality of the adjacent uses.
- Upgrade infrastructure throughout the Project Area.
- Establish a distinctive and cohesive visual identity for each of the historically distinguishable community areas within the Project Area.
- Ensure high quality and harmonious architectural and landscape design throughout the Project Area.

- Enhance the appearance of the Project Area by landscaping the rights-of-way.

Strategies

Based on an analysis of the existing conditions of the Project Area and the overall goals and specific objectives stated above, the strategies for redevelopment should be to:

- Rehabilitate, where appropriate, existing commercial, residential, and mixed use structures.
- Install streetscape elements, such as lighting and street furniture, to enhance the appearance and image of the area.
- Assemble and prepare property necessary to attract new investment.
- Undertake appropriate environmental remediation measures on rehabilitation or redevelopment sites, according to customary procedures.
- Establish job readiness and job training programs to provide residents within and surrounding the Project Area with the skills necessary to secure jobs in the Project Area and in adjacent project areas.
- Secure commitments from employers within the Project Area and adjacent project areas to interview graduates of the Project Area's job readiness and job training programs.
- Promote non-residential uses that support the needs of the community.
- Repair and replace the infrastructure where needed, including, but not limited to: roads, sidewalks, public utilities, and other public infrastructure.
- Study existing and future traffic conditions on arterial streets; and, improve traffic flow, safety and convenience through traffic roadway and intersection improvements, traffic lighting improvements, and traffic calming strategies.

V FUTURE LAND USE AND REDEVELOPMENT ACTIVITIES

Future Land Use

The following land uses are anticipated within the Project Area (see Figure D):

Corridor Mixed Use: This category is reflective of the existing mixed use nature of the three primary corridors in the Project Area. Currently, these corridors are characterized by a diverse mix of residential, retail, office, and institutional uses, which occur on the same block and often within the same building. The intention of the Corridor Mixed Use designation is to strengthen the mix of uses that already exists, by encouraging appropriate redevelopment and building re-use of underutilized buildings and properties, compatible with the current mix of uses. Generally, multi-family residential uses (including apartments or condominiums above other ground-floor uses), retail, service, office and institutional uses are appropriate. Industrial uses are not encouraged.

Public/Institutional: Institutional uses include schools, government buildings, and private or not-for-profit institutions.

Redevelopment Activities

The redevelopment of the Project Area will be driven by private reinvestment induced through public assistance and support. In the absence of assistance from the City as provided by the Redevelopment Plan, the private sector is not expected to pursue these opportunities.

Many sites throughout the Project Area may be appropriate for rehabilitation activities. Rehabilitation may involve facade improvements and repairs, as well as improvements to the interior of buildings which are structurally sound but require work to address appearance or safety issues. Other sites may be appropriate for redevelopment. Such sites may include vacant properties, or properties which contain buildings in extremely poor physical condition or with deleterious uses. Redevelopment of these sites will spur other redevelopment and rehabilitation projects throughout the Project Area.

In addition, public improvements will increase the functionality, appearance, and viability of the Project Area as a strong commercial corridor. Recommended public improvements in the Project Area primarily include streetscape elements along Milwaukee, Fullerton, and Armitage Avenues such as street trees, lighting, street paving, and street furniture. Streetscape elements should respect and celebrate the ethnic diversity and individual character of each of the commercial corridors that make up the Project Area. In addition, special gateway treatments would be appropriate at locations that maximize the impact and recognition of important corridor entrances. Traffic signalization improvements may be undertaken at those same intersections.

VI REDEVELOPMENT PROJECT

This section describes the public and private improvements and activities anticipated to be made and undertaken to implement the Redevelopment Plan.

Purpose of the Redevelopment Plan

The Act defines the Redevelopment Plan as: "...the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a 'blighted area' or 'conservation area' or combination thereof or 'industrial park conservation area,' and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area" (65 ILCS 5/11-74.4-3(n), as amended).

Further, the Act states that for such areas, "It is hereby found and declared that in order to promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas. The eradication of blighted areas and treatment and improvement of conservation areas and industrial park conservation areas by redevelopment projects is hereby declared to be essential to the public interest" (65 ILCS 5/11-74.4-2(b), as amended).

The Future Land Use Plan in [Figure D](#) illustrates proposed land uses. Ultimately, the Redevelopment Plan should help to better integrate the Project Area with adjacent uses, becoming an asset to the community and reversing decay.

Eligible Redevelopment Project Costs

The City may incur, or reimburse a private developer or redeveloper for incurring, redevelopment project costs. Redevelopment project costs include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to the Redevelopment Plan and Redevelopment Project. Some of the costs listed below will become eligible costs under the Act pursuant to an amendment to the Act which will become effective November 1, 1999. Such costs may include, without limitation, the following:

- Costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services;
- The cost of marketing sites within the Project Area to prospective businesses, developers, and investors;
- 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 and 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;

- Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost 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;
- Costs of the construction of public works or improvements;
- Costs of job training and retraining projects, including the cost of “welfare to work” programs implemented by businesses located within the Project Area, and costs of 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, as provided in the Act;
- 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 under the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued, and not exceeding 36 months thereafter and including reasonable reserves related thereto;
- 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.
- An elementary, secondary, or unit school district’s increased costs attributable to assisted housing units will be reimbursed as provided in the Act.
- 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;
- Payment in lieu of taxes;
- Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided by the Act;
- Up to 50% 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 this benefit under the Act.
- Up to 75% of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
- The cost of daycare services for children of employees from low-income families working for businesses located within the Project Area and all or portion of the cost of operation of day care centers established by Project Ara businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, “low-income families” means families whose

annual income does not exceed 80% of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

Property Assembly

To meet the goals and objectives of this Redevelopment Plan, the City may acquire and assemble property throughout the Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sales, 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. In connection with the City exercising its power to acquire real property not currently on the Acquisition Map (Figure E), including the exercise of the power of eminent domain, under the Act in implementing the Redevelopment Plan, 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 Redevelopment Plan.

Figure E, Acquisition, and Table P-2 indicate the parcels authorized to be acquired for site assembly and preparation for redevelopment in the Project Area.

Table P-2 Acquisition Parcels by Parcel Number

Parcels Authorized to be Acquired			
13	23	325	007
13	23	325	008
13	23	325	030
13	23	325	031
13	23	325	032
13	23	325	033
13	23	325	036
13	23	325	037
13	23	325	041
13	23	325	042
13	23	325	043
13	23	325	044
13	23	325	045
13	23	325	046
13	23	325	047
13	23	325	049
13	23	325	050
13	23	325	053
13	26	404	001
13	26	427	029
13	26	427	030
13	26	427	031
13	26	427	032

Parcels Authorized to be Acquired			
13	35	304	001
13	35	304	002
13	35	304	003
13	35	304	004
13	35	304	005
13	35	304	006
13	35	304	007
13	35	304	042
13	35	304	043
13	35	305	001
13	35	305	005
13	35	305	006
13	35	305	007
13	35	305	008
13	35	305	046
13	35	305	047
13	35	400	043
13	36	230	040
13	36	230	041
13	36	400	002

The Armitage/California - St. Louis Redevelopment Plan established boundaries for the Armitage/California - St. Louis Redevelopment Area. That Redevelopment Area consists of properties facing Armitage between N. St. Louis Avenue and N. Point Street, along the west side of California Avenue from W. Armitage to W. Dickens, and along the east side of California from Armitage to Milwaukee. Figure F illustrates those properties identified for acquisition within the previously adopted underlying Armitage/California - St. Louis Redevelopment Area boundaries. Appendix C lists those parcels, by parcel number, which are shown in Figure F and fall within the Project Area.

The Armitage/California - St. Louis Redevelopment Area and subsequent amendments established City authority to acquire and assemble property. Such acquisition and assembly under that authority is consistent with this TIF Redevelopment Plan. Nothing in this Redevelopment Plan shall be deemed to limit or adversely affect the authority of the City under the Armitage/California - St. Louis Redevelopment Area to acquire and assemble property. Accordingly, incremental property taxes from the Project Area may be used to fund the acquisition and assembly of property by the City under the authority of the Armitage/California - St. Louis Redevelopment Plan within the Fullerton/Milwaukee Project Area.

As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and redevelopment.

For properties described on Figure E, Acquisition, the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving the Redevelopment 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 Redevelopment Plan under the Act according to its customary procedures.

Relocation assistance may be provided in order to facilitate redevelopment of portions of the Project Area, 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.

Property Disposition

Property to be acquired by the City as part of the Redevelopment Project may be assembled into appropriate redevelopment sites. As part of the redevelopment process the City may: (i) sell, lease or convey such property for private redevelopment; or (ii) sell, lease or dedicate such property for construction of public improvements or facilities. Terms of conveyance shall be incorporated into appropriate disposition agreements, and may include more specific restrictions than contained in the Redevelopment Plan or in other municipal codes and ordinances governing the use of land or the construction of improvements.

Rehabilitation of Existing Public or Private Structures

The City of Chicago may provide assistance to encourage rehabilitation of existing public or private structures which will remove conditions which contribute to the decline of the character and value of the district. Appropriate assistance may include, but is not limited to:

- Financial support to private property owners for the restoration and enhancement of existing structures within the Project Area.
- Improvements to the facade or rehabilitation of public or private buildings.

Public Improvements

The City of Chicago may install public improvements to enhance the Project Area as a whole, to support the Redevelopment Project Plan, and to serve the needs of Project Area residents. Appropriate public improvements may include, but are not limited to:

- Vacation, removal, resurfacing, widening, reconstruction, construction, and other improvements to streets, alleys, pedestrian ways, and pathways;
- Installation of traffic improvements, viaduct improvements, street lighting and other safety and accessibility improvements;
- Development of parks, playgrounds, plazas, and places for public leisure and recreation;
- Construction of public off-street parking facilities;
- Installation, reconstruction, improvement or burial of public or private utilities;
- Construction of public buildings;
- Beautification, lighting and signage of public properties;
- Maintenance of rights-of-way in privately owned properties;

- Demolition of obsolete or hazardous structures;
- Improvements to publicly owned land or buildings to be sold or leased.

Recommended public improvements in the Project Area are listed in Section V, Future Land Use and Redevelopment Activities.

The City may determine at a later date that certain listed improvements are no longer needed or appropriate and may remove them from the list, or may add new improvements to the list.

Capital Costs of Taxing Districts

The City may reimburse all or a portion of the costs incurred by certain taxing districts in the furtherance of the objectives of this Redevelopment Plan.

Relocation

Relocation assistance may be provided in order to facilitate redevelopment of portions of the Project Area 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.

Job Training

Separate or combined programs designed to increase the skills of the labor force to meet employers' hiring needs and to take advantage of the employment opportunities within the Project Area may be implemented.

Developer Interest Costs

Funds may be provided to redevelopers for a portion of interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, provided that:

1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
2. such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with respect to the redevelopment project during that year.

Estimated Project Costs

Table P-3 outlines the estimated costs of the Redevelopment Project.

Table P-3 Estimated Redevelopment Project Costs

Estimated Redevelopment Project Costs	
Professional Services: studies, surveys, plans & specifications, administrative costs relating to redevelopment plan and projects: architectural, engineering, legal, financial, planning or other services; and the cost of marketing sites to prospective businesses, developers, and investors ⁽¹⁾	\$1,200,000
Property Assembly: land acquisition, demolition, site preparation, and disposition ⁽¹⁾	\$7,500,000
Rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements ⁽¹⁾	\$13,000,000
Public works or improvements: streetscape and traffic lighting improvements ^{(1) (2)}	\$12,000,000
Job Training, Retraining, Welfare-to-Work ⁽¹⁾	\$1,500,000
Relocation	\$1,300,000
Developer Interest Costs ⁽¹⁾	\$1,500,000
Eligible New Construction ⁽¹⁾	\$1,000,000
Day Care ⁽¹⁾	\$1,000,000
Total Redevelopment Costs ^{(1) (3) (4)}	\$40,000,000

Notes:

1. Certain costs included in the line items listed above will become eligible costs as of November 1, 1999, pursuant to an amendment to the Act.
2. Public improvements may also include capital costs of taxing districts. Specifically, public improvements as identified in the Redevelopment Plan and as allowable under the Act may be made to property and facilities owned or operated by the City or other public entities. As provided in the Act, 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.
3. The total Estimated Redevelopment Project Costs provides an upper limit on expenditures and adjustments may be made in line items without amendment to this Redevelopment Plan.
4. Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Project Costs. Total Project Costs are inclusive of redevelopment project costs in contiguous project areas or those separated by only a public right-of-way that are permitted under the Act to be paid from incremental property taxes generated in the Project Area, but do not include redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous project areas or those separated only by a public right-of-way. The amount of revenue from the Project Area made available to support such contiguous 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 Project Area, shall not at any time exceed the total Redevelopment Project Costs described in the Redevelopment Plan.

Sources of Funds

The Act provides methods by which municipalities can finance eligible redevelopment project costs with incremental real estate tax revenues. Incremental tax revenue is derived from the increase in the current equalized assessed valuation (EAV) of real property within the Project Area over and above the certified initial EAV of the real property. Any increase in EAV is then multiplied by the current tax rate, resulting in a tax increment revenue. A decline in current EAV does not result in a negative real estate tax increment.

Funds necessary to pay Redevelopment Project Costs may be derived from a number of authorized sources. The principal source of anticipated revenues is real property tax increments generated by new private development. There may be other local sources of revenue, including land disposition proceeds that the City determines are appropriate to allocate to the payment of Redevelopment Project Costs. The City may explore the availability of funds from state and Federal programs to assist in financing the project costs. The municipality may incur redevelopment project costs which are paid from funds of the municipality other than incremental taxes, and the municipality may be then reimbursed for such costs from incremental taxes.

The Project Area may, in the future, be contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Project Area to pay eligible Redevelopment Project Costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or other project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, 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 Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

The Project Area may become contiguous to, or be separated only by a public right-of-way from, project areas created under the Industrial Jobs Recovery Law, 65 ILCS 5/11-74.6-1, et seq., as amended. 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 Project Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Redevelopment Plan that net revenues from the Project Area 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 Project Area 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 Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible redevelopment project costs within the Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table P-3 of this Redevelopment Plan.

In the event that adequate funds are not available as anticipated from aforementioned sources, the City may utilize its taxing power to sustain the Redevelopment Project or repay obligations issued in connection therewith, to be reimbursed over time, if possible, from tax increment revenues.

Nature and Term of Obligations to be Issued

Under the Act, the City may issue tax increment revenue obligation bonds and other obligations secured by incremental property taxes generated in the Project Area pursuant to the Act for a term not to exceed twenty years. All such obligations shall be retired no later than December 31 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 calendar year following the year in which the ordinance approving this Project Area is adopted (by December 31, 2024).

All obligations may be secured after issuance by projected and actual tax increment revenues and by such debt service reserves and sinking funds as may be provided by ordinance. Revenues not required for the retirement of obligations (providing for reserves and sinking funds) and Redevelopment Project Costs may be declared surplus and become available for distribution to the taxing districts in the Project Area in the manner provided by the Act.

One or more issues of obligations may be sold at one or more times in order to implement the Redevelopment Plan, as amended, and as it may be amended in the future. Obligations may be issued on a parity or subordinate basis.

The City may, by ordinance, in addition to obligations secured by the tax allocation fund, pledge for a period not greater than the term of the obligations any part or any combination of the following:

- Net revenues of all or part of any redevelopment project;
- Taxes levied and collected on any or all property in the City;
- The full faith and credit of the City;
- A mortgage on part or all of a redevelopment project;
- Any other taxes or anticipated receipts that the City may lawfully pledge.

Equalized Assessed Valuation

The purpose of identifying the most recent equalized assessed valuation (“EAV”) of the Project Area 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 Project Area. The most recent (1998) equalized assessed valuation (EAV) of the Project Area is \$72,137,399 (see Appendix D). This EAV is based on 1998 EAV figures collected by Teska Associates, Inc. and is subject to verification by the County Clerk. After verification, the final figure shall be certified by the County Clerk of Cook County, Illinois. This certified amount shall become the Certified Initial EAV from which all incremental property taxes in the Project Area will be calculated by the County.

Upon completion of anticipated private development of the Project Area, it is anticipated that the equalized assessed valuation will be approximately \$152 million. The calculation assumes that assessments appreciate at a rate of 2% per year. The projection represents a 111% increase in the total equalized assessed valuation. Other new projects, rehabilitation of existing buildings, and appreciation of real estate values may result in substantial additional increases in equalized assessed valuation.

VII FINDINGS OF NEED FOR TAX INCREMENT FINANCING

Pursuant to the Act, TAI makes the following findings:

Project Area Not Subject to Growth

Although the City and its surrounding regional area, as a whole, have evidenced growth, the Project Area has not been subject to appropriate growth and redevelopment through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan. The lack of growth is evidenced by the following:

Equalized Assessed Values that Fail to Keep Pace with the City as a Whole

Between 1993 and 1998 the Equalized Assessed Valuation of the Project Area increased from \$60,247,550 to \$72,137,399, an increase of 19.7%. This increase results from improvements to a limited number (approximately 5%, as described below) of properties in the Project Area, and inflation. By contrast, over the same time period, the Equalized Assessed Value of the City as a whole increased from \$30,952,341,898 to \$37,218,840,213, which represents an increase of 20.2%. The Project Area has been subject to a lower rate of investment and appreciation than the City as a whole, indicating a relative lack of investment directed toward the properties in the Project Area.

Presence of Blighting Factors

Lack of investment is also evidenced by the widespread extent and distribution of blighting factors, including deterioration, depreciation of physical maintenance, and code violations. As elaborated upon in the Eligibility Study (Appendix A), the presence of these factors to such a significant degree illustrates that appropriate private investment, particularly for maintenance and improvements to property, has not been undertaken in the Project Area.

Lack of Building Permit Activity Representing Substantial Investment

During the period from January 1994 to June 1999, 292 building permits were issued in the Project Area at a total value of \$11,057,565. Four of these permits (at a value of \$3,687,000) were issued to schools in the Project Area and do not represent private investment. However, even the remaining 288 permits (\$7,370,565) do not represent a sign of economic well-being through private investment. Much of the building permit activity in the Project Area is intended to address basic maintenance and code violations. As elaborated upon in the Eligibility Study, the Project Area has been subject to an excessive amount of code violations over the past five years, and much of the building permit activity addresses City building code requirements.

Specifically, as depicted in Table P-4, during the period from January 1994 to June 1999, only 55 permits (19%) were issued for the erection of new buildings or additions, or for substantial interior renovations. These permits, which represent significant private investment, were issued to only 51 properties in the Project Area (5.4% of the 946 parcels in the Project Area). The vast majority of the remaining permits were for general maintenance or in response to building code violations.

Table P-4 Building Permit Activity, January 1994 to June 1999

Type of Permit	Number of Permits	Number as a Percent of Non-School Permits	Number as a Percent of Total Permits	Value of Permits	Value as a Percent of Non-School Permits	Value as a Percent of Total Permits
Demolition	18	6.3%	6.2%	\$184,099	2.5%	1.7%
Addition/ new construction/ renovation	55	19.1%	18.8%	\$4,553,844	61.8%	41.2%
Repair/code violations	215	74.7%	73.6%	\$2,632,622	35.7%	23.8%
Subtotal	288	100.0%	98.6%	\$7,370,565	100.0%	66.7%
Schools	4		1.4%	\$3,684,000		33.3%
Total	292		100.0%	\$11,057,565		100.0%

As Table P-4 illustrates, one third of the value of all building permit activity in the Project Area was for permits issued to schools, meaning that this third does not represent private investment. Of the remainder, more than 60% of the value of building permits occurred on a limited number of properties (51 properties, or 5.4% of the total number of parcels in the Project Area). The increase in value to properties arising from new construction, additions, or substantial renovations was isolated on a small number of properties and is not uniformly distributed throughout the Project Area.

The other 35.7% of the value of private investment in the Project Area is simply repairs and maintenance activities, which are unlikely to increase the value of property. In general, the building permit data suggests that private investment undertaken in the community is not as substantial, or widespread, as would be anticipated in a strong, stable portion of the City.

VIII FINANCIAL IMPACT OF REDEVELOPMENT

Without the adoption of the Redevelopment Plan and Project, the Project Area is not reasonably expected to be redeveloped by private enterprise. In the absence of City-sponsored redevelopment, there is a prospect that blighting factors will continue to exist and spread, and the Project Area on the whole and adjacent properties will become less attractive for the maintenance and improvement of existing buildings and sites. Erosion of the assessed valuation of property in and outside of the Project Area could lead to a reduction of real estate tax revenue to all taxing districts.

Implementation of the Redevelopment Project is expected to have significant short and long term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short term, the City's effective use of tax increment financing can be expected to stabilize existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long term, after the completion of all redevelopment improvements and activities, the completion of Redevelopment Projects and the payment of all Redevelopment Project Costs and municipal obligations, the taxing districts will benefit from any enhanced tax base which results from the increase in EAV caused by the Redevelopment Project.

Demand on Taxing District Services

The following taxing districts presently levy taxes against properties located within the Project Area:

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

Cook County Forest Preserve District. 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.

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

City of Chicago. The City is responsible for the provision of a wide range of municipal services, including: police and fire protection; capital improvements and maintenance; water supply and distribution; sanitation service; building, housing and zoning codes, etc.

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

Chicago 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.

Chicago Park District. The 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.

The replacement of vacant and underutilized property with non-residential or residential development may cause increased demand for services and/or capital improvements to be provided by Cook County, the Metropolitan Water Reclamation District of Greater Chicago, the City of Chicago, the Board of Education of the City of Chicago, Chicago Community College District #508, and the Chicago Park District. The estimated nature of these increased demands for services on these taxing districts, and the activities to address increased demand, are described below.

Cook County. The replacement of vacant and underutilized property with non-residential or residential development may cause increased demand for the services and programs provided by the County. Because many new residents in the Project Area are likely to relocate from other portions of the County, the increase in demand is not anticipated to be significant. A portion of Redevelopment Project Costs may be allocated to assist in the provision of such increased services, as provided in the Act and in this Redevelopment Plan.

Metropolitan Water Reclamation District of Greater Chicago. The replacement of vacant and underutilized property with new development may cause increased demand for the services and/or capital improvements provided by the Metropolitan Water Reclamation District. As it is expected that any increase in demand for treatment and sanitary and storm sewage associated with the Project Area will be minimal, no assistance is proposed for the Metropolitan Water Reclamation District.

City of Chicago. The replacement of vacant and underutilized property with new development may cause increased demand for the services and programs provided by the City, including police protection, fire protection, sanitary collection, recycling, etc. Such increases in demand may be significant. A portion of Redevelopment Project Costs may be allocated to assist in the provision of such increased services, as provided in the Act and in this Redevelopment Plan.

Board of Education of the City of Chicago and Associated Agencies. The replacement of vacant and underutilized properties with mixed-use development may result in additional school-aged children in the Project Area, and may affect the demand for educational services and/or capital improvements to be provided by the Board of Education. The increased number of students may be significant. The City will work with the Board of Education and its associate agencies to address any increase that does arise.

Chicago Community College District #508. The replacement of vacant and underutilized properties with mixed-use development may result in an increase in population within the Project Area. Therefore, demand for educational services and programs provided by the community college district may increase, although this change is not anticipated to be significant. The City will work with the Community College District #508 to address any increase that does arise.

Chicago Park District. The replacement of underutilized properties with non-residential and residential development may increase the population within the Project Area, so that demand for recreational services and programs provided by the Park District may increased. Although this increase is not expected to be significant, the City will work with the Chicago Park District to address any increase that does arise.

This proposed program to address increased demand for services or capital improvements provided by some or all of the impacted taxing districts is contingent upon: (i) the Redevelopment Project occurring as anticipated in the Redevelopment Plan, (ii) the Redevelopment Project resulting in demand for services sufficient to warrant the allocation of Redevelopment Project Costs, and (iii) the generation of sufficient

incremental property taxes to pay for the Redevelopment Project Costs listed above. In the event that the Redevelopment Project fails to materialize, or involves a different scale of development than that currently anticipated, the City may revise this proposed program to address increased demand, to the extent permitted by the Act, without amending this Redevelopment Plan.

IX OTHER ELEMENTS OF THE REDEVELOPMENT PLAN

Conformance with Land Uses Approved by the Planning Commission of the City

The Redevelopment Plan and Project described herein includes land uses which have been approved by the Chicago Plan Commission.

Date of Completion

The Redevelopment Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 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 calendar year following the year in which the ordinance approving this Project Area is adopted (by December 31, 2024).

Implementation Schedule

A phased implementation strategy will be utilized to achieve comprehensive and coordinated redevelopment of the Project Area. It is anticipated that City expenditures for Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of incremental property taxes by the City. The estimated date for completion of Redevelopment Projects is no later than December 31, 2023.

Provision for Amending the Redevelopment Plan

The Redevelopment Plan may be amended pursuant to provisions of the Act.

Affirmative Action and Fair Employment Practices

The City is committed to and will affirmatively implement the following principles with respect to this Redevelopment Plan:

1. The assurance of equal opportunity in all personnel and employment actions, including, but not limited to: hiring, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed or ancestry.
2. Redevelopers will meet City of Chicago standards for participation of Minority Business Enterprises and Woman Business Enterprises, the City Resident Construction Worker Employment Requirement, and the prevailing wage requirements as required in redevelopment agreements.
3. This commitment to affirmative action will ensure that all member of the protected groups are sought out to compete for job openings and promotional opportunities.

In order to implement these principles, the City shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the City shall be required to agree to the principles set forth in this section.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of gender, color, race or creed, etc. Neither party will countenance discrimination against any employee or applicant because of gender, marital status, national origin, age or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including hiring, upgrading and promotions, terminations, compensation, benefit programs and educational opportunities.

Anyone involved with employment or contracting activities for this Redevelopment Plan and Project will be responsible for conformance with this policy and the compliance requirements of applicable city, state, and Federal laws and regulations.

The City and the private developers involved in the implementation of the Redevelopment Plan and Project will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level for the project being undertaken in the Project Area. Any public/private partnership established for the development project in the Project Area will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites and facilities at which employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals. The partnership will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner.

The City shall have the right, in its sole discretion, to exempt certain small business, building owners, and developers from items 1, 2, and 3 above.

Affordable Housing

The City requires that developers who receive TIF assistance for market rate housing set aside 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.

Housing Impact

The Project Area contains 27 single-family buildings, 105 multi-family buildings, and 193 mixed-use buildings with upper story residential for a total of 1,292 residential units. 1,254 of the 1,292 residential units in the Project Area are inhabited. Because the Project Area includes a significant number of residential units, information is provided regarding this Plan's potential impact on housing.

Included in the Plan are the following maps: (1) *Acquisition* (Figure E), and (2) *Properties Previously Approved for Acquisition in Underlying Redevelopment Area Plan* (Figure F). Some of these maps indicate parcels of real property on which there are buildings containing residential units that could be removed if the Plan is implemented in this regard, and that to the extent those units are inhabited, the residents thereof might be displaced. The Redevelopment Plan also includes information on the condition of buildings within the Project Area. Some of the residential buildings exhibit a combination of characteristics such as dilapidation or deterioration, excessive vacancies, and obsolescence which might result in a building's removal and the displacement of residents, during the time that this Redevelopment Plan is in place.

The number and type of residential buildings in the Project Area potentially affected by the Redevelopment Plan were identified during the building condition and land use survey conducted as part of the eligibility analysis for the Project Area. A good faith estimate and determination of the number of residential units within each such building whether such residential units were inhabited and whether the inhabitants were low-income or very low-income households were based on a number of research and analytical tools including, where appropriate, physical building surveys, data received from building owners and managers and data bases maintained by the City's Department of Planning and Development, Cook County tax assessment records or census data.

Any buildings containing residential units that may be removed and any displacement of residents of inhabited units projected in this Redevelopment Plan are expressly intended to be within the contemplation of the comprehensive program intended or sought to be implemented pursuant to this Redevelopment Plan. To the extent that any such removal or displacement will affect households of low-income and very low-income persons, there shall be provided affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may either be existing or newly constructed housing and the City shall make a good faith effort to ensure that the affordable housing is located in or near the Project Area. For the purposes hereof, "low-income households", "very low-income households", and "affordable housing" shall have the meanings set forth in the Illinois Affordable Housing Act.

Regarding the *Acquisition* map, the properties identified contain 9 residential units. Of this number, 1 is estimated to be occupied by residents classified as low-income, and 4 are estimated to be occupied by residents classified as very low-income.

The map of *Properties Previously Approved for Acquisition in Underlying Redevelopment Area Plan* indicates those properties in the Project Area that have been identified for acquisition in a previously adopted underlying redevelopment plan. The *Armitage/California - St. Louis Redevelopment Area* ("Underlying Redevelopment Area Plan") and any subsequent amendments established City authority to acquire and assemble property. Such acquisition and assembly under that authority is consistent with this Redevelopment Plan. Nothing in this Redevelopment Plan shall be deemed to limit or adversely affect the authority of the City under the Underlying Redevelopment Project Area Plan to acquire and assemble property. Accordingly, incremental property taxes from the Project Area may be used to fund the acquisition and assembly of property by the City under the authority of the Underlying Redevelopment Project Area Plan within the Project Area.

There are 17 residential units listed on the *Properties Previously Approved for Acquisition in Underlying Redevelopment Area Plan* which might be removed under the Underlying Redevelopment Project Area Redevelopment Plan, but funded by incremental property taxes from the Project Area. Of this number, 4 are estimated to be occupied by residents classified as low-income, and 11 are estimated to be occupied by residents classified as very low-income.

In addition to the various maps discussed previously, the building condition survey revealed that 11 residential buildings exhibit a combination of characteristics such as dilapidation, or deterioration, functional and economic obsolescence, and excessive vacancies. These conditions, if left unchecked, may result in the removal of buildings and the displacement of residents. Based on the building conditions survey, it is possible that 115 residential units could be removed. Such units may be located anywhere within the Project Area, but will be limited to a total of 115 to be removed without amendment of this Redevelopment

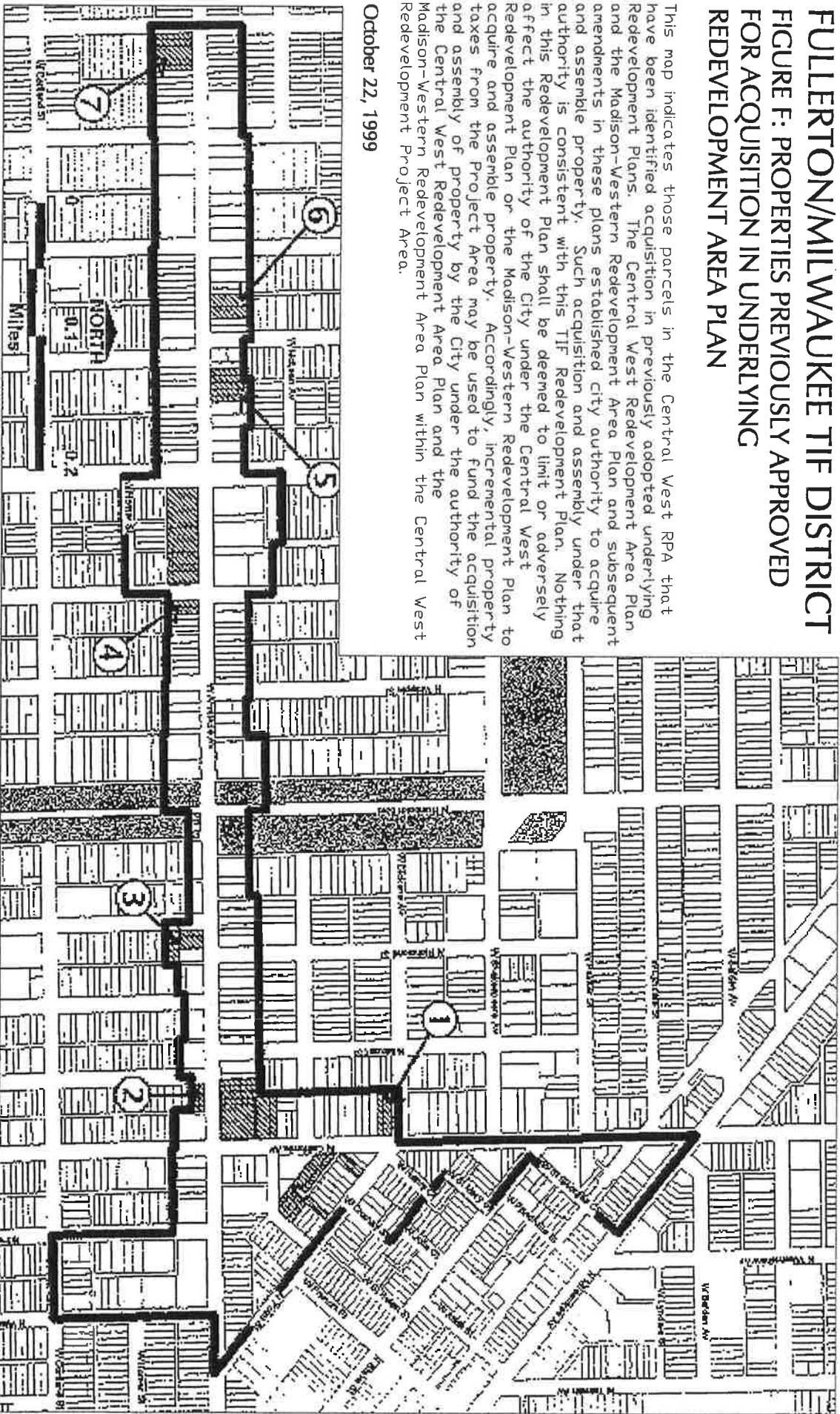
Plan in accordance with the requirements of the Act. Of this number, 21 are estimated to be occupied by residents classified as low-income, and 52 are estimated to be occupied by residents classified as very low-income.

Appendix D, *1998 Equalized Assessed Valuation by Parcel Number*, contains references to reflect the parcels containing buildings and units of residential housing that are impacted by the discussion presented in the previous paragraphs. Those properties in Appendix D which are marked by an asterisk were found to conform to the analysis of properties where residents could potentially be displaced as described in this section of the Plan.

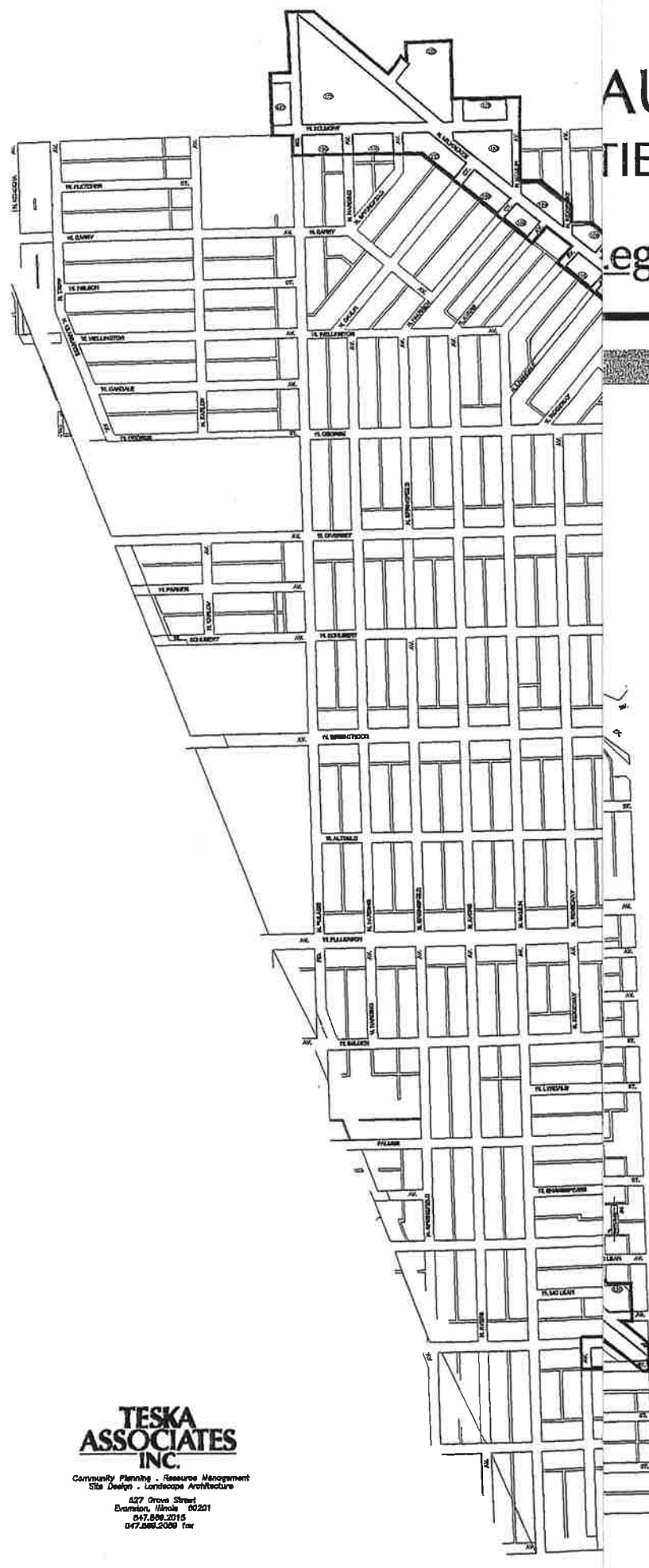
FULLERTON/MILWAUKEE TIF DISTRICT FIGURE F: PROPERTIES PREVIOUSLY APPROVED FOR ACQUISITION IN UNDERLYING REDEVELOPMENT AREA PLAN

This map indicates those parcels in the Central West RPA that have been identified for acquisition in previously adopted underlying Redevelopment Plans. The Central West Redevelopment Area Plan and the Madison-Western Redevelopment Area Plan and subsequent amendments in these plans established city authority to acquire and assemble property. Such acquisition and assembly under that authority is consistent with this TIF Redevelopment Plan. Nothing in this Redevelopment Plan shall be deemed to limit or adversely affect the authority of the City under the Central West Redevelopment Plan or the Madison-Western Redevelopment Plan to acquire and assemble property. Accordingly, incremental property taxes from the Project Area may be used to fund the acquisition and assembly of property by the City under the authority of the Central West Redevelopment Area Plan and the Madison-Western Redevelopment Area Plan within the Central West Redevelopment Project Area.

October 22, 1999



AUKEE TIF DISTRICT TIES IN THE PROJECT AREA



Legend

- Project Area Boundaries
- Chicago Public Schools

**TESKA
ASSOCIATES
INC.**

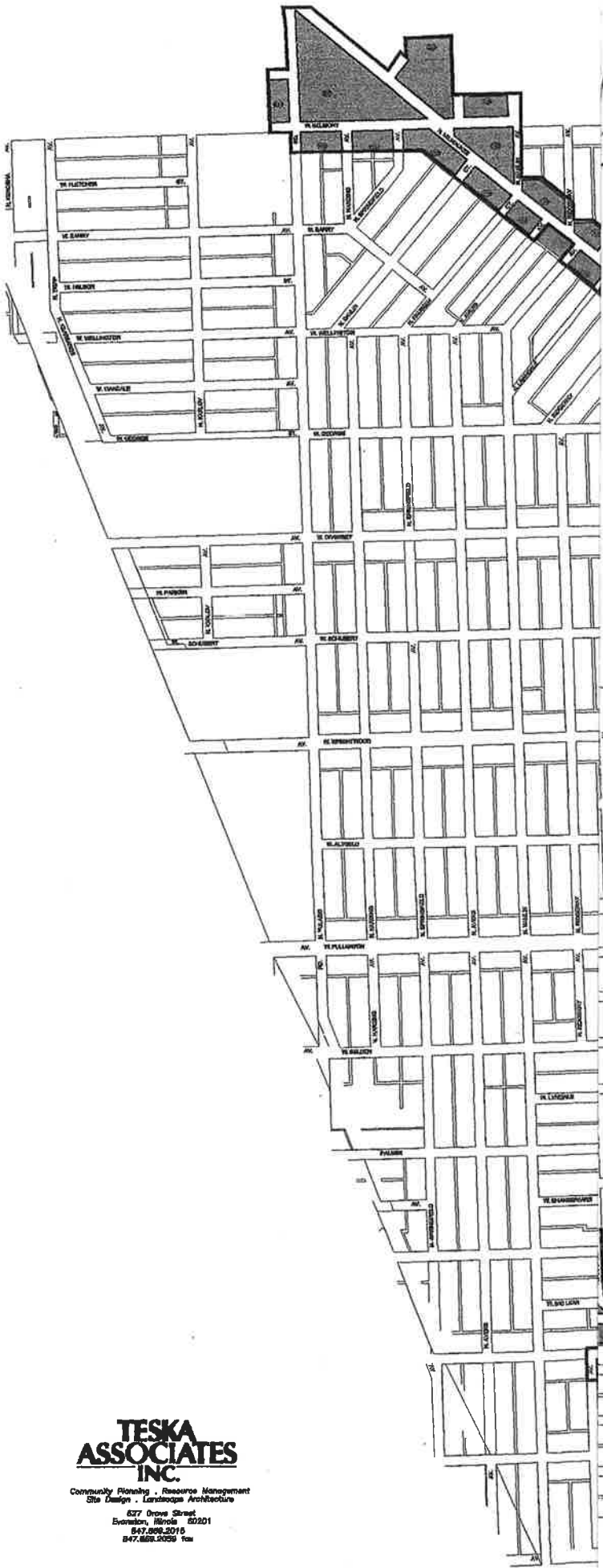
Community Planning - Resource Management
Site Design - Landscape Architecture
127 Grove Street
Evanston, Illinois 60201
847.508.2015
047.288.2000 fax



October 21, 1999

WAUKEE TIF DISTRICT

FIGURE D: FUTURE LAND USE



Legend

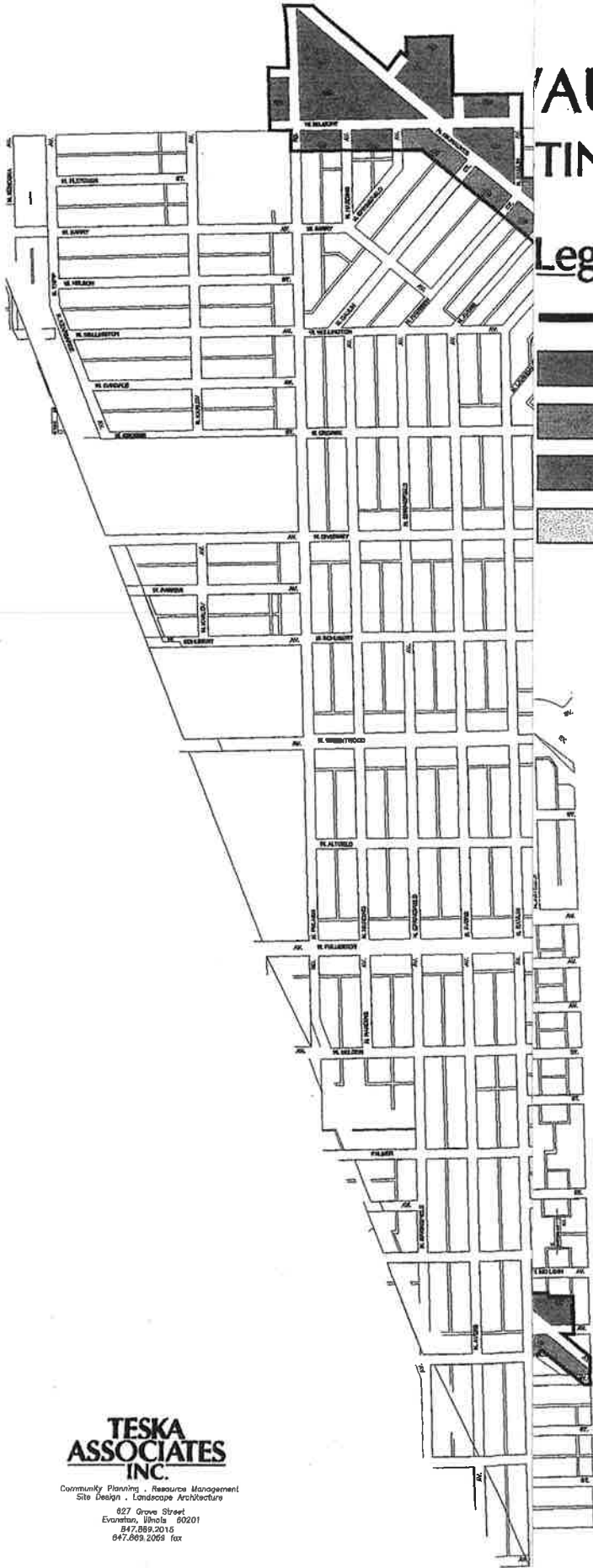
- Project Area Boundary
- Corridor Mixed Use
- Public Institutional



October 21, 1999

TESKA ASSOCIATES INC.
 Community Planning • Resource Management
 Site Design • Landscape Architecture
 527 Drive Street
 Evanston, Illinois 60201
 847.699.2015
 847.699.2029 Fax

WAUKEE TIF DISTRICT ZONING LAND USE BY BLOCK



Legend

-  Project Area Boundaries
-  Commercial
-  Mixed Use
-  Institutional
-  Vacant/Parking



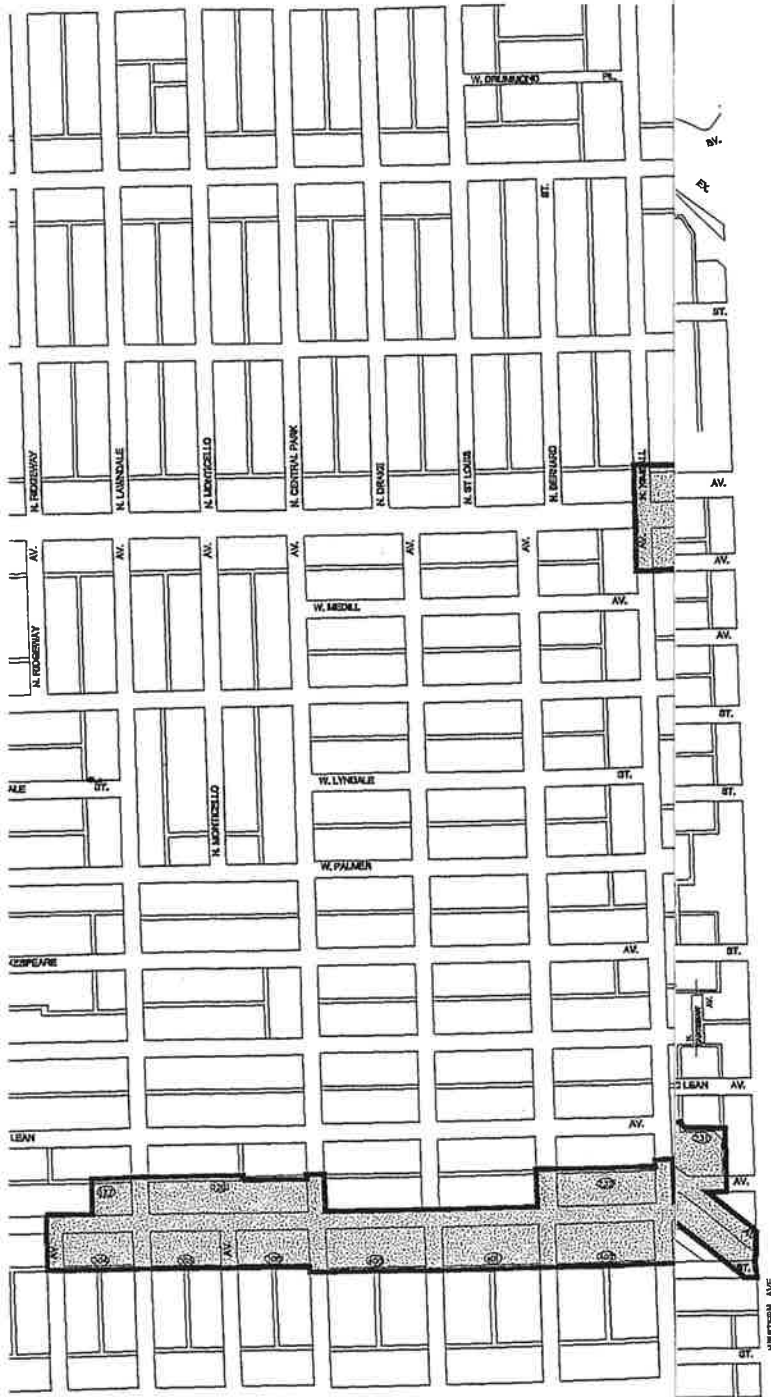
October 21, 1999

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847.869.2069 fax

DUKEE TIF DISTRICT PROJECT AREA BOUNDARIES

Project Area Boundary



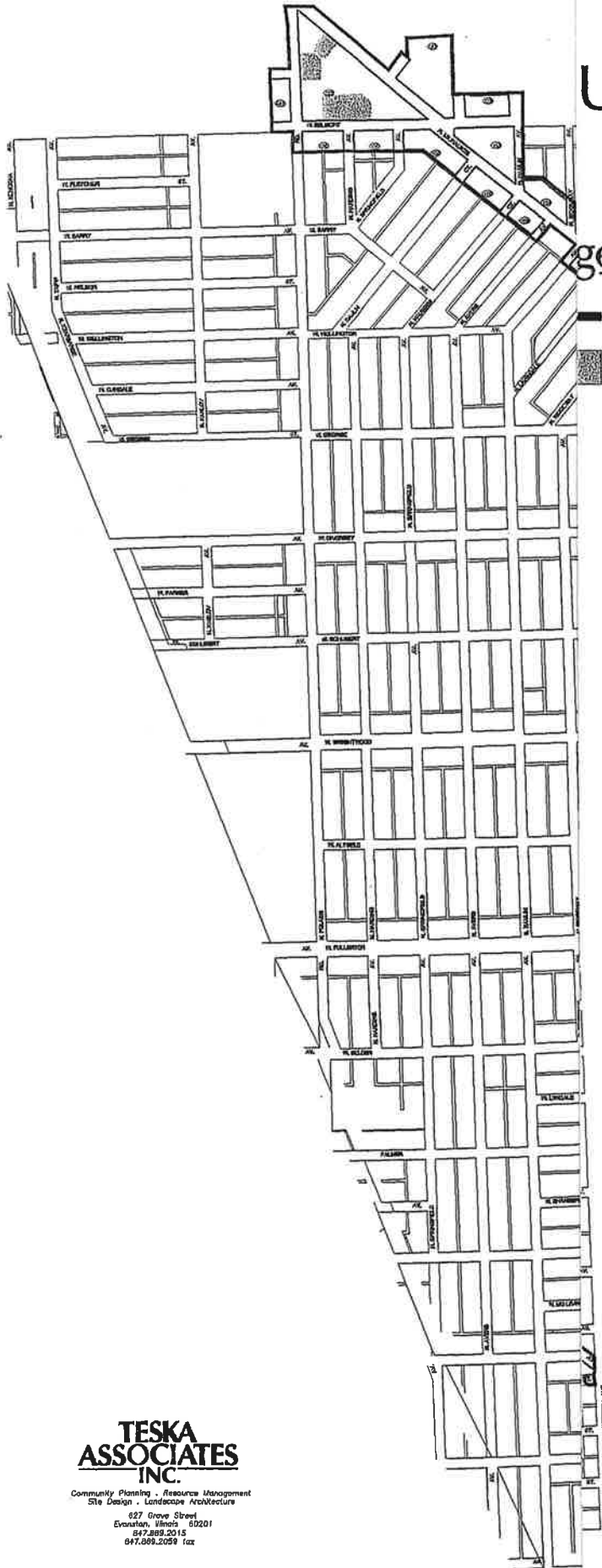
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October 21, 1999

UKEE TIF DISTRICT FIGURE E: ACQUISITION



Legend

- Project Area Boundaries
- Properties Authorized to be Acquired



0 1000' 2000'



October 25, 1999

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APPENDIX A

FULLERTON/MILWAUKEE REDEVELOPMENT PLAN AND PROJECT ELIGIBILITY STUDY

October 25, 1999

Introduction

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 - 74.4 - 1, et seq., as amended (the "Act"), stipulates specific procedures which must be adhered to in designating a Project Area. A redevelopment project area is defined as:

"...an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas" (65 ILCS 5/11-74.4-3(p)).

Section 5/11-74.4-3(a) defines a "conservation area" as:

"...any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors: dilapidation; obsolescence; deterioration, illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning; is detrimental to the public safety, health, morals, or welfare and such an area may become a blighted area."

Determination of eligibility of the Fullerton/Milwaukee Redevelopment Project Area (the "Project Area") for tax increment financing is based on a comparison of data gathered through field observation, document and archival research, and information provided by Cook County and the City of Chicago (the "City") against the eligibility criteria set forth in the Act. The eligibility criteria identified as part of the Act are the basis for the evaluation, which incorporates the definitions prepared by the Illinois Department of Revenue in its 1988 TIF Guide, as revised April 6, 1989.

Teska Associates, Inc. has prepared this report with the understanding that the City would rely on: (i) the findings and conclusions of this report in proceeding with the designation of the Project Area as a Project Area under the Act; and (ii) the fact Teska Associates, Inc. has obtained the necessary information to conclude that the Project Area can be designated as a Project Area as defined by the Act.

The Project Area is eligible for designation as a "conservation area" based on the predominance and extent of parcels exhibiting the following characteristics: **age, deterioration of buildings and surface improvements, depreciation of physical maintenance, obsolescence, presence of structures below minimum code standards, excessive vacancies, and lack of community planning.** Under the Act, at least 50% of the buildings in the Project Area must be 35 years of age or more, and three of 14 listed conservation area factors must be present in and reasonably distributed throughout the Project Area for it to be considered a conservation area. The Project Area is characterized by four of the factors to a major extent, and three of the factors to a minor extent. These factors are distributed throughout the Project Area.

Description of the Project Area

The Project Area is located approximately 5 miles northwest of the central business district of Chicago. The Project Area encompasses portions of three major corridors: West Armitage Avenue from North Ridgeway

Avenue to North Milwaukee Avenue, West Fullerton Avenue from North Kimball Avenue to North Francisco Avenue, and Milwaukee Avenue from West Armitage Avenue to West School Avenue.

The boundaries of the Project Area have been carefully established to include those properties that will gain an immediate and substantial benefit from the Redevelopment Plan. The Project Area contains 755 buildings and 946 parcels, and consists of approximately 226 acres within 91 legal blocks or portions thereof. [Figure 1](#) delineates the precise boundaries of the Project Area.

Eligibility Findings

TAI, in association with Mann Gin Dubin and Frazier, conducted a field survey of the subject properties in July and August, 1999. Based on an inspection of the improvements and grounds, field notes were taken which recorded the condition of the parcel. Photographs further document the observed conditions. Additional research was conducted at the Cook County Treasurer's Office and the City Building Department.

For the purposes of this study, a factor is considered to be "major" if the factor occurred on a relatively large number of properties, buildings, or blocks. Alternatively, a factor which affects a relatively smaller proportion of properties may also be major, if the effects of the factor are highly visible, and exert a significant depressing or blighting effect upon neighboring properties and the entire Project Area. "Minor" factors, while affecting fewer properties than major factors, also exert a negative effect on the Project Area. Overall, the combination of major and minor blighting factors contributes to a blighted appearance and inhibits investment in the Project Area.

For each factor that contributes to the designation of the Project Area, a map has been prepared that illustrates the distribution of the factor. The maps represent the blocks in which the consultant team perceives the characteristic to be present to the degree that it represents a significant influence on the character, vitality, and value of properties. In many cases, the majority of parcels in a block exhibit a given characteristic, but in no case are less than 15% of the parcels characterized by the factor in question. Recognizing that it is not necessary for every parcel in a block to exhibit a factor in order for that factor to be significant, the 15% level represents a threshold at which it is likely that a parcel is not more than two properties away from a parcel which exhibits the characteristic, and the factor is perceivable as significant to the extent that the effects of that factor become noticeable and may affect investment decisions.

Age of Buildings

The characteristic of age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings or improvements typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the impact of time, temperature and moisture. Additionally, older buildings tend not to be well suited for modern-day uses because of contemporary space and development standards.

Based on the observed style and construction methods of the buildings within the Project Area, 638 of 755 buildings (85%) are more than 35 years old. Age is also widely distributed throughout the area. At least one building characterized by age can be found on 84 of 91 blocks (92%), and at least half the buildings are characterized by age on 77 blocks (85%). [Figure 2](#) illustrates the 84 of 91 blocks on which at least 15% of the buildings are more than 35 years of age. [As required, more](#)

than 50% of the structures within the Project Area are more than 35 years of age. Age is therefore a major contributing factor in the designation of the Project Area as a conservation area.

Dilapidation

Dilapidation refers to an advanced state of disrepair of buildings or improvements or the neglect of necessary repairs, causing the building or improvement to fall into a state of decay. At a minimum, dilapidated buildings should be those with critical defects in primary structural components (roof, bearing walls, floor structure, and foundation), building systems (heating, ventilation, lighting, and plumbing), and secondary structural components in such combination and extent that: (i) major repair is required or; (ii) the defects are so serious and extensive that the buildings must be removed.

The exterior survey conducted by TAI did not find any structures which are characterized by this extreme physical state. Dilapidation is not a contributing factor toward the designation as a conservation area.

Deterioration

Deterioration refers to physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair.

Deterioration of Buildings

Buildings in a state of deterioration exhibit defects which are not easily correctable in the course of normal maintenance. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of defects. This would include buildings with major defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and major defects in primary building components (e.g., foundations, frames, roofs, etc.), respectively.

Deterioration occurs in 135 of 755 buildings (18%) in the Project Area, meaning that one in five buildings contain defects that cannot be corrected with normal maintenance. Such buildings create a visible environment of deterioration throughout the Project Area, causing owners of other nearby properties to be less inclined to invest in their own buildings. Thus, the effects of deterioration can become magnified beyond those buildings identified in the eligibility survey. This effect is widespread throughout the Project Area; deteriorated buildings are found on 53 of 91 blocks (58%). Figure 3 illustrates those blocks on which 15% or more of the buildings are in a deteriorated state; 36 of 91 blocks meet this standard.

Deterioration of Surface Improvements

The conditions of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas may also evidence deterioration through surface cracking, crumbling, potholes, depressions, loose paving materials, and weeds protruding through the surface.

Deteriorated surface improvements can be identified on 13 of 946 parcels (14%). Thirteen of 91 blocks (14%) show some deteriorated surface improvements. The most significant instances are the improvements associated with the elevated CTA Blue Line, particularly viaducts. Similar to the

effect caused by deteriorated buildings, the high visibility of these deteriorated improvements is especially damaging to the ability of the Project Area to attract new investment. Figure 3 illustrates the 8 blocks on which at least 15% of the parcels display deteriorated surface improvements.

Deterioration, both of structures and of surface improvements, occurs throughout the Project Area. More importantly, such deterioration has depressing effects on investment in neighboring properties, to a much greater extent than the proportion of properties exhibiting this factor might suggest. Therefore, deterioration is a major factor in the designation of the Project Area as a conservation area.

Depreciation of Physical Maintenance

This factor considers the effects of deferred maintenance and the lack of maintenance of buildings, improvements and grounds comprising the proposed redevelopment area. Evidence to show the presence of this factor in buildings may include, but is not limited to, the following: unpainted or unfinished surfaces; paint peeling; loose or missing materials; sagging or bowing walls, floors, roofs, and porches; cracks; broken windows; loose gutters and downspouts; and loose or missing shingles; and damaged building areas still in disrepair.

Of 755 buildings in the Project Area, 453 (60%) are characterized by depreciation of physical maintenance. Three out of five buildings are not being properly maintained, which, in addition to leading to blight on the subject property, also reduces the incentive for neighboring property owners to maintain their own property. Eighty-two of 91 blocks (90%) contain at least one building on which depreciation of physical maintenance can be identified. As seen in Figure 4, 82 blocks contain this factor on more than 15% of the properties within the block. Given the extent of this characteristic throughout the Project Area, depreciation of physical maintenance is a major factor in the designation of the Project Area as a conservation area.

Obsolescence

According to Illinois Department of Revenue definitions, an obsolete building or improvement is one which is becoming obsolete or going out of use - not entirely disused, but gradually becoming so. Thus, obsolescence is the condition or process of falling into disuse.

Obsolescence, as a factor, should be based upon the documented presence and reasonable distribution of buildings and other site improvements evidencing such obsolescence. Examples include the following sub-categories:

Functional Obsolescence

Structures are typically built for specific uses or purposes and their design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies which limit the re-use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor or out-dated design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.

Obsolete Site Improvements

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this obsolescence may include inadequate utility capacities, outdated designs, etc.

Obsolete Platting

Obsolete platting would include parcels of limited or narrow size and configuration or 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. Platting that created inadequate right-of-way widths for streets, alleys and other public rights-of-way or which omitted easements for public utilities, should also be considered obsolete.

The Project Area shows a significant degree of all three types of obsolescence. Sixty-six of 946 parcels (7%) contain at least one form of obsolescence. This factor is also distributed throughout the Project Area. Nearly one third of the 91 blocks in the Project Area (25 blocks, or 28%) contain a property characterized by one or more varieties of obsolescence. Because obsolescence makes re-use of a building or property difficult or costly, the motivation to invest is diminished by the presence of this factor. Therefore, obsolescence is a minor factor in the designation of the Project Area. Figure 5 identifies the 19 blocks on which at least 15% of parcels contain some form of obsolescence.

Illegal Use of Individual Structures

This factor applies to the use of structures in violation of applicable national, state, or local laws, and not to legal, nonconforming uses. Examples of illegal uses may include, but not be limited to the following:

- Illegal home occupations;
- Conduct of any illegal vice activities such as gambling, drug manufacture or dealing, prostitution, sale and/or consumption of alcohol by minors;
- Uses not in conformance with local zoning codes and not previously grandfathered in as legal nonconforming uses;
- Uses in violation of national, state or local environmental and occupational safety and health regulations;
- Uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

The exterior field survey conducted by Teska Associates found 9 of 946 properties (1%) which appear to contain illegal uses. While important to the individual properties, the infrequent occurrence of this factor suggests that illegal uses are not a major factor in the designation of the Project Area.

Presence of Structures Below Minimum Code Standards

Structures below minimum code standards include all structures which do not meet the standards of zoning, subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property. The principal purposes of such codes are to require buildings to be constructed in such a way as to sustain safety of loads expected from this type of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies which presume to threaten health and safety.

A search of building code violations between January, 1994, and August, 1999 found that 451 code violations have been cited in the Project Area over this time period. This amounts to approximately one violation for every 1.7 properties over the last five years. Further, violations are distributed on 63 of 91 blocks (69%). The excessive amount of code violation points to a relative lack of investment, such that many properties are not being maintained even to minimum standards. Figure 6 shows the blocks on which 15% or more of the properties were cited in the last five years; 59 blocks meet this criteria. Therefore, the presence of structures below minimum code standards makes a major contribution to the designation as a conservation area.

Excessive Vacancies

Establishing the presence of this factor requires the identification, documentation, and mapping of the presence of vacant buildings and vacant portions of buildings. Excessive vacancy refers to the presence of buildings which are unoccupied or underutilized and which represent an adverse influence on the area because of the frequency, extent, or duration of such vacancies. It includes properties which evidence no apparent effort directed toward their occupancy or utilization and vacancies within buildings.

Out of 755 buildings in the Project Area, 75 (10%) are partially or entirely vacant. Vacancies occur on over half of the 91 blocks in the Project Area (on 47 blocks). The widespread occurrence of vacancies indicates that a substantial portion of the Project Area is underutilized, and the appearance of vacancies exerts a drain upon the vitality of the community. Vacancies therefore make a minor contribution toward the designation of the Project Area as a conservation area. Figure 7 illustrates the 23 blocks (25%) on which 15% or more of the parcels contain a vacant or partially vacant building.

Overcrowding of Structures and Community Facilities

Overcrowding of structures refers to the overutilization of private or public structures beyond a reasonable or safe capacity. Conversions from one use to another are the typical cause. Only 5 properties display overcrowding. Overcrowding is therefore not a major factor in the designation of the Project Area.

Lack of Ventilation, Light, or Sanitary Facilities

Many older structures fail to provide adequate ventilation, light or sanitary facilities as required by local building or housing codes. This is also a characteristic often found in illegal or improper building conversions. The criterion used for determining the presence of this factor can be found in local codes and ordinances, or in locally adopted national codes such as the Uniform Building Code, Building

Officials Code of America (BOCA), and the Model Housing Code of the American Public Health Association (APHA). Lack of ventilation, light, or sanitary facilities is presumed to adversely affect the health and building occupants, e.g., residents, employees, or visitors.

Typical requirements for ventilation, light, and sanitary facilities include:

- Adequate mechanical ventilation for air circulation in spaces/rooms without windows, i.e., bathrooms, and dust, odor or smoke-producing activity areas;
- Adequate natural light and ventilation by means of skylights or windows for interior rooms/spaces, and proper window sizes and amounts by room area to window area ratios;
- Adequate sanitary facilities, i.e., garbage storage/enclosure, bathroom facilities, hot water, and kitchens; and
- Adequate ingress and egress to and from all rooms and units.

Only 4 properties were identified in the Project Area that were obviously inadequately lit or ventilated. As a result, this factor does not significantly contribute to the eligibility of the Project Area as a whole.

Inadequate Utilities

This factor relates to all underground and overhead utilities, including, but not limited to, storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electric service which may be shown to be inadequate. Inadequate utilities would include those which are: (i) of insufficient capacity to serve the uses in the redevelopment project and surrounding areas; and (ii) deteriorated, antiquated, obsolete, or in disrepair or are lacking.

While the condition of inadequate utilities has not been documented as part of the surveys and analyses undertaken within the Project Area, existing utilities may need to be relocated or upgraded to adequately serve new development. Inadequate utilities is not a major factor in the designation of the Project Area.

Excessive Land Coverage

This factor may be documented by showing all instances where building coverage is excessive. Zoning ordinances commonly contain standards for residential, commercial, and industrial properties which relate floor area to lot area. In residential districts a lower ratio is usually required. Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and multiple buildings on a single parcel. The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of spread of fires due to close proximity to nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, and inadequate provision for loading and service. Excessive land coverage conditions are presumed to have an adverse or blighting effect on nearby development. This characteristic is viewed relative to its urban context, common practice, and contemporary development standards.

Excessive coverage can be identified on 17 of 946 properties in the Project Area (2%). As a result of this infrequent occurrence, excessive site coverage does not appear as a significant contributor to the blighting of the Project Area, and is therefore not a major factor in the designation of the Project Area.

Deleterious Land Use or Layout

Deleterious land uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses which may be considered noxious, offensive or environmentally unsuitable.

Thirty-one parcels (3%) are characterized by deleterious land use or layout. These layout poses circulation and safety hazards in the immediate vicinity. However, because this problem occurs on only a limited number of parcels, deleterious land use and layout is not a major factor in the designation of the Project Area.

Lack of Community Planning

This may be a significant factor if the proposed Project Area developed prior to or without the benefit or guidance of a community plan. This means that no community plan existed or it was considered inadequate, and/or was virtually ignored during the development of the area. This finding may be amplified by evidence which shows the deleterious results of the lack of community planning, including cross-referencing other factors cited in the blight finding. This may include, but is not limited to, adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, and parcels of inadequate size or shape to meet contemporary development standards.

The Project Area did develop without the guidance of a community plan. However, in recent years, the Project Area has been the subject of a concerted planning effort by the City and local community organizations. As a result, lack of planning is a minor factor in the designation of the Project Area.

Conclusion

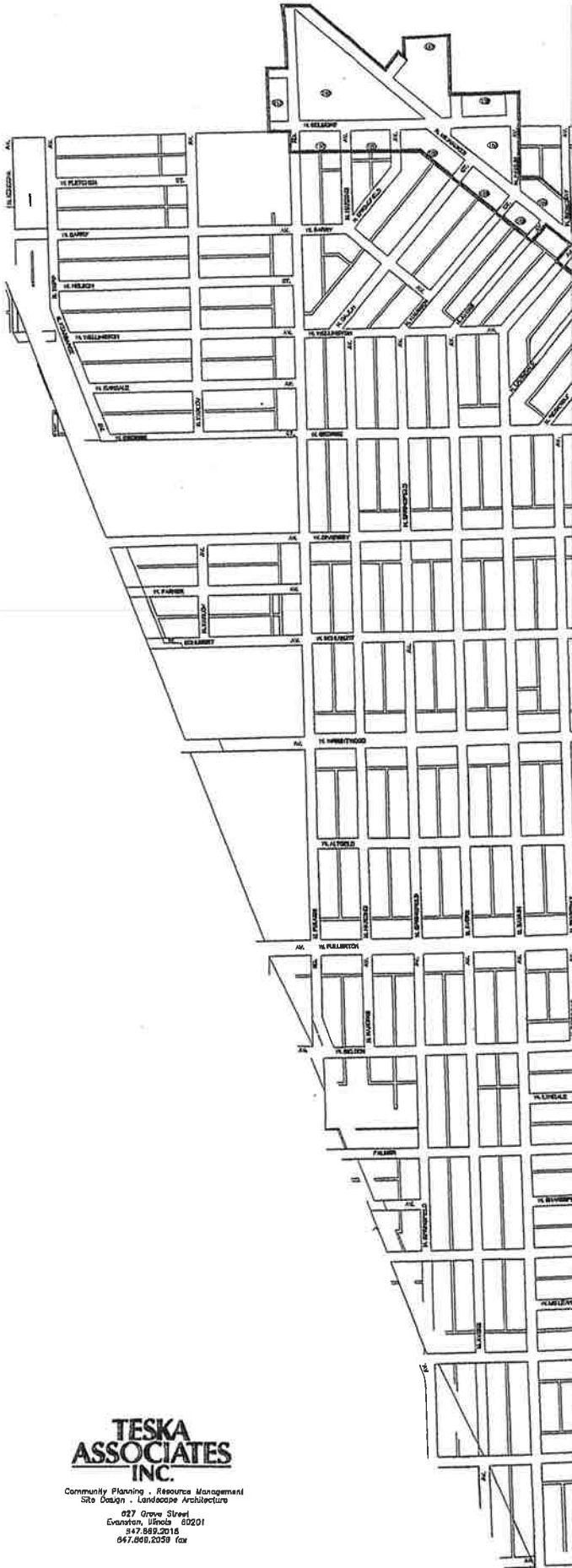
The Project Area as a whole qualifies as a conservation area according to the criteria established by the Act, based on the predominance and extent of parcels exhibiting the following characteristics:

1. Age
2. Deterioration of buildings and surface improvements
3. Depreciation of physical maintenance
4. Obsolescence
5. Presence of structures below minimum code standards
6. Excessive vacancies
7. Lack of community planning

Each of these factors is present to a significant degree and distributed throughout the Project Area. Further, these factors act in combination with one another, reinforcing the negative affects of the other factors. For example, a property owner may be less likely to invest in maintenance for an obsolete building, which may leads to deterioration, which further inhibits investment. In turn, investment in neighboring properties is inhibited in this environment of decay. Therefore, while not every block exhibits every factor, the

combination of the factors throughout the Project Area has significant impact. Due to the negative effect on the public safety and welfare caused by these factors, the Project Area is declared eligible as a conservation area. All of these characteristics point to the need for designation of the Project Area as a conservation area, to be followed by public intervention in order that redevelopment might occur.

UKEE TIF DISTRICT PROJECT AREA BOUNDARIES



Project Area Boundary



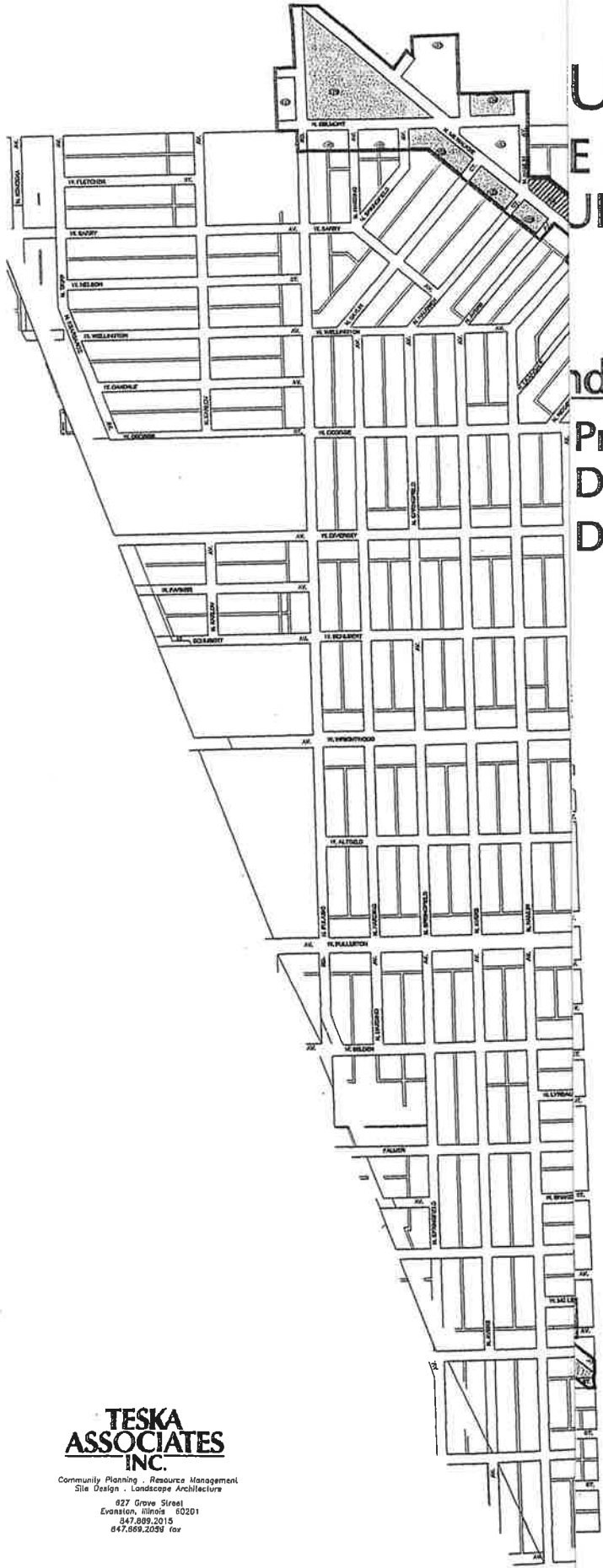
October 21, 1999

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DUKE TIF DISTRICT PHASE 3: DETERIORATION OF BUILDINGS AND SURFACE IMPROVEMENTS



nd
Project Area Boundary
Deterioration of Improvements
Deteriorated Building

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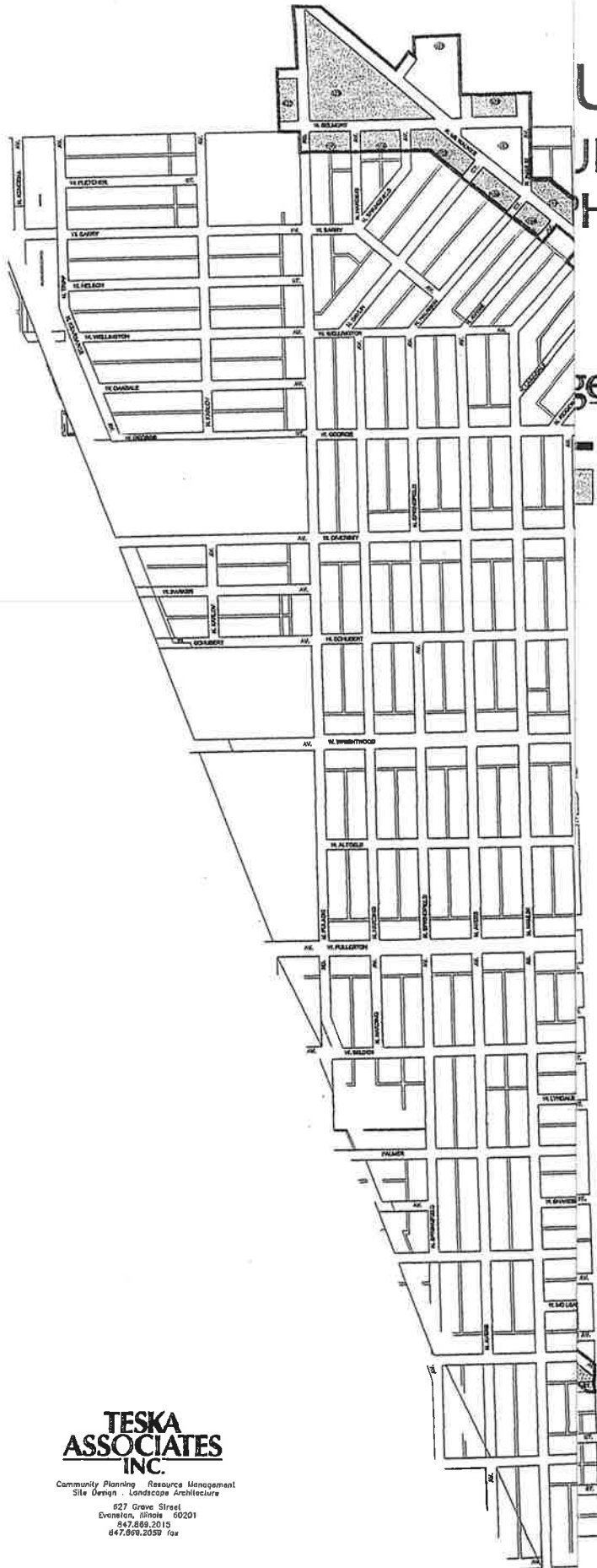
0 1000' 2000'



October 7, 1999

UKEE TIF DISTRICT

FIGURE 4: DEPRECIATION OF PHYSICAL MAINTENANCE



Legend

-  Project Area Boundary
-  Depreciation



October 7, 1999

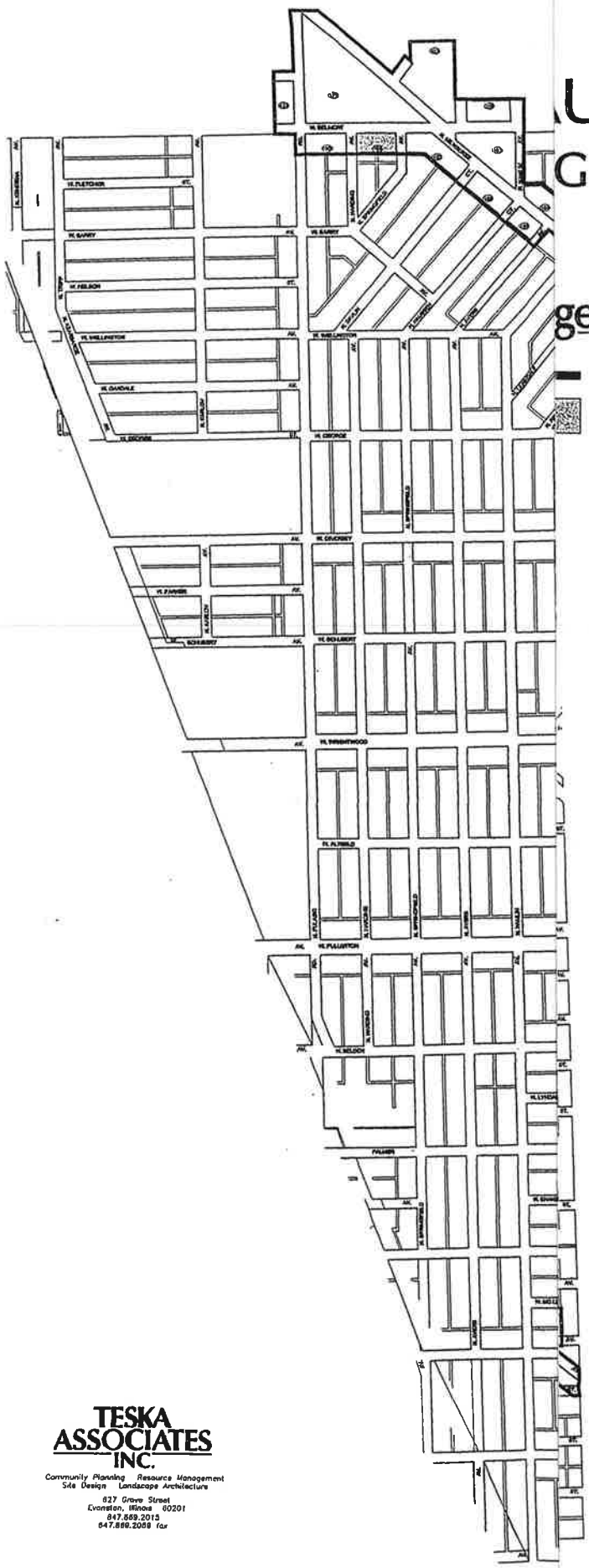
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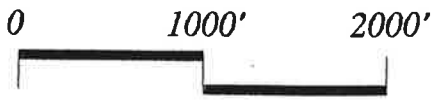
DUKEE TIF DISTRICT

FIGURE 5: OBSOLESCENCE



Legend

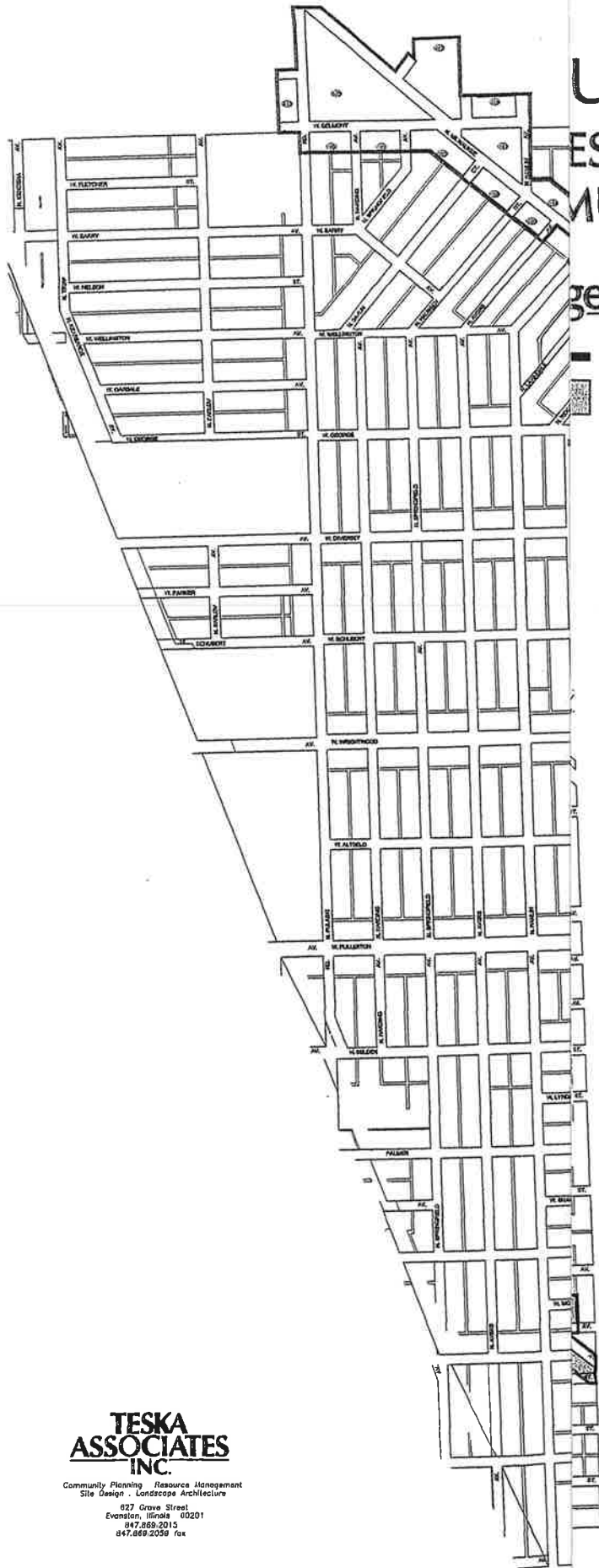
-  Project Area Boundary
-  Obsolescence



October 7, 1999

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DUKEE TIF DISTRICT PRESENCE OF STRUCTURES BETWEEN MINIMUM CODE STANDARDS



Legend

-  Project Area Boundary
-  Below Code

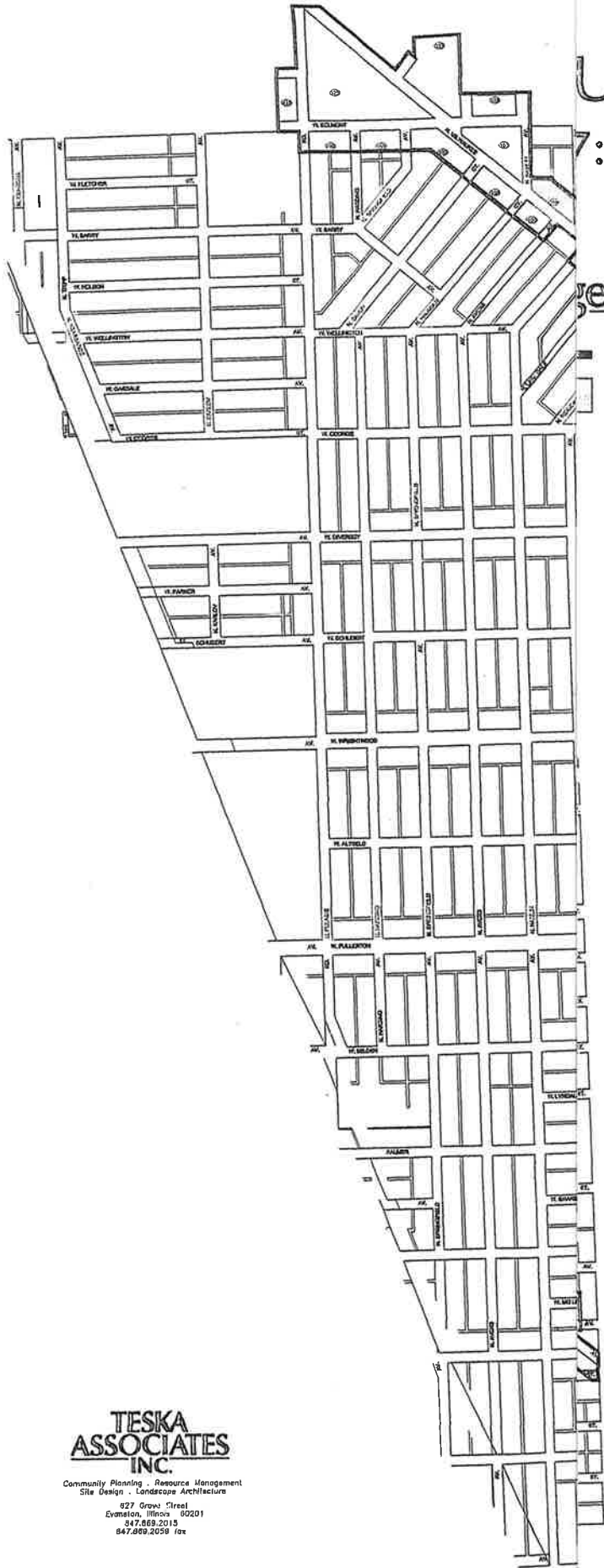


October 7, 1999

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DUKEE TIF DISTRICT 7: EXCESSIVE VACANCIES



Legend

Project Area Boundary
Vacancies

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October 7, 1999

APPENDIX B: LEGAL DESCRIPTION

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LEGAL DESCRIPTION FOR FULLERTON/MILWAUKEE TIF DISTRICT

11 THAT PART OF SECTIONS 22, 23, 25, 26, 27, 35 AND 36, TOWNSHIP 40 NORTH,
12 RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO,
13 COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
14

15 COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF
16 AFORESAID SECTION 26 (INTERSECTION OF THE CENTER LINES OF WEST
17 BELMONT AVENUE AND NORTH PULASKI ROAD); THENCE SOUTHWARD ALONG
18 THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 26, 166.00 FEET
19 MORE OR LESS TO THE CENTER LINE OF A 16 FEET WIDE PUBLIC ALLEY,
20 EXTENDED WEST (SOUTH OF WEST BELMONT AVENUE); THENCE EASTWARD
21 ALONG SAID CENTER LINE OF VACATED ALLEY, 33 FEET TO THE EAST LINE OF
22 SAID NORTH PULASKI ROAD FOR THE POINT OF BEGINNING;
23

24 THENCE EASTWARD ALONG THE CENTER LINE OF SAID VACATED ALLEY TO THE
25 WEST LINE OF NORTH SPRINGFIELD AVENUE; THENCE SOUTH ALONG THE SAID
26 WEST LINE OF NORTH SPRINGFIELD AVENUE, 8.00 FEET TO THE NORTHEAST
27 CORNER OF LOT 35 IN CHAS. SEEGER'S SUBDIVISION OF LOT 1 OF HAUSSEN AND
28 SEEGER'S ADDITION ACCORDING TO THE PLAT THEREOF RECORDED MARCH 26,
29 1912 AS DOCUMENT NUMBER 23771; THENCE EASTWARD ACROSS SAID NORTH
30 SPRINGFIELD AVENUE TO THE NORTHWEST CORNER OF LOT 11 IN AFORESAID
31 CHAS. SEEGER'S SUBDIVISION; THENCE EASTWARD, 126.1 FEET MORE OR LESS
32 TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTHEASTERLY ALONG
33 THE SOUTHWESTERLY LINE OF A 16 FEET WIDE PUBLIC ALLEY TO THE
34 NORTHWESTERLY LINE OF NORTH AVERS AVENUE; THENCE NORTHEASTERLY
35 LONG THE NORTHWESTERLY LINE OF SAID NORTH AVERS AVENUE TO THE
36 SOUTHWESTERLY LINE OF NORTH MILWAUKEE AVENUE; THENCE
37 SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID NORTH
38 MILWAUKEE AVENUE TO THE NORTHWESTERLY LINE OF NORTH HAMLIN
39 AVENUE; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF
40 SAID NORTH HAMLIN AVENUE TO THE SOUTHWESTERLY LINE OF A 16 FEET

41 WIDE AFORESAID PUBLIC ALLEY (SOUTHWESTERLY OF NORTH MILWAUKEE
42 AVENUE); THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE
43 (EXTENDED SOUTHEASTERLY) OF SAID PUBLIC ALLEY TO THE NORTHWESTERLY
44 LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY; (SOUTHEASTERLY OF NORTH
45 RIDGEWAY AVENUE); SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF
46 LOT 10 IN JOHN B. DAWSON'S SUBDIVISION IN THE EAST HALF OF THE
47 NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTHWESTERLY ALONG
48 SAID NORTHWESTERLY LINE OF 16 FEET WIDE PUBLIC ALLEY TO THE
49 SOUTHWESTERLY LINE OF WEST OAKDALE AVENUE, SAID POINT ALSO BEING
50 THE MOST EASTERLY CORNER OF LOT 22 OF AFORESAID JOHN B. DAWSON'S
51 SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF
52 SAID WEST OAKDALE AVENUE TO THE NORTHEAST CORNER OF LOT 57 IN
53 AFORESAID JOHN B. DAWSON'S SUBDIVISION; THENCE EASTWARD ALONG
54 SOUTH LINE OF SAID WEST OAKDALE AVENUE TO THE WEST LINE OF NORTH
55 CENTRAL PARK AVENUE; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID
56 NORTH CENTRAL PARK AVENUE TO THE SOUTH LINE (EXTENDED WEST) OF A 16
57 FEET PUBLIC ALLEY SOUTH OF NORTH MILWAUKEE AVENUE; THENCE
58 EASTWARD ACROSS SAID NORTH CENTRAL PARK AVENUE, ALONG THE SAID
59 EXTENDED LINE TO THE NORTHWEST CORNER OF LOT 47 OF BLOCK 1 IN WM. E.
60 HATTERMAN'S MILWAUKEE AVENUE SUBDIVISION IN THE WEST HALF OF THE
61 NORTHEAST QUARTER OF SAID SECTION 26; THENCE EASTWARD ALONG THE
62 NORTH LINE OF SAID LOT 47, 103.65 FEET TO THE NORTHEAST CORNER OF SAID
63 LOT 47; THENCE SOUTHEASTERLY ALONG NORTHEASTERLY LINE OF SAID LOT
64 47, 27.1 FEET TO A BEND POINT IN THE EAST LINE OF SAID LOT 47; THENCE
65 SOUTHWARD ALONG THE EAST LINES OF LOTS 43, 44, 45, 46 AND 47 IN BLOCK 1
66 OF SAID WM. E. HATTERMAN'S MILWAUKEE AVENUE SUBDIVISION TO THE
67 NORTH LINE OF LOT 17, EXTENDED WEST IN AFORESAID BLOCK 1; THENCE
68 EASTWARD ALONG THE SAID NORTH LINE OF LOT 17 OF BLOCK 1, 120.8 FEET;
69 THENCE SOUTHEASTERLY ALONG NORTHEASTERLY LINE OF AFORESAID LOT 17,
70 19.2 FEET MORE OR LESS TO THE WEST LINE OF NORTH DRAKE AVENUE; THENCE
71 CONTINUING SOUTHEASTERLY ALONG THE PROLONGATION OF LAST
72 DESCRIBED COURSE, ACROSS SAID NORTH DRAKE AVENUE TO THE EAST LINE
73 OF SAID NORTH DRAKE AVENUE; THENCE SOUTHWARD ALONG EAST LINE OF
74 SAID NORTH DRAKE AVENUE TO THE NORTHWEST CORNER OF LOT 28 OF BLOCK
75 2 IN SAID WM. E. HATTERMAN'S MILWAUKEE AVENUE SUBDIVISION; THENCE
76 EASTWARD ALONG SAID NORTH LINE OF LOT 28, 76.1 FEET; THENCE
77 SOUTHEASTERLY ALONG NORTHEASTERLY LINES OF LOTS 27 AND 28 OF SAID
78 BLOCK 2 TO THE SOUTHEAST CORNER OF SAID LOT 27; THENCE CONTINUING
79 SOUTHEASTERLY ALONG THE PROLONGATION OF LAST DESCRIBED COURSE,
80 SAID PROLONGATION ALSO BEING THE NORTHEASTERLY LINES OF LOTS 19 AND
81 20 OF SAID BLOCK 2 TO THE NORTHEAST CORNER OF SAID LOT 19 OF BLOCK 2;
82 THENCE SOUTHWARD ALONG EAST LINE OF SAID LOT 19, EXTENDED SOUTH TO
83 THE SOUTH LINE OF WEST WOLFRAM STREET; THENCE EASTWARD ALONG SAID
84 SOUTH LINE OF WEST WOLFRAM STREET TO THE SOUTHWESTERLY LINE OF A 16
85 FEET WIDE PUBLIC ALLEY (SOUTHWESTERLY OF NORTH MILWAUKEE AVENUE);
86 THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF 16 FEET WIDE

87 PUBLIC ALLEY TO THE WEST LINE OF SAID PUBLIC ALLEY; THENCE SOUTHWARD
88 ALONG WEST LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE SOUTH LINE OF
89 ANOTHER 16 FEET WIDE PUBLIC ALLEY, NORTH OF WEST DIVERSEY AVENUE;
90 THENCE EASTWARD ALONG THE SOUTH LINE OF SAID 16 FEET WIDE PUBLIC
91 ALLEY TO THE NORTHEAST CORNER OF LOT 27 IN BLOCK 3 IN AFORESAID WM. E.
92 HATTERMAN'S MILWAUKEE AVENUE SUBDIVISION; THENCE SOUTHWARD
93 ALONG THE EAST LINE (EXTENDED SOUTH) OF SAID LOT 27 IN BLOCK 3 TO THE
94 SOUTH LINE OF WEST DIVERSEY AVENUE; THENCE EASTWARD ALONG THE
95 SOUTH LINE OF SAID WEST DIVERSEY AVENUE TO THE WEST LINE OF A 14 FEET
96 WIDE PUBLIC ALLEY (EAST OF NORTH ST. LOUIS AVENUE) IN THE EAST HALF OF
97 THE WEST HALF OF THE SOUTHEAST QUARTER OF AFOREMENTIONED SECTION
98 26; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID 14 FEET PUBLIC ALLEY
99 TO THE NORTH LINE, EXTENDED WEST, OF LOT 36 OF BLOCK 1 OF STORY'S
100 MILWAUKEE AVENUE SUBDIVISION OF THE NORTHEAST 15 ACRES OF THE WEST
101 HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE EASTWARD
102 ALONG NORTH LINES OF LOTS 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 AND 48 OF
103 BLOCK 1 OF SAID STORY'S MILWAUKEE AVENUE SUBDIVISION TO THE EAST
104 LINE OF ANOTHER 14 FEET WIDE PUBLIC ALLEY WEST OF NORTH KIMBALL
105 AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID 14 FEET WIDE
106 PUBLIC ALLEY TO THE NORTHWEST CORNER OF LOT 6 OF SAID BLOCK 1 OF
107 STORY'S MILWAUKEE AVENUE SUBDIVISION; THENCE EASTWARD ALONG
108 NORTH LINE OF SAID LOT 6 TO THE WEST LINE OF NORTH KIMBALL AVENUE,
109 SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 6 OF BLOCK 1 IN
110 STORY'S MILWAUKEE AVENUE SUBDIVISION; THENCE SOUTHWARD ALONG
111 WEST LINE OF SAID NORTH KIMBALL AVENUE TO THE NORTHEASTERLY LINE OF
112 LOT 17, EXTENDED NORTHWESTERLY, IN MILWAUKEE AND DIVERSEY
113 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 1924 AS
114 DOCUMENT NUMBER 8339078; THENCE SOUTHEASTERLY ALONG SAID
115 EXTENDED NORTHEASTERLY LINE OF LOT 17 TO THE MOST NORTHERN CORNER
116 OF SAID LOT 17, SAID NORTHEASTERLY LINE OF LOT 17 IS ALSO BEING THE
117 SOUTHWESTERLY LINE OF A 16 FEET WIDE PUBLIC ALLEY; THENCE
118 SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID 16 FEET WIDE
119 PUBLIC ALLEY, EXTENDED SOUTHEASTERLY, TO THE NORTHEAST CORNER OF
120 LOT 39 IN GARRETT'S THIRD LOGAN SQUARE SUBDIVISION OF PART OF LOT 2 IN
121 GARRETT'S SUBDIVISION; THENCE EASTERLY ACROSS NORTH SPAULDING
122 AVENUE TO THE SOUTHWESTERLY CORNER OF LOT 2 IN GARRETT'S
123 SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID
124 SECTION 26; THENCE SOUTHEASTERLY ALONG SOUTHWESTERLY LINE OF SAID
125 LOT 2 TO THE NORTH LINE OF LOT 1 IN GARRETT'S SUBDIVISION OF LOT 1 AND
126 THE NORTH 20 FEET OF LOT 2 IN HITT AND OTHER'S SUBDIVISION, SAID POINT IS
127 120.40 FEET EAST OF NORTHWEST CORNER OF SAID LOT 1; THENCE EASTWARD
128 ALONG THE NORTH LINE OF SAID LOT 1 TO THE WEST LINE OF NORTH SAWYER
129 AVENUE; THENCE SOUTHWARD ALONG WEST LINE OF SAID NORTH SAWYER
130 AVENUE TO THE SOUTH LINE OF THE NORTH 5 FEET OF LOT 5 IN AFORESAID
131 GARRETT'S SUBDIVISION OF LOT 1 AND THE NORTH 20 FEET OF LOT 2 IN HITT
132 AND OTHER'S SUBDIVISION; THENCE EASTWARD ACROSS SAID NORTH SAWYER

133 AVENUE TO THE MOST NORTHERN CORNER OF LOT 23 IN HITT AND OTHER'S
134 SUBDIVISION OF 39 ACRES ON THE EAST SIDE OF EAST HALF OF THE SOUTHEAST
135 QUARTER OF SAID SECTION 26; THENCE SOUTHEASTERLY ALONG THE
136 SOUTHWESTERLY LINE OF A 16 FEET WIDE ALLEY SOUTHWESTERLY OF NORTH
137 MILWAUKEE AVENUE, TO THE EAST LINE OF LOT 4 IN THE RESUBDIVISION OF
138 LOT 28 TO 30 OF BLOCK 3 IN HITT AND OTHER'S SUBDIVISION; THENCE
139 SOUTHWARD ALONG THE EAST LINE OF SAID LOT 4, EXTENDED SOUTH, TO THE
140 NORTH LINE OF LOT 1 IN HIMES AND FRANK'S RESUBDIVISION OF LOT 31 AND 32
141 OF BLOCK 3 IN HITT AND OTHER'S SUBDIVISION; THENCE EASTWARD ALONG
142 THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1;
143 THENCE SOUTHWARD ALONG EAST LINES OF LOTS 1, 2, 3, 4, 5 AND 6 IN
144 AFORESAID HIMES AND FRANK'S RESUBDIVISION TO THE SOUTHEAST CORNER
145 OF SAID LOT 6; THENCE CONTINUING SOUTHWARD ACROSS WEST WRIGHTWOOD
146 AVENUE TO THE NORTHEAST CORNER OF LOT 1 IN KITTNER'S SUBDIVISION OF
147 THE NORTH HALF OF LOT 1 OF BLOCK 6 IN HITT AND OTHER'S SUBDIVISION;
148 THENCE SOUTHWARD ALONG THE EAST LINES OF LOTS 1, 2 AND 3 IN SAID
149 KITTNER'S SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 3 OF
150 KITTNER'S SUBDIVISION; THENCE CONTINUING SOUTHWARD ALONG EAST
151 LINES OF LOTS 1, 2 AND 3 IN THE SUBDIVISION OF THE SOUTH HALF OF LOT 1 OF
152 BLOCK 6 IN HITT AND OTHER'S SUBDIVISION TO THE SOUTH LINE OF THE NORTH
153 5 FEET OF SAID LOT 3; THENCE EASTWARD ALONG THE SAID SOUTH LINE OF
154 NORTH 5 FEET, (EXTENDED EAST), OF SAID LOT 3 TO THE WEST LINE OF NORTH
155 KEDZIE AVENUE, SAID POINT BEING 125 FEET WEST OF THE EAST LINE OF THE
156 SOUTHEAST QUARTER OF SAID SECTION 26; THENCE EASTWARD ACROSS THE
157 250 FEET WIDE SAID NORTH KEDZIE AVENUE TO THE NORTHWEST CORNER OF
158 LOT 13 OF BLOCK 2 IN SUBDIVISION OF LOTS 4 AND 6 IN COUNTY CLERK'S
159 DIVISION ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1885 AS
160 DOCUMENT NUMBER 637899; THENCE EASTWARD ALONG THE NORTH LINES OF
161 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 13 OF SAID BLOCK 2 TO THE
162 SOUTHWESTERLY LINE OF NORTH MILWAUKEE AVENUE; THENCE
163 SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID NORTH
164 MILWAUKEE AVENUE, TO THE NORTH LINE OF WEST FULLERTON AVENUE, SAID
165 POINT ALSO BEING THE MOST EASTERN CORNER OF LOT 17 IN THE SUBDIVISION
166 OF BLOCK 6 IN GEORGE A. SEAVERN'S SUBDIVISION ACCORDING TO THE PLAT
167 THEREOF RECORDED JULY 23, 1889 AS DOCUMENT NUMBER 1132552; THENCE
168 WESTWARD ALONG THE NORTH LINE OF SAID WEST FULLERTON AVENUE TO
169 THE EAST LINE OF NORTH SACRAMENTO AVENUE; THENCE CONTINUING
170 WESTWARD ACROSS SAID NORTH SACRAMENTO AVENUE TO THE SOUTHEAST
171 CORNER OF LOT 37 OF BLOCK 2 IN INGHAM'S SUBDIVISION ACCORDING TO THE
172 PLAT THEREOF RECORDED MARCH 19, 1873 AS DOCUMENT NUMBER 88703;
173 THENCE CONTINUING WESTWARD ALONG THE NORTH LINE OF WEST
174 FULLERTON AVENUE TO THE MOST SOUTHERN CORNER OF LOT 1 IN CARRIE B.
175 GILBERT'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED APRIL 4,
176 1906 AS DOCUMENT NUMBER 3841277; THENCE WESTWARD ACROSS NORTH
177 ALBANY AVENUE TO THE SOUTHEAST CORNER OF LOT 40 OF BLOCK 5 IN THE
178 SUBDIVISION OF LOTS 4 AND 6 IN COUNTY CLERK'S DIVISION, RECORDED JULY 7,

179 1885 AS DOCUMENT NUMBER 637899, SAID POINT ALSO BEING ON THE NORTH
180 LINE OF WEST FULLERTON AVENUE; THENCE WESTWARD ALONG THE NORTH
181 LINE OF SAID WEST FULLERTON AVENUE TO THE SOUTHWEST CORNER OF LOT
182 24 OF BLOCK 5 IN AFORESAID SUBDIVISION OF LOTS 4 AND 6 IN COUNTY
183 CLERK'S DIVISION; THENCE WESTWARD ACROSS SAID NORTH KEDZIE AVENUE
184 TO THE SOUTHEAST CORNER OF LOT 23 OF BLOCK 7 IN HITT AND OTHER'S
185 SUBDIVISION OF 39 ACRES ON THE EAST SIDE OF THE EAST HALF OF THE
186 SOUTHEAST QUARTER OF SAID SECTION 26; THENCE WESTWARD ALONG THE
187 SOUTH LINE OF SAID LOT 23 TO THE SOUTHWEST CORNER OF SAID LOT 23, SAID
188 SOUTHWEST CORNER IS ALSO ON EAST LINE OF 20 FEET WIDE PUBLIC ALLEY,
189 WEST OF NORTH KEDZIE AVENUE; THENCE NORTHWARD ALONG THE EAST LINE
190 OF SAID 20 FEET WIDE PUBLIC ALLEY TO THE NORTH LINE, (EXTENDED EAST), OF
191 ANOTHER 16 FEET WIDE PUBLIC ALLEY NORTH OF WEST FULLERTON AVENUE;
192 THENCE WESTWARD ALONG THE NORTH LINE EXTENDED WEST, OF SAID 16 FEET
193 WIDE PUBLIC ALLEY TO THE WEST LINE OF NORTH SAWYER AVENUE; THENCE
194 SOUTHWARD ALONG THE WEST LINE OF SAID NORTH SAWYER AVENUE TO THE
195 SOUTHEAST CORNER OF LOT 2 IN J. FUERMAN'S SUBDIVISION OF LOTS 16 TO 22
196 OF BLOCK 8 IN HITT AND OTHER'S SUBDIVISION; THENCE WESTWARD ALONG
197 THE SOUTH LINE OF SAID LOT 2, 111.5 FEET TO A BEND POINT IN SOUTH LINE OF
198 SAID LOT 2; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID
199 LOT 2 TO THE SOUTHEAST CORNER OF LOT 1 IN AFORESAID J. FUERMAN'S
200 SUBDIVISION; THENCE WESTWARD ALONG THE SOUTH LINE OF SAID LOT 1,
201 EXTENDED WEST TO THE WEST LINE OF 16 FEET WIDE PUBLIC ALLEY, WEST OF
202 NORTH SAWYER AVENUE; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID
203 16 FEET WIDE PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT 137 IN
204 DEZENG'S LOGAN SQUARE SUBDIVISION OF LOT 3 IN GARRETT'S SUBDIVISION;
205 THENCE WESTWARD ALONG THE SOUTH LINE OF SAID LOT 137 TO THE
206 SOUTHWEST CORNER OF SAID LOT 137; THENCE WESTWARD ACROSS NORTH
207 SPAULDING AVENUE TO THE SOUTHEAST CORNER OF LOT 66 IN AFORESAID
208 DEZENG'S LOGAN SQUARE SUBDIVISION; THENCE WESTWARD ALONG THE
209 SOUTH LINE OF SAID LOT 66 TO THE SOUTHWEST CORNER OF SAID LOT 66;
210 THENCE CONTINUING WESTWARD ACROSS THE 16 FEET WIDE PUBLIC ALLEY,
211 WEST OF NORTH SPAULDING AVENUE TO THE SOUTHEAST CORNER OF LOT 53 IN
212 AFORESAID DEZENG'S LOGAN SQUARE SUBDIVISION; THENCE CONTINUING
213 WESTWARD ALONG THE SOUTH LINE OF SAID LOT (EXTENDED WEST) TO THE
214 WEST LINE OF NORTH KIMBALL AVENUE; THENCE SOUTHWARD ALONG WEST
215 LINE OF SAID NORTH KIMBALL AVENUE TO THE NORTH LINE OF WEST
216 FULLERTON AVENUE; THENCE CONTINUING SOUTHWARD ACROSS WEST
217 FULLERTON AVENUE TO THE NORTHEAST CORNER OF LOT 1 OF BLOCK 1 IN
218 ALLPORT'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED ON
219 PAGE 185 IN BOOK 7; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID
220 NORTH KIMBALL AVENUE TO THE SOUTH LINE, (EXTENDED WEST), OF A 16 FEET
221 WIDE PUBLIC ALLEY, (SOUTH OF WEST FULLERTON AVENUE AND ON EAST SIDE
222 OF SAID NORTH KIMBALL AVENUE); THENCE EASTWARD ALONG SOUTH LINE
223 (EXTENDED EAST AND WEST) OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE EAST
224 LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY, WEST OF NORTH KEDZIE

225 AVENUE; THENCE NORTHWARD ALONG SAID EAST LINE OF 16 FEET WIDE
226 PUBLIC ALLEY TO THE NORTHWEST CORNER OF LOT 3 OF BLOCK 1 IN C. N.
227 SHIPMAN, W. A. BILL AND N. A. MERRILL'S SUBDIVISION OF THE EAST HALF OF
228 THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE EASTWARD ALONG
229 THE NORTH LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3;
230 THENCE CONTINUING EASTWARD ACROSS NORTH KEDZIE AVENUE TO THE
231 NORTHWEST CORNER OF LOT 6 OF BLOCK 1 IN BLANCHARD'S SUBDIVISION OF
232 THAT PART OF THE NORTH 22 RODS OF THE NORTHWEST QUARTER OF SAID
233 SECTION 36; THENCE EASTWARD ALONG THE NORTH LINE OF SAID LOT 6 TO THE
234 WEST LINE OF A 16 FEET WIDE PUBLIC ALLEY EAST OF SAID NORTH KEDZIE
235 AVENUE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 6;
236 THENCE SOUTHWARD ALONG THE WEST LINE, (EXTENDED SOUTH), OF SAID 16
237 FEET WIDE PUBLIC ALLEY TO THE SOUTH LINE OF WEST BELDEN AVENUE;
238 THENCE EASTWARD ALONG THE SOUTH LINE OF SAID WEST BELDEN AVENUE
239 TO THE EAST LINE, EXTENDED SOUTH, OF NORTH ALBANY AVENUE; THENCE
240 NORTHWARD ALONG SAID (EXTENDED SOUTH) EAST LINE OF NORTH ALBANY
241 AVENUE TO THE SOUTH LINE OF A 16 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST
242 FULLERTON AVENUE; THENCE EASTWARD ALONG THE SOUTH LINE OF SAID 16
243 FEET WIDE PUBLIC ALLEY TO THE EAST LINE OF ANOTHER 16 FEET WIDE PUBLIC
244 ALLEY WEST OF NORTH SACRAMENTO AVENUE; THENCE NORTHWARD ALONG
245 THE EAST LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE NORTH LINE OF
246 THE SOUTH 11.00 FEET OF LOT 6 IN BLOCK 2 IN AFORESAID BLANCHARD'S
247 SUBDIVISION; THENCE EASTWARD ALONG SAID NORTH LINE OF THE SOUTH
248 11.00 FEET OF LOT 6 TO THE EAST LINE OF SAID LOT 6; THENCE CONTINUING
249 EASTWARD ACROSS SAID NORTH SACRAMENTO AVENUE TO THE NORTHWEST
250 CORNER OF LOT 7 IN BLOCK 3 IN THE SUBDIVISION OF LOTS 13 AND 14 IN JOHN
251 MCGOVERN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED
252 AUGUST 24, 1872 AS DOCUMENT NUMBER 51791; THENCE EASTWARD ALONG THE
253 NORTH LINE OF SAID LOT 7 IN BLOCK 3 TO THE NORTHEAST CORNER OF SAID
254 LOT 7 IN BLOCK 3, SAID POINT IS ALSO ON WEST LINE OF 16 FEET WIDE PUBLIC
255 ALLEY, EAST OF NORTH SACRAMENTO AVENUE; THENCE SOUTHWARD ALONG
256 THE WEST LINE OF SAID 16 FEET WIDE PUBLIC ALLEY, EXTENDED SOUTH, TO
257 THE SOUTH LINE OF WEST MEDILL AVENUE; THENCE EASTWARD ALONG THE
258 SOUTH LINE OF SAID WEST MEDILL AVENUE TO THE SOUTHWESTERLY RIGHT OF
259 WAY LINE OF CHICAGO TRANSIT AUTHORITY RAILROAD, SOUTHWESTERLY OF
260 NORTH MILWAUKEE AVENUE; THENCE SOUTHEASTERLY ALONG THE
261 SOUTHWESTERLY RIGHT OF WAY LINE OF SAID CHICAGO TRANSIT AUTHORITY
262 RAILROAD TO THE NORTH LINE OF WEST BELDEN AVENUE; THENCE
263 SOUTHWARD ACROSS SAID WEST BELDEN AVENUE TO THE NORTHWEST
264 CORNER OF LOT 5 IN M. MOORE'S SUBDIVISION OF LOT 19 IN JOHN MCGOVERN'S
265 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 22, 1886
266 AS DOCUMENT NUMBER 765587; THENCE SOUTHWARD ALONG THE WEST LINE
267 OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EASTWARD
268 ALONG THE SOUTH LINES OF LOTS 5, 4, 3, 2 AND 1 IN AFORESAID M. MOORE'S
269 SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 1 IN SAID M. MOORE'S
270 SUBDIVISION; THENCE SOUTHWARD ALONG THE EAST LINE (EXTENDED SOUTH)

271 OF SAID LOT 1 IN M. MOORE'S SUBDIVISION TO THE NORTH LINE OF LOT 28 OF
272 BLOCK 1 IN J. JOHNSTON JR.'S SUBDIVISION ACCORDING TO THE PLAT THEREOF
273 RECORDED NOVEMBER 28, 1881 AS DOCUMENT NUMBER 361265; THENCE
274 EASTWARD ALONG THE NORTH LINES OF LOTS 28, 29 30, 31, 32, 33 AND 34 OF
275 BLOCK 1 IN SAID J. JOHNSTON JR.'S SUBDIVISION TO THE SOUTHWESTERLY
276 RIGHT OF WAY LINE OF AFORESAID CHICAGO TRANSIT AUTHORITY RAILROAD;
277 THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE
278 OF SAID CHICAGO TRANSIT AUTHORITY RAILROAD TO THE NORTH LINE OF
279 WEST LYNDAL STREET; THENCE WESTWARD ALONG THE NORTH LINE OF SAID
280 WEST LYNDAL STREET TO THE EAST LINE (EXTENDED NORTH) OF THE WEST
281 0.11 FEET OF LOT 33 OF BLOCK 2 IN AFORESAID J. JOHNSTON JR.'S SUBDIVISION;
282 THENCE SOUTHWARD ALONG THE EAST LINE OF THE WEST 0.11 FEET OF SAID
283 LOT 33 OF BLOCK 2 TO THE NORTH LINE OF 16 FEET WIDE PUBLIC ALLEY, SOUTH
284 OF WEST LYNDAL STREET; THENCE CONTINUING SOUTHWARD ACROSS SAID 16
285 FEET WIDE PUBLIC ALLEY TO THE NORTHEAST CORNER OF LOT 50 OF BLOCK 2
286 IN AFORESAID J. JOHNSTON JR.'S SUBDIVISION; THENCE SOUTHWARD ALONG
287 THE EAST LINE (EXTENDED SOUTH) OF SAID LOT 50 OF BLOCK 2 TO THE SOUTH
288 LINE OF WEST PALMER STREET; THENCE EASTWARD ALONG THE SOUTH LINE
289 (EXTENDED EAST) OF SAID WEST PALMER STREET TO THE EAST LINE OF 66 FEET
290 WIDE NORTH CALIFORNIA AVENUE; THENCE NORTHWARD ALONG THE EAST
291 LINE OF SAID NORTH CALIFORNIA AVENUE TO THE SOUTHWESTERLY RIGHT OF
292 WAY LINE OF CHICAGO TRANSIT AUTHORITY RAILROAD, SOUTHWESTERLY OF
293 NORTH MILWAUKEE AVENUE; THENCE SOUTHEASTERLY BY FOLLOWING THE
294 SOUTHWESTERLY RIGHT OF WAY LINE OF SAID CHICAGO TRANSIT AUTHORITY
295 RAILROAD TO THE SOUTHEASTERLY LINE OF LOT 138 IN WHITE AND COLE'S
296 RESUBDIVISION OF BLOCK 1 OF S. STAVE'S SUBDIVISION RECORDED IN BOOK 173
297 PAGE 18; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID
298 LOT 138 TO THE NORTHEASTERLY LINE OF NORTH BINGHAM STREET, SAID POINT
299 IS ALSO THE MOST SOUTHERN CORNER OF SAID LOT 138; THENCE
300 NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID NORTH BINGHAM
301 STREET TO THE MOST SOUTHERN CORNER OF LOT 107 IN SAID WHITE AND
302 COLE'S RESUBDIVISION; THENCE SOUTHWESTERLY ACROSS SAID NORTH
303 BINGHAM STREET TO THE MOST EASTERN CORNER OF LOT 106 IN SAID WHITE
304 AND COLE'S RESUBDIVISION; THENCE CONTINUING SOUTHWESTERLY ALONG
305 THE SOUTHEASTERLY LINE OF SAID LOT 106 TO THE NORTHEASTERLY LINE OF
306 NORTH STAVE STREET, SAID POINT IS ALSO THE MOST SOUTHERN CORNER OF
307 SAID LOT 106; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF
308 SAID NORTH STAVE STREET TO THE SOUTH LINE (EXTENDED EAST) OF A 16 FEET
309 WIDE PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE; THENCE WESTWARD
310 ALONG THE SOUTH LINE (EXTENDED EAST) OF SAID PUBLIC ALLEY ACROSS SAID
311 NORTH STAVE STREET TO THE SOUTHEASTERLY LINE OF LOT 12 IN GRAY AND A
312 DAM'S SUBDIVISION OF LOTS 1 TO 9 AND 28 TO 30 OF BLOCK 4 IN S. STAVE'S
313 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 5, 1881 AS
314 DOCUMENT NUMBER 342922; THENCE NORTHEASTERLY ALONG THE
315 SOUTHEASTERLY LINE OF SAID LOT 12 TO THE MOST EASTERN CORNER OF SAID
316 LOT 12; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID

317 LOT 12 TO THE MOST NORTHERN CORNER OF SAID LOT 12, SAID CORNER IS ALSO
318 THE MOST EASTERN CORNER OF LOT 27 OF BLOCK 4 IN S. STAVE'S SUBDIVISION
319 ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 85 PAGE 19; THENCE
320 CONTINUING NORTHWESTERLY ALONG THE NORTHEASTERLY LINES OF LOTS 27,
321 26, 25, 24, 23, 22, 21, 20 AND 19 OF BLOCK 4 IN SAID S. STAVE'S SUBDIVISION TO
322 THE SOUTHEASTERLY LINE OF WEST FRANCES PLACE, SAID POINT ALSO BEING
323 THE MOST NORTHERN CORNER OF SAID LOT 19; THENCE SOUTHWESTERLY
324 ALONG THE SOUTHEASTERLY LINE (EXTENDED SOUTHWESTERLY) OF SAID
325 WEST FRANCES PLACE TO THE SOUTHWESTERLY LINE OF NORTH POINT STREET;
326 THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF NORTH POINT
327 STREET TO THE MOST EASTERN CORNER OF LOT 20 OF BLOCK 7 IN AFORESAID
328 ATTRILL'S SUBDIVISION, SAID POINT IS ALSO BEING ON THE NORTH LINE OF
329 PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE; THENCE WESTWARD
330 ALONG THE NORTH LINE OF SAID PUBLIC ALLEY TO THE MOST SOUTHERLY
331 CORNER OF LOT 24 OF BLOCK 7 IN AFORESAID ATTRILL'S SUBDIVISION; THENCE
332 NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 24 OF BLOCK
333 7 TO THE MOST WESTERN CORNER OF SAID LOT 24, SAID CORNER IS ALSO BEING
334 ON THE SOUTHEASTERLY LINE OF LOT 35 OF BLOCK 5 IN AFOREMENTIONED W.
335 O. COLE'S SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE
336 SOUTHEASTERLY LINES OF LOTS 35, 34, AND 33 TO THE MOST SOUTHERN
337 CORNER OF SAID LOT 33 OF BLOCK 5; THENCE NORTHWESTERLY ALONG THE
338 SOUTHWESTERLY LINE (EXTENDED NORTHWESTERLY ACROSS WEST FRANCES
339 PLACE) TO THE NORTH LINE OF SAID WEST FRANCES PLACE; THENCE
340 WESTWARD ALONG THE SOUTH LINE OF SAID WEST FRANCES PLACE TO THE
341 EAST LINE OF NORTH CALIFORNIA AVENUE; THENCE NORTHWARD ALONG THE
342 EAST LINE OF SAID NORTH CALIFORNIA AVENUE TO THE SOUTH LINE
343 (EXTENDED EAST) OF WEST MCLEAN AVENUE; THENCE WESTWARD ALONG THE
344 SOUTH LINE OF SAID WEST MCLEAN AVENUE TO THE WEST LINE OF A 13 FEET
345 WIDE PUBLIC ALLEY (EAST OF NORTH MOZART STREET); THENCE SOUTHWARD
346 ALONG THE WEST LINE OF SAID PUBLIC ALLEY 150 FEET TO THE NORTH LINE OF
347 ANOTHER PUBLIC ALLEY; THENCE WESTWARD ALONG NORTH LINE OF SAID
348 PUBLIC ALLEY TO THE EAST LINE OF NORTH MOZART STREET; THENCE
349 WESTWARD ACROSS SAID NORTH MOZART STREET TO THE SOUTHEAST CORNER
350 OF LOT 1 OF BLOCK 11 IN HOEPS AND KERFF'S RESUBDIVISION OF BLOCKS 8 AND
351 11 IN THE TOWN OF SCHLESWIG, ACCORDING TO THE PLAT THEREOF RECORDED
352 JULY 25, 1890 AS DOCUMENT NUMBER 1307724, SAID CORNER IS ALSO BEING ON
353 THE NORTH LINE OF A 17 FEET WIDE PUBLIC ALLEY, NORTH OF WEST ARMITAGE
354 AVENUE; THENCE WESTWARD ALONG THE NORTH LINE OF SAID 17 FEET WIDE
355 PUBLIC ALLEY TO THE WEST LINE OF ANOTHER 16 FEET WIDE PUBLIC ALLEY,
356 EAST OF NORTH HUMBOLDT BOULEVARD; THENCE SOUTHWARD ALONG THE
357 WEST LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE NORTH LINE OF
358 ANOTHER 16 FEET WIDE PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE;
359 THENCE WESTWARD ALONG THE NORTH LINE OF SAID 16 FEET WIDE PUBLIC
360 ALLEY TO THE SOUTHWEST CORNER OF LOT 31 IN PARKWAY ADDITION, A
361 RESUBDIVISION OF LOTS 5 TO 10 INCLUSIVE IN EACH OF BLOCKS 4, 9 AND 10 IN
362 THE TOWN OF SCHLESWIG AND THE VACATED ALLEYS AND ONE HALF OF

363 STREET ADJACENT TO SAID LOTS ETC. IN THE EAST HALF OF THE NORTHWEST
364 QUARTER OF SAID SECTION 36; THENCE NORTHWARD ALONG THE WEST LINE OF
365 LOTS 31, 30 AND 29 IN AFORESAID PARKWAY ADDITION TO THE NORTHWEST
366 CORNER OF SAID LOT 29 IN SAID PARKWAY ADDITION; THENCE WESTWARD
367 ACROSS SAID NORTH HUMBOLDT BOULEVARD TO A POINT OF INTERSECTION OF
368 WEST LINE OF SAID NORTH HUMBOLDT BOULEVARD WITH THE SOUTH LINE OF
369 THE NORTH HALF OF LOT 40 IN PALMER PLACE ADDITION, A SUBDIVISION OF
370 PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID
371 SECTION 36; THENCE WESTWARD ALONG THE SAID SOUTH LINE, EXTENDED
372 WEST, OF THE NORTH HALF OF LOT 40 TO THE WEST LINE OF 16 FEET WIDE
373 PUBLIC ALLEY, EAST OF NORTH WHIPPLE STREET; THENCE SOUTHWARD ALONG
374 THE WEST LINE OF SAID PUBLIC ALLEY TO THE SOUTHEAST CORNER OF LOT 54
375 IN AFORESAID PALMER PLACE ADDITION; THENCE WESTWARD ALONG THE
376 SOUTH LINE OF SAID LOT 54 TO THE SOUTHWEST CORNER OF SAID LOT 54;
377 THENCE NORTHWARD ALONG THE WEST LINE OF SAID LOT 54 TO THE NORTH
378 LINE, EXTENDED EAST, OF A 16 FEET WIDE PUBLIC ALLEY, NORTH OF WEST
379 ARMITAGE AVENUE; THENCE WESTWARD ALONG SAID NORTH LINE, EXTENDED
380 EAST AND WEST, OF 16 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF NORTH
381 ALBANY AVENUE; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID NORTH
382 ALBANY AVENUE TO THE CENTER LINE OF VACATED ALLEY, NORTH OF WEST
383 ARMITAGE AVENUE, ACCODING TO THE PLAT OF VACATION THEREOF
384 RECORDED AS DOCUMENT NUMBER 20127605; THENCE WESTWARD ALONG
385 CENTER LINE OF SAID VACATED ALLEY TO A LINE 129.667 FEET WEST OF AND
386 PARALLEL WITH WEST LINE OF SAID NORTH ALBANY AVENUE; THENCE
387 NORTHWARD ALONG SAID PARALLEL LINE TO THE SOUTH LINE OF LOT 16 OF
388 BLOCK 3 IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER
389 OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE WESTWARD ALONG
390 THE SOUTH LINE OF SAID LOT 16, EXTENDED WEST, TO THE CENTER LINE OF A 16
391 FEET WIDE VACATED ALLEY, EAST OF NORTH KEDZIE AVENUE; THENCE
392 NORTHWARD ALONG CENTER LINE, EXTENDED NORTH, OF SAID VACATED
393 ALLEY TO THE SOUTH LINE, EXTENDED EAST, OF LOT 19 IN THE PLAT OF THE
394 WEST 10 ACRES OF THE WEST 30 ACRES OF THE SOUTH 91.7 ACRES OF THE
395 NORTHWEST QUARTER OF SAID SECTION 36; THENCE WESTWARD ALONG SAID
396 SOUTH LINE, EXTENDED EAST, OF LOT 19 TO THE SOUTHWEST CORNER OF SAID
397 LOT 19; THENCE CONTINUING WESTWARD ACROSS NORTH KEDZIE AVENUE TO
398 THE NORTHEAST CORNER OF LOT 4 OF BLOCK 1 IN OVITT'S RESUBDIVISION OF
399 BLOCK 12 OF SHIPMAN, BILL AND MERRILL'S SUBDIVISION IN THE EAST HALF OF
400 THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTHWARD ALONG
401 THE EAST LINE OF LOTS 4, 5, AND 6 OF SAID BLOCK 1 TO THE SOUTHEAST
402 CORNER OF SAID LOT 6; THENCE WESTWARD ALONG THE SOUTH LINE OF SAID
403 LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTHWARD
404 ALONG THE WEST LINE OF SAID LOT 6 TO THE NORTH LINE, EXTENDED EAST, OF
405 A 14 FEET WIDE PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE; THENCE
406 WESTWARD ALONG THE NORTH LINE, EXTENDED EAST AND WEST, OF SAID 14
407 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF ANOTHER 14 FEET WIDE PUBLIC
408 ALLEY, EAST OF NORTH SAWYER AVENUE; THENCE SOUTHWARD ALONG THE

409 SAID WEST LINE OF 14 FEET WIDE PUBLIC ALLEY TO THE NORTH LINE OF
410 ANOTHER 14 FEET WIDE PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE;
411 THENCE WESTWARD ALONG THE NORTH LINE OF SAID 14 FEET WIDE PUBLIC
412 ALLEY TO THE EAST LINE OF NORTH SAWYER AVENUE; THENCE NORTHWARD
413 ALONG THE EAST LINE OF SAID NORTH SAWYER AVENUE TO THE NORTH LINE,
414 EXTENDED EAST, OF A 16 FEET WIDE PUBLIC ALLEY NORTH OF WEST ARMITAGE
415 AVENUE; THENCE WESTWARD ALONG THE NORTH LINE (EXTENDED EAST) OF
416 SAID 16 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF NORTH SPAULDING
417 AVENUE; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID NORTH
418 SPAULDING AVENUE TO THE NORTH LINE OF WEST ARMITAGE AVENUE; THENCE
419 WESTWARD ALONG THE NORTH LINE OF SAID WEST ARMITAGE AVENUE TO THE
420 EAST LINE OF NORTH KIMBALL AVENUE; THENCE NORTHWARD ALONG THE
421 EAST LINE OF SAID NORTH KIMBALL AVENUE TO THE NORTH LINE OF A 16 FEET
422 WIDE PUBLIC ALLEY, NORTH OF SAID WEST ARMITAGE AVENUE; THENCE
423 WESTWARD ALONG THE NORTH LINE (EXTENDED WEST) OF SAID PUBLIC ALLEY
424 TO THE WEST LINE OF NORTH KIMBALL AVENUE; THENCE SOUTH ALONG WEST
425 LINE OF SAID NORTH KIMBALL AVENUE TO THE NORTH LINE OF 16 FEET WIDE
426 PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE; THENCE WESTWARD
427 ALONG THE NORTH LINE OF SAID 16 FEET WIDE ALLEY TO THE EAST LINE OF
428 NORTH ST. LOUIS AVENUE; THENCE WESTWARD ACROSS NORTH ST. LOUIS
429 AVENUE TO THE SOUTHEAST CORNER OF LOT 61 IN THE SUBDIVISION OF THE
430 SOUTH QUARTER OF THE WEST ONE THIRD OF THE NORTHEAST QUARTER OF
431 SAID SECTION 35, SAID POINT ALSO IS ON NORTH LINE OF A 16 FEET WIDE
432 PUBLIC ALLEY, NORTH OF WEST ARMITAGE AVENUE; THENCE SOUTHWARD
433 ALONG THE WEST LINE OF SAID ST. LOUIS AVENUE TO THE NORTH LINE OF
434 WEST ARMITAGE AVENUE; THENCE WESTWARD ALONG THE NORTH LINE OF
435 SAID WEST ARMITAGE AVENUE TO THE EAST LINE OF NORTH CENTRAL PARK
436 AVENUE; THENCE NORTHWARD ALONG THE EAST LINE OF SAID NORTH
437 CENTRAL PARK AVENUE TO THE NORTH LINE OF A 16 FEET WIDE PUBLIC ALLEY,
438 NORTH OF WEST ARMITAGE AVENUE;. THENCE WESTWARD ALONG THE NORTH
439 LINE (EXTENDED WEST) OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE WEST LINE
440 OF NORTH CENTRAL PARK AVENUE; THENCE SOUTHWARD ALONG THE WEST
441 LINE OF SAID NORTH CENTRAL PARK AVENUE TO THE SOUTH LINE OF A 16 FEET
442 WIDE VACATED ALLEY, NORTH OF WEST ARMITAGE AVENUE; THENCE
443 WESTWARD ALONG THE SOUTH LINE OF SAID VACATED ALLEY TO THE WEST
444 LINE (EXTENDED SOUTH) OF THE EAST 9 FEET OF LOT 58 OF BLOCK 8 IN
445 JACKSON'S SUBDIVISION OF BLOCK 7 AND 8 OF HAMBLETON SUBDIVISION IN
446 THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE
447 NORTHWARD ALONG THE SAID WEST LINE (EXTENDED SOUTH) OF THE SAID
448 EAST 9 FEET TO THE NORTH LINE OF AFORESAID 16 FEET WIDE PUBLIC ALLEY,
449 NORTH OF SAID WEST ARMITAGE AVENUE; THENCE WESTWARD ALONG THE
450 NORTH LINE OF SAID PUBLIC ALLEY TO THE EAST LINE, EXTENDED NORTH, OF
451 LOT 90 OF BLOCK 7 IN SAID JACKSON'S SUBDIVISION; THENCE SOUTHWARD
452 ALONG THE EAST OF SAID LOT 90 TO THE NORTH LINE OF WEST ARMITAGE
453 AVENUE; THENCE WESTWARD ALONG THE NORTH LINE OF SAID WEST
454 ARMITAGE AVENUE TO THE WEST LINE (EXTENDED NORTH) OF NORTH

455 RIDGEWAY AVENUE; THENCE SOUTHWARD ACROSS WEST ARMITAGE AVENUE
456 ALONG THE WEST LINE OF SAID NORTH RIDGEWAY AVENUE, EXTENDED NORTH,
457 TO THE SOUTH LINE OF A 16 FEET WIDE PUBLIC ALLEY, SOUTH OF SAID WEST
458 ARMITAGE AVENUE, THENCE EASTWARD ALONG SAID SOUTH LINE, EXTENDED
459 EAST, TO THE WEST LINE OF NORTH LAWNDALE AVENUE; THENCE EASTWARD
460 ACROSS SAID NORTH LAWNDALE AVENUE TO THE NORTHWEST CORNER OF LOT
461 12 OF BLOCK 2 IN S. DELAMATER'S SUBDIVISION ACCORDING TO THE PLAT
462 THEREOF RECORDED AUGUST 1, 1885 AS DOCUMENT NO. 643538, SAID POINT IS
463 ALSO ON THE SOUTH LINE OF A 16 FEET WIDE PUBLIC ALLEY; THENCE
464 EASTWARD ALONG THE SOUTH LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO
465 THE WEST LINE OF NORTH CENTRAL PARK AVENUE; THENCE SOUTHWARD
466 ALONG THE WEST LINE OF SAID NORTH CENTRAL PARK AVENUE TO THE SOUTH
467 LINE, EXTENDED WEST, OF A 16 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST
468 ARMITAGE AVENUE; THENCE CONTINUING EASTWARD ALONG THE SOUTH LINE,
469 EXTENDED WEST, OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF
470 NORTH KIMBALL AVENUE; THENCE EASTWARD ACROSS SAID NORTH KIMBALL
471 AVENUE TO THE NORTHWEST CORNER OF LOT 16 IN WINKELMAN'S SUBDIVISION
472 OF BLOCKS 3 OF E. SIMON'S SUBDIVISION ACCORDING TO THE PLAT THEREOF
473 RECORDED ON FEBRUARY 15, 1899 AS DOCUMENT NO. 2785137, SAID POINT IS
474 ALSO ON SOUTH LINE OF A 16 FEET WIDE PUBLIC ALLEY; THENCE EASTWARD
475 ALONG THE SOUTH LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE WEST
476 LINE OF NORTH SPAULDING AVENUE; THENCE EASTWARD ACROSS SAID NORTH
477 SPAULDING AVENUE TO THE NORTHWEST CORNER OF LOT 16 OF BLOCK 2 IN
478 WINKELMAN'S SUBDIVISION OF PART OF BLOCK 2 AND 11 OF E. SIMON'S S
479 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 5, 1888
480 AS DOCUMENT NO. 1000737, SAID POINT IS ALSO ON THE SOUTH LINE OF A 16
481 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST ARMITAGE AVENUE; THENCE
482 EASTWARD ALONG THE SOUTH LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO
483 THE WEST LINE OF NORTH KEDZIE AVENUE; THENCE EASTWARD ACROSS SAID
484 NORTH KEDZIE AVENUE TO THE NORTHWEST CORNER OF LOT 16 OF BLOCK 1 IN
485 NILS F. OLSON'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED
486 JANUARY 14, 1887 AS DOCUMENT NUMBER 790005, SAID CORNER IS ALSO ON THE
487 SOUTH LINE OF A 14 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST ARMITAGE
488 AVENUE; THENCE EASTWARD ALONG THE SOUTH LINE OF SAID 14 FEET WIDE
489 PUBLIC ALLEY TO THE NORTHEAST CORNER OF LOT 6 OF BLOCK 1 IN S.
490 DELAMATER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED ON
491 FEBRUARY 5, 1884 AS DOCUMENT NO. 523563; THENCE SOUTHWARD ALONG THE
492 EAST LINE OF SAID LOT 6 TO THE SOUTH LINE (EXTENDED WEST) OF A 16 FEET
493 WIDE PUBLIC ALLEY, SOUTH OF WEST ARMITAGE AVENUE; THENCE EASTWARD
494 ALONG SOUTH LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE WEST LINE OF
495 NORTH WHIPPLE STREET; THENCE EASTWARD ACROSS NORTH WHIPPLE STREET
496 TO THE NORTHWEST CORNER OF LOT 42 OF BLOCK 1 IN ALVA TROWBRIDGE AND
497 OTHER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST
498 1, 1872 AS DOCUMENT NUMBER 51139; THENCE EASTWARD ALONG THE NORTH
499 LINE OF SAID LOT 42 OF BLOCK 1 TO THE NORTHEAST CORNER OF SAID LOT 42;
500 THENCE EASTWARD TO THE NORTHWEST CORNER OF LOT 7 OF BLOCK 1 IN SAID

501 ALVA TROWBRIDGE AND OTHER'S SUBDIVISION; THENCE EASTWARD ALONG
502 THE NORTH LINE OF SAID LOT 7 OF BLOCK 1 TO ITS NORTHEAST CORNER;
503 THENCE EASTWARD ACROSS NORTH HUMBOLDT BOULEVARD, ALONG THE
504 NORTH LINE, EXTENDED EAST, OF SAID LOT 7 TO THE EAST LINE OF SAID NORTH
505 HUMBOLDT BOULEVARD; THENCE NORTHWARD ALONG THE EAST LINE OF SAID
506 NORTH HUMBOLDT BOULEVARD TO THE SOUTH LINE OF LOT 24 OF BLOCK 4 IN
507 HANSBROUGH AND HESS SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST
508 QUARTER OF SAID SECTION 36; THENCE EASTWARD ALONG THE SOUTH LINE OF
509 SAID LOT 24 TO ITS SOUTHEAST CORNER; THENCE CONTINUING EASTWARD
510 ACROSS THE 14 FEET WIDE PUBLIC ALLEY TO THE SOUTHWEST CORNER OF LOT
511 1 OF BLOCK 4 IN SAID HANSBROUGH AND HESS SUBDIVISION; THENCE
512 EASTWARD ALONG THE SOUTH LINE OF SAID LOT 1 OF BLOCK 4 TO ITS
513 SOUTHEAST CORNER, SAID CORNER IS ALSO ON WEST LINE OF NORTH
514 RICHMOND STREET; THENCE SOUTHWARD ALONG THE WEST LINE OF SAID
515 NORTH RICHMOND STREET TO THE NORTH LINE (EXTENDED WEST) OF LOT 22 OF
516 BLOCK 3 IN SAID HANSBROUGH AND HESS SUBDIVISION; THENCE EASTWARD
517 ALONG SAID NORTH LINE EXTENDED WEST TO THE NORTHEAST CORNER OF
518 SAID LOT 22 OF BLOCK 3; THENCE CONTINUING EASTWARD ALONG SAID NORTH
519 LINE (EXTENDED EAST) TO THE EAST LINE OF A 14 FEET WIDE PUBLIC ALLEY,
520 WEST OF NORTH FRANCISCO AVENUE; THENCE NORTHWARD ALONG EAST LINE
521 OF SAID ALLEY TO THE NORTH LINE OF THE SOUTH HALF OF LOT 2 OF BLOCK 3
522 IN SAID HANSBROUGH AND HESS SUBDIVISION; THENCE EASTWARD ALONG THE
523 SAID NORTH LINE OF THE SOUTH HALF OF LOT 2 OF BLOCK 3 TO THE WEST LINE
524 OF NORTH FRANCISCO AVENUE; THENCE CONTINUING EAST ALONG SAID NORTH
525 LINE (EXTENDED EAST) OF THE SOUTH HALF OF LOT 2 TO THE WEST LINE OF A 14
526 FEET WIDE PUBLIC ALLEY, EAST OF NORTH FRANCISCO AVENUE; THENCE
527 SOUTHWARD ALONG WEST LINE OF SAID 14 FEET WIDE PUBLIC ALLEY TO THE
528 MOST NORTH LINE (EXTENDED WEST) OF LOT 3 OF BLOCK 2 IN SAID
529 HANSBROUGH AND HESS SUBDIVISION; THENCE EASTWARD ALONG THE SAID
530 MOST NORTH LINE, EXTENDED WEST, TO THE NORTHWEST CORNER OF SAID LOT
531 3 OF BLOCK 2; THENCE EASTWARD ALONG SAID MOST NORTH LINE, 25.05 FEET;
532 THENCE SOUTHWARD ALONG A LINE PARALLEL TO NORTH MOZART STREET, 4.5
533 FEET; THENCE EASTWARD ALONG NORTH LINE (EXTENDED EAST) OF SAID LOT 3
534 OF BLOCK 2 TO THE EAST LINE OF NORTH MOZART AVENUE; THENCE
535 NORTHWARD ALONG THE EAST LINE OF SAID NORTH MOZART STREET TO THE
536 SOUTHWEST CORNER OF LOT 24 OF BLOCK 1 IN SAID HANSBROUGH AND HESS
537 SUBDIVISION; THENCE EASTWARD ALONG THE SOUTH LINE OF SAID LOT 24 OF
538 BLOCK 1 TO THE WEST LINE OF A 14 FEET WIDE PUBLIC ALLEY, WEST OF NORTH
539 CALIFORNIA AVENUE, THENCE SOUTHWARD ALONG WEST LINE OF SAID 14 FEET
540 WIDE PUBLIC ALLEY TO THE NORTH LINE (EXTENDED WEST) OF THE SOUTH
541 HALF OF LOT 3 OF BLOCK 1 IN SAID HANSBROUGH AND HESS SUBDIVISION;
542 THENCE EASTWARD ALONG SAID NORTH LINE (EXTENDED WEST) OF THE SOUTH
543 HALF OF LOT 3 OF BLOCK 1 TO THE WEST LINE OF NORTH CALIFORNIA AVENUE;
544 THENCE EASTWARD ACROSS SAID NORTH CALIFORNIA AVENUE TO THE
545 NORTHWEST CORNER OF LOT 11 OF BLOCK 2 IN EDGAR M. SNOW AND
546 COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED ON

547 MARCH 23, 1901 AS DOCUMENT NUMBER 3077922, SAID CORNER ALSO LIES ON
548 THE SOUTH LINE OF 16 FEET WIDE ALLEY, SOUTH OF WEST ARMITAGE AVENUE;
549 THENCE EASTWARD ALONG SOUTH LINE (EXTENDED EAST) OF SAID 16 FEET
550 WIDE PUBLIC ALLEY TO THE EAST LINE OF NORTH FAIRFIELD AVENUE; THENCE
551 NORTHWARD ALONG EAST LINE OF SAID NORTH FAIRFIELD AVENUE TO THE
552 SOUTH LINE OF WEST ARMITAGE AVENUE; THENCE EASTWARD ALONG SOUTH
553 LINE OF SAID WEST ARMITAGE AVENUE TO THE WEST LINE OF NORTH
554 WASHTENAW AVENUE; THENCE SOUTHWARD ALONG WEST LINE OF SAID
555 NORTH WASHTENAW AVENUE TO THE SOUTH LINE (EXTENDED WEST) OF A 16
556 FEET WIDE PUBLIC ALLEY SOUTH OF WEST ARMITAGE AVENUE; THENCE
557 EASTWARD ALONG SOUTH LINE OF SAID PUBLIC ALLEY TO THE WEST LINE OF
558 NORTH ROCKWELL STREET; THENCE SOUTHWARD ALONG WEST LINE OF SAID
559 NORTH ROCKWELL STREET TO THE SOUTH LINE OF WEST HOMER STREET;
560 THENCE EASTWARD ALONG THE SOUTH LINE (EXTENDED EAST) OF SAID WEST
561 HOMER STREET TO A LINE 167 FEET WEST OF AND PARALLEL WITH THE WEST
562 LINE OF NORTH CAMPBELL AVENUE; THENCE NORTHWARD ALONG SAID
563 PARALLEL LINE, 119 FEET; THENCE EASTWARD ALONG A LINE 53 FEET NORTH OF
564 AND PARALLEL WITH NORTH LINE OF 66 FEET WIDE SAID WEST HOMER STREET,
565 167 FEET TO THE WEST LINE OF SAID NORTH CAMPBELL AVENUE; THENCE
566 NORTHWARD ALONG WEST LINE OF SAID NORTH CAMPBELL AVENUE TO THE
567 SOUTH LINE (EXTENDED WEST) OF LOT 16 IN JOHNSTON'S SUBDIVISION OF
568 BLOCK 1 OF JOHNSTON'S SUBDIVISION ACCORDING TO THE PLAT THEREOF
569 RECORDED ON JULY 18, 1881 AS DOCUMENT NO. 338117; THENCE EASTWARD
570 ALONG SAID SOUTH LINE (EXTENDED WEST) TO THE SOUTHWEST CORNER OF
571 SAID LOT 16; THENCE EASTWARD ALONG THE SOUTH LINES OF LOT 16, 15, 14, 13
572 AND 12 IN SAID JOHNSTON'S SUBDIVISION TO THE SOUTHEAST CORNER OF SAID
573 LOT 12; THENCE IN A NORTHEASTERLY DIRECTION TO THE SOUTHEAST CORNER
574 OF LOT 1 IN P. BANDOW'S RESUBDIVISION OF LOTS 3, 4 AND THE NORTHWEST
575 HALF OF LOT 5 IN BLOCK 1 OF JOHNSTON'S SUBDIVISION, ACCORDING TO THE
576 PLAT THEREOF RECORDED ON APRIL 16, 1885 AS DOCUMENT NO. 6168851, SAID
577 CORNER ALSO LIES ON THE NORTHEASTERLY LINE OF 10 FEET WIDE PUBLIC
578 ALLEY; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE
579 (EXTENDED SOUTHEASTERLY) OF SAID 10 FEET WIDE PUBLIC ALLEY TO THE
580 SOUTH LINE OF AFORESAID WEST HOMER STREET; THENCE EASTWARD ALONG
581 SOUTH LINE OF SAID HOMER STREET TO THE WEST LINE OF NORTH WESTERN
582 AVENUE AS WIDENED, SAID POINT IS ALSO 50 FEET WEST OF THE EAST LINE OF
583 THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE
584 NORTHWARD ALONG WEST LINE OF SAID NORTH WESTERN AVENUE TO THE
585 NORTHEAST LINE OF 66 FEET WIDE NORTH MILWAUKEE AVENUE; THENCE
586 NORTHWESTERLY ALONG NORTHEASTERLY LINE OF SAID NORTH MILWAUKEE
587 AVENUE TO THE SOUTH LINE OF WEST ARMITAGE AVENUE; THENCE EASTWARD
588 ALONG SOUTH LINE OF SAID WEST ARMITAGE AVENUE TO THE WEST LINE
589 (EXTENDED SOUTH) OF LOT 36 IN POWELL'S SUBDIVISION OF LOT 8 IN CIRCUIT
590 COURT PARTITION, ACCORDING TO THE PLAT THEREOF RECORDED ON
591 SEPTEMBER 5, 1884 AS DOCUMENT NO. 572044; THENCE NORTHWARD ACROSS
592 WEST ARMITAGE AVENUE TO THE SOUTHWEST CORNER OF SAID LOT 36;

593 THENCE NORTHWARD ALONG SAID WEST LINE OF SAID LOT 36 AND ALONG THE
594 EAST LINE OF 14 FEET WIDE PUBLIC ALLEY TO THE NORTH LINE (EXTENDED
595 EAST) OF ANOTHER 14 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST McLEAN
596 AVENUE; THENCE WESTWARD ALONG NORTH LINE (EXTENDED EAST AND WEST)
597 OF SAID 14 FEET WIDE PUBLIC ALLEY TO THE EAST LINE (EXTENDED SOUTH) OF
598 ANOTHER 14 FEET WIDE PUBLIC ALLEY EAST OF NORTH CAMPBELL AVENUE;
599 THENCE NORTHWARD ALONG EAST LINE (EXTENDED SOUTH) OF SAID 14 FEET
600 WIDE PUBLIC ALLEY TO THE NORTH LINE (EXTENDED EAST) OF A 9 FEET WIDE
601 PUBLIC ALLEY, SOUTH OF WEST McLEAN AVENUE; THENCE WESTWARD ALONG
602 NORTH LINE (EXTENDED EAST) OF SAID 9 FEET WIDE PUBLIC ALLEY TO THE
603 EAST LINE OF NORTH CAMPBELL AVENUE; THENCE NORTHWARD ALONG THE
604 EAST LINE OF SAID NORTH CAMPBELL AVENUE TO THE SOUTH LINE (EXTENDED
605 EAST) OF LOT 6 IN OWNER'S SUBDIVISION, ACCORDING TO THE PLAT RECORDED
606 NOVEMBER 24, 1913 AS DOCUMENT NO. 5311027; THENCE WESTWARD ACROSS
607 SAID NORTH CAMPBELL AVENUE ALONG SOUTH LINE (EXTENDED EAST) OF SAID
608 LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTHWARD
609 ALONG THE WEST LINES OF LOTS 6, 5, 4 AND 3 IN SAID OWNER'S SUBDIVISION TO
610 THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTHEASTERLY ALONG THE
611 WESTERLY LINES OF LOTS 2 AND 1 IN SAID OWNER'S SUBDIVISION TO THE
612 NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHWARD ALONG WEST LINE
613 OF LOT 104 IN V. WOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF
614 RECORDED MAY 10, 1877 AS DOCUMENT NO. 134226, TO THE NORTH LINE
615 (EXTENDED EAST) OF A 16 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST
616 CHARLESTON STREET; THENCE WESTWARD ALONG NORTH LINE (EXTENDED
617 EAST) OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE SOUTHWEST CORNER OF
618 LOT 56 IN SAID V. WOOD'S SUBDIVISION; THENCE NORTHWARD ALONG WEST
619 LINE (EXTENDED NORTH) OF SAID LOT 56 TO THE NORTH LINE OF WEST
620 CHARLESTON STREET; THENCE WEST ALONG NORTH LINE OF SAID WEST
621 CHARLESTON STREET TO THE EAST LINE OF NORTH MAPLEWOOD AVENUE;
622 THENCE SOUTHWESTERLY ACROSS SAID NORTH MAPLEWOOD AVENUE TO THE
623 SOUTHWEST CORNER OF LOT 18 IN SAID V. WOOD'S SUBDIVISION; THENCE
624 WESTWARD ALONG SOUTH LINE OF SAID LOT 18 TO THE SOUTHWEST CORNER
625 OF SAID LOT 18; THENCE NORTHWARD ALONG WEST LINES OF LOTS 17, 16, 15, 14,
626 13 AND 12 IN SAID V. WOOD'S SUBDIVISION TO A LINE 7 FEET SOUTH OF AND
627 PARALLEL WITH THE SOUTHLINE (EXTENDED EAST) OF LOT 15 IN HERMAN
628 PAPSIIEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED
629 DECEMBER 17, 1900 AS DOCUMENT NO. 3044716; THENCE WESTWARD ALONG
630 SAID PARALLEL LINE, 10 FEET; THENCE NORTHWARD, 7 FEET TO THE
631 SOUTHEAST CORNER OF SAID LOT 15; THENCE WESTWARD ALONG SOUTH LINE
632 OF SAID LOT 15 TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE
633 NORTHWARD ALONG THE LINES OF LOTS 15, 14, 13, 12 AND 11 IN SAID HERMAN
634 PAPSIIEN'S SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE
635 CONTINUING NORTHWARD ALONG WEST LINE (EXTENDED NORTH) OF SAID LOT
636 11 TO THE SOUTHWEST CORNER OF LOT 10 IN SAID HERMAN PAPSIIEN'S
637 SUBDIVISION; THENCE WESTWARD ALONG THE SOUTH LINE (EXTENDED WEST)
638 OF SAID LOT 10 TO THE SOUTHEAST CORNER OF LOT 13 IN JAMES M. ALLEN'S

639 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 1882 AS
640 DOCUMENT NO. 386837; THENCE WESTWARD ALONG SOUTH LINE OF SAID LOT 13
641 TO THE SOUTHWEST CORNER OF SAID LOT 13, SAID CORNER IS ALSO ON THE
642 EAST LINE OF NORTH ROCKWELL STREET; THENCE SOUTHWARD ALONG EAST
643 LINE OF SAID NORTH ROCKWELL STREET TO THE SOUTHWESTERLY LINE
644 (EXTENDED SOUTHEASTERLY) OF LOT 2 IN POWELL'S SUBDIVISION ACCORDING
645 TO THE PLAT THEREOF RECORDED ON PAGE 93 OF BOOK 6; THENCE
646 NORTHWESTERLY ACROSS SAID NORTH ROCKWELL STREET ALONG SAID
647 SOUTHWESTERLY LINE (EXTENDED SOUTHEASTERLY) OF SAID LOT 2 TO THE
648 MOST SOUTHERN CORNER OF SAID LOT 2; THENCE NORTHWESTERLY ALONG
649 THE SOUTHWESTERLY LINES (EXTENDED NORTHWESTERLY) OF LOTS 2 AND 1 IN
650 SAID POWELL'S SUBDIVISION TO THE SOUTH LINE OF LOT 11 IN GRAY'S
651 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED ON PAGE 55 OF
652 BOOK 85; THENCE WESTWARD ALONG SOUTH LINE OF SAID LOT 11 TO THE
653 SOUTHWEST CORNER OF SAID LOT 11, SAID CORNER LIES ON EAST LINE OF
654 NORTH TALMAN AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID
655 NORTH TALMAN AVENUE TO THE SOUTHWESTERLY LINE (EXTENDED
656 SOUTHEASTERLY) OF LOT 32 OF BLOCK 4 IN C. E. WOOSLEY'S SUBDIVISION
657 ACCORDING TO THE PLAT THEREOF RECORDED ON MAY 23, 1881 ON PAGE 5 OF
658 BOOK 16; THENCE NORTHWESTERLY ALONG SOUTHWESTERLY LINE (EXTENDED
659 SOUTHEASTERLY) OF SAID LOT 32 OF BLOCK 4 TO THE MOST SOUTHERN CORNER
660 OF SAID LOT 32, SAID CORNER ALSO LIES ON NORTHEASTERLY LINE OF A 20
661 FEET WIDE PUBLIC ALLEY, NORTHEASTERLY OF NORTH MILWAUKEE AVENUE;
662 THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE OF SAID 20 FEET WIDE
663 PUBLIC ALLEY TO THE EAST LINE OF ANOTHER 14 FEET WIDE PUBLIC ALLEY,
664 WEST OF SAID NORTH TALMAN AVENUE; THENCE NORTHWARD ALONG EAST
665 LINE (EXTENDED NORTH) OF SAID 14 FEET WIDE PUBLIC ALLEY TO THE NORTH
666 LINE OF WEST LYNDALE STREET; THENCE WESTWARD ALONG NORTH LINE OF
667 SAID WEST LYNDALE STREET TO THE EAST LINE OF NORTH WASHTENAW
668 AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID NORTH WASHTENAW
669 AVENUE TO THE NORTH LINE OF WEST BELDEN AVENUE; THENCE WESTWARD
670 ALONG NORTH LINE (EXTENDED WEST) OF SAID WEST BELDEN AVENUE TO A
671 BEND POINT WHICH LIES ON THE SOUTHEASTERLY LINE OF LOT 23 OF BLOCK 2
672 IN SNOWHOOK'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED
673 AUGUST 22, 1884 AS DOCUMENT NO. 569245; THENCE SOUTHWESTERLY ALONG
674 NORTHWESTERLY LINE OF SAID WEST BELDEN AVENUE, SAID LINE ALSO IS
675 SOUTHEASTERLY LINES OF LOTS 23 AND 24 OF BLOCK 2 IN SAID SNOWHOOK'S
676 SUBDIVISION, TO THE NORTHEASTERLY LINE OF NORTH MILWAUKEE AVENUE;
677 THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE OF SAID NORTH
678 MILWAUKEE AVENUE TO THE SOUTH LINE OF 100 FEET WIDE WEST FULLERTON
679 AVENUE; THENCE EASTWARD ALONG SOUTH LINE OF SAID WEST FULLERTON
680 AVENUE TO THE EAST LINE (EXTENDED SOUTH) OF NORTH FRANCISCO AVENUE;
681 THENCE NORTHWARD ACROSS SAID WEST FULLERTON AVENUE ALONG EAST
682 LINE (EXTENDED SOUTH) OF SAID NORTH FRANCISCO AVENUE TO THE NORTH
683 LINE OF A 16 FEET WIDE PUBLIC ALLEY, NORTH OF SAID WEST FULLERTON
684 AVENUE; THENCE WESTWARD ACROSS SAID NORTH FRANCISCO AVENUE ALONG

685 NORTH LINE (EXTENDED WEST) OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE
686 SOUTHEAST CORNER OF LOT 27 OF BLOCK 7 IN GEORGE A. SEAVERN'S
687 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1886 AS
688 DOCUMENT NO. 716003; THENCE WESTWARD ALONG SOUTH LINE OF SAID LOT 27
689 OF BLOCK 7 TO THE SOUTHWEST CORNER OF SAID LOT 27 OF BLOCK 7, SAID
690 CORNER ALSO LIES ON NORTHEASTERLY LINE OF A 16 FEET WIDE PUBLIC
691 ALLEY, NORTHEASTERLY OF NORTH MILWAUKEE AVENUE; THENCE
692 NORTHWESTERLY ALONG NORTHEASTERLY LINE OF SAID 16 FEET WIDE PUBLIC
693 ALLEY TO THE SOUTHWEST CORNER OF LOT 11 OF SAID BLOCK 7; THENCE
694 CONTINUING NORTHWESTERLY TO THE MOST SOUTHERN CORNER OF LOT 15 OF
695 BLOCK 5 IN SAID GEORGE A. SEAVERN'S SUBDIVISION; THENCE CONTINUING
696 NORTHWESTERLY ALONG THE SOUTHWESTERLY LINES OF LOTS 15, 16, 17 AND 18
697 OF SAID BLOCK 5 TO A LINE 8 FEET SOUTH OF AND PARALLEL WITH THE SOUTH
698 LINE OF LOT 4 OF BLOCK 5 IN SAID GEORGE A. SEAVERN'S SUBDIVISION; THENCE
699 WESTWARD ALONG SAID PARALLEL LINE TO THE EAST LINE OF LOT 1 IN
700 RESUBDIVISION OF LOTS 5 AND 6 OF BLOCK 5 IN SAID GEORGE A. SEAVERN'S
701 SUBDIVISION; THENCE NORTHWARD ALONG EAST LINE OF SAID LOT 1 TO THE
702 NORTHEAST CORNER OF SAID LOT 1; THENCE WESTWARD ALONG NORTH LINE
703 OF SAID LOT 1 TO THE EAST LINE OF NORTH SACRAMENTO AVENUE; THENCE
704 NORTHWARD ALONG EAST LINE OF SAID NORTH SACRAMENTO AVENUE TO THE
705 NORTHWEST CORNER OF LOT 1 OF BLOCK 5 IN AFORESAID GEORGE A.
706 SEAVERN'S SUBDIVISION; THENCE IN A NORTHWESTERLY DIRECTION ACROSS
707 SAID NORTH SACRAMENTO AVENUE TO THE MOST SOUTHERN CORNER OF LOT 1
708 OF BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO
709 CHICAGO, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1872 AS
710 DOCUMENT NO. 12639; THENCE NORTHWESTERLY ALONG SOUTHWESTERLY
711 LINES OF LOTS 1 AND 3 OF SAID BLOCK 2 TO THE MOST WESTERLY CORNER OF
712 SAID LOT 3; THENCE NORTHEASTERLY ALONG NORTHWESTERLY LINE
713 (EXTENDED NORTHEASTERLY) OF SAID LOT 3 OF BLOCK 2 TO THE
714 NORTHEASTERLY LINE (EXTENDED SOUTHEASTERLY) OF NORTH WILLETTS
715 COURT; THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE (EXTENDED
716 SOUTHEASTERLY) OF SAID NORTH WILLETTS COURT TO THE SOUTHEASTERLY
717 LINE OF LOT 1 IN LOGAN SQUARE ADDITION TO CHICAGO, ACCORDING TO THE
718 PLAT THEREOF RECORDED NOVEMBER 10, 1881 AS DOCUMENT NO. 358316;
719 THENCE SOUTHWESTERLY ALONG SOUTHEASTERLY LINES OF LOT 1 AND 2 IN
720 SAID LOGAN SQUARE ADDITION TO CHICAGO TO THE SOUTHEAST CORNER OF
721 LOT 3 IN SAID LOGAN SQUARE ADDITION TO CHICAGO; THENCE WESTWARD
722 ALONG SOUTH LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER OF SAID LOT 3;
723 THENCE SOUTHWESTERLY ALONG SOUTHEASTERLY LINE OF LOT 4 IN SAID
724 LOGAN SQUARE ADDITION TO CHICAGO TO THE SOUTHWEST CORNER OF SAID
725 LOT 4; THENCE WESTWARD ALONG SOUTH LINES OF LOTS 5, 6, 7, 8, 9, 10 AND 11
726 TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTHWESTERLY ALONG
727 SOUTHWESTERLY LINES OF LOTS 12, 13 AND 14 IN SAID LOGAN SQUARE
728 ADDITION TO CHICAGO TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE
729 NORTHWARD ALONG WEST LINE (EXTENDED NORTH) OF SAID LOT 14 TO THE
730 NORTH LINE OF 250 FEET WIDE LOGAN BLVD.; THENCE WESTWARD ALONG

731 NORTH LINE OF SAID LOGAN BLVD. TO THE SOUTHWEST CORNER OF LOT 20 OF
732 BLOCK 4 IN SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN LOT 1 IN COUNTY CLERK'S
733 DIVISION, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 12, 1894 AS
734 DOCUMENT NO. 2146603; THENCE NORTHWARD ALONG WEST LINE OF SAID LOT
735 20 TO THE SOUTHEAST CORNER OF LOT 21 OF SAID BLOCK 4; THENCE
736 WESTWARD ALONG SOUTH LINES OF LOTS 21, 22, 23 AND 24 OF SAID BLOCK 4 TO
737 THE SOUTHWEST CORNER OF SAID LOT 24 OF BLOCK 4; THENCE WESTWARD
738 ALONG PROLONGATION OF LAST DESCRIBED COURSE TO THE NORTHEASTERLY
739 LINE OF NORTH MILWAUKEE AVENUE; THENCE NORTHWESTERLY ALONG
740 NORTHEASTERLY LINE OF SAID NORTH MILWAUKEE AVENUE TO THE EAST LINE
741 OF NORTH KEDZIE AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID
742 NORTH KEDZIE AVENUE TO THE NORTH LINE OF WEST SCHUBERT AVENUE;
743 THENCE CONTINUING IN A NORTHWESTERLY DIRECTION ACROSS SAID NORTH
744 KEDZIE AVENUE TO THE MOST SOUTHERN CORNER OF LOT 7 OF BLOCK 1 IN HITT
745 AND OTHERS SUBDIVISION OF 39 ACRES ON THE EAST SIDE OF THE EAST HALF
746 OF THE SOUTHEAST QUARTER OF SAID SECTION 26, SAID CORNER ALSO LIES ON
747 THE NORTHEASTERLY LINE OF NORTH EMMET STREET; THENCE
748 NORTHWESTERLY ALONG NORTHEASTERLY LINE (EXTENDED
749 NORTHWESTERLY) OF SAID NORTH EMMET STREET TO THE NORTHWESTERLY
750 LINE OF WEST SAWYER AVENUE; THENCE SOUTHWESTERLY ALONG
751 NORTHWESTERLY LINE OF SAID WEST SAWYER AVENUE TO THE
752 NORTHEASTERLY LINE OF 16 FEET WIDE PUBLIC ALLEY, NORTHEASTERLY OF
753 NORTH MILWAUKEE AVENUE; THENCE NORTHWESTERLY ALONG
754 NORTHEASTERLY LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE MOST
755 WESTERN CORNER OF LOT 1 OF BLOCK 4 IN MILWAUKEE AND DIVERSEY
756 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 1924 AS
757 DOCUMENT NO., 8339078; THENCE NORTHEASTERLY ALONG NORTHWESTERLY
758 (EXTENDED NORTHEASTERLY) LINE OF SAID LOT 1 OF BLOCK 4 TO THE NORTH
759 LINE OF 66 FEET WIDE WEST DIVERSEY AVENUE; THENCE WESTWARD ALONG
760 NORTH LINE OF SAID WEST DIVERSEY AVENUE TO THE EAST LINE OF NORTH
761 CHRISTIANA AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID NORTH
762 CHRISTIANA AVENUE TO THE SOUTH LINE (EXTENDED EAST) OF LOT 15 OF
763 BLOCK 4 IN HENRY WISNER'S SUBDIVISION OF LOTS 8 AND 9 OF BRAND'S
764 SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION
765 26; THENCE WESTWARD ALONG SOUTH LINE (EXTENDED EAST) OF SAID LOT 15
766 OF BLOCK 4 TO THE SOUTHWEST CORNER OF SAID LOT 15, SAID CORNER ALSO
767 LIES ON NORTH LINE OF A 14 FEET WIDE PUBLIC ALLEY, NORTH OF SAID WEST
768 DIVERSEY AVENUE; THENCE CONTINUING WESTWARD ALONG PROLONGATION
769 OF LAST DESCRIBED COURSE TO A BEND POINT IN SAID 14 FEET WIDE ALLEY,
770 SAID BEND POINT IS ALSO SOUTHWEST CORNER OF LOT 31 OF BLOCK 4 IN SAID
771 HENRY WISNER'S SUBDIVISION; THENCE NORTHWESTERLY ALONG
772 SOUTHWESTERLY LINE OF SAID LOT 31 TO THE MOST WESTERLY CORNER OF
773 SAID LOT 31, SAID CORNER ALSO LIES ON THE SOUTHEASTERLY LINE OF NORTH
774 WOODWARD STREET; THENCE NORTHEASTERLY ALONG SOUTHEASTERLY LINE
775 OF SAID NORTH WOODWARD STREET TO THE SOUTHWESTERLY LINE
776 (EXTENDED SOUTHEASTERLY) OF LOT 42 IN STOREY AND ALLEN'S SUBDIVISION

777 OF LOT 10 IN BRAND'S SUBDIVISION IN THE EAST HALF OF NORTHEAST
778 QUARTER OF SAID SECTION 26; THENCE NORTHWESTERLY ALONG
779 SOUTHWESTERLY LINE (EXTENDED SOUTHEASTERLY) OF SAID LOT 42 TO THE
780 EAST LINE OF NORTH KIMBALL AVENUE; THENCE NORTHWARD ALONG EAST
781 LINE OF SAID NORTH KIMBALL AVENUE TO THE NORTHWESTERLY LINE OF
782 NORTH DAWSON AVENUE; THENCE SOUTHWESTERLY ALONG NORTHWESTERLY
783 LINE (EXTENDED SOUTHWESTERLY) OF SAID NORTH DAWSON AVENUE TO THE
784 NORTHEASTERLY LINE OF NORTH MILWAUKEE AVENUE; THENCE
785 NORTHWESTERLY ALONG NORTHEASTERLY LINE OF SAID NORTH MILWAUKEE
786 AVENUE TO THE EAST LINE OF NORTH CENTRAL PARK AVENUE; THENCE
787 NORTHWARD ALONG EAST LINE OF SAID NORTH CENTRAL PARK AVENUE TO
788 THE SOUTH LINE OF NORTH ELBRIDGE AVENUE; THENCE EASTWARD ALONG
789 SOUTH LINE (EXTENDED EAST) OF SAID NORTH ELBRIDGE AVENUE TO THE
790 SOUTHWESTERLY LINE OF LOT 60 OF BLOCK 2 IN ALBERT WISNER'S
791 SUBDIVISION OF LOTS 13 AND 14 IN BRAND'S SUBDIVISION IN THE WEST HALF
792 OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE NORTHWESTERLY
793 ALONG SOUTHWESTERLY LINE OF SAID LOT 60 OF BLOCK 2 TO THE MOST
794 WESTERN CORNER OF SAID LOT 60 OF BLOCK 2; THENCE IN NORTHWESTERLY
795 DIRECTION ACROSS SAID NORTH ELBRIDGE AVENUE TO THE SOUTHEAST
796 CORNER OF LOT 26 OF BLOCK 4 IN SAID ALBERT WISNER'S SUBDIVISION;
797 THENCE WESTWARD ALONG SOUTH LINE OF SAID LOT 26 OF BLOCK 4 TO THE
798 SOUTHWEST CORNER OF SAID LOT 26; THENCE NORTHWARD ALONG WEST LINES
799 OF LOTS 26 AND 25 OF SAID BLOCK 4 TO THE MOST NORTHERN CORNER OF SAID
800 LOT 25; THENCE NORTHWESTERLY ALONG SOUTHWESTERLY LINE OF LOT 24 IN
801 SAID BLOCK 4 TO THE MOST WESTERN CORNER OF SAID LOT 24; THENCE
802 WESTWARD ALONG NORTH LINES OF LOTS 27, 28 AND 29 IN SAID BLOCK 4 TO
803 THE NORTHWEST CORNER OF SAID LOT 29, SAID CORNER ALSO LIES ON EAST
804 LINE OF NORTH CENTRAL PARK AVENUE; THENCE NORTHWARD ALONG EAST
805 LINE OF SAID NORTH CENTRAL PARK AVENUE TO THE SOUTH LINE (EXTENDED
806 EAST) OF LOT 59 IN HEAFIELD SUBDIVISION OF LOT 1 IN DAVLIN, KELLY AND
807 CARROLL'S SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF
808 SAID SECTION 26; THENCE WESTWARD ALONG SOUTH LINE (EXTENDED EAST) OF
809 SAID LOT 59 TO THE SOUTHWEST CORNER OF SAID LOT 59; THENCE NORTHWARD
810 ALONG WEST LINE OF SAID LOT 59 TO THE NORTHWEST CORNER OF SAID LOT 59;
811 THENCE WESTWARD ALONG SOUTH LINE (EXTENDED EAST) OF LOT 45 IN SAID
812 HEAFIELD SUBDIVISION TO THE EAST LINE OF NORTH MONTICELLO AVENUE;
813 THENCE NORTHWARD ALONG EAST LINE OF SAID NORTH MONTICELLO AVENUE
814 TO THE SOUTHWESTERLY LINE (EXTENDED SOUTHEASTERLY) OF LOT 33 IN
815 HAENTZE AND WHEELER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF
816 RECORDED JULY 15, 1902 AS DOCUMENT NO. 3270736; THENCE NORTHWESTERLY
817 ALONG SOUTHWESTERLY LINE (EXTENDED SOUTHEASTERLY) OF SAID LOT 33
818 TO THE MOST SOUTHERN CORNER OF SAID LOT 33, SAID CORNER ALSO LIES ON
819 WEST LINE OF SAID NORTH MONTICELLO AVENUE; THENCE SOUTHWARD
820 ALONG WEST LINE OF SAID NORTH MONTICELLO AVENUE TO THE
821 NORTHEASTERLY LINE OF NORTH MILWAUKEE AVENUE; THENCE
822 NORTHWESTERLY ALONG NORTHEASTERLY LINE OF SAID NORTH MILWAUKEE

823 AVENUE TO THE SOUTHEASTERLY LINE OF NORTH LAWNSDALE AVENUE;
824 THENCE NORTHEASTERLY ALONG SOUTHEASTERLY LINE OF SAID NORTH
825 LAWNSDALE AVENUE TO THE EAST LINE (EXTENDED SOUTH) OF SAID NORTH
826 LAWNSDALE AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID NORTH
827 LAWNSDALE AVENUE TO THE SOUTHWEST CORNER OF LOT 23 IN HEAFIELD'S
828 SUBDIVISION OF THE WEST 5 ACRES OF LOT 2 IN DAVLIN, KALLY AND
829 CARROLL'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED
830 MARCH 18, 1902 AS DOCUMENT NO. 3218672; THENCE IN A NORTHWESTERLY
831 DIRECTION ACROSS SAID NORTH LAWNSDALE AVENUE TO THE MOST SOUTHERN
832 CORNER OF LOT 30 IN SAID HEAFIELD'S SUBDIVISION OF WEST 5 ACRES OF LOT 2
833 IN DAVLIN, KELLY AND CARROLL'S SUBDIVISION; THENCE CONTINUING
834 NORTHWESTERLY ALONG SOUTHWESTERLY LINE (EXTENDED
835 NORTHWESTERLY) OF SAID LOT 30 TO THE SOUTH LINE OF LOT 22 OF BLOCK 1 IN
836 HEINEMANN AND GROSS' SUBDIVISION OF PART OF LOT 3 IN DAVLIN, KELLY
837 AND CARROLL'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED
838 JULY 14, 1909 AS DOCUMENT NO. 4406409; THENCE WESTWARD ALONG SOUTH
839 LINE OF SAID LOT 22 OF BLOCK 1 TO THE EAST LINE OF NORTH RIDGEWAY
840 AVENUE; THENCE NORTHWARD ALONG EAST LINE OF SAID NORTH RIDGEWAY
841 AVENUE TO THE SOUTHWESTERLY LINE (EXTENDED SOUTHEASTERLY) OF LOT
842 27 OF BLOCK 2 IN SAID HEINEMANN AND GROSS' SUBDIVISION; THENCE
843 NORTHWESTERLY ALONG SOUTHWESTERLY LINE (EXTENDED SOUTHEASTERLY
844 AND NORTHWESTERLY) OF SAID LOT 27 OF BLOCK 2 TO THE SOUTH LINE OF LOT
845 17 OF SAID BLOCK 2; THENCE WESTWARD ALONG SOUTH LINE OF SAID LOT 17 OF
846 BLOCK 2 TO THE EAST LINE OF NORTH HAMLIN AVENUE; THENCE NORTHWARD
847 ALONG EAST LINE OF SAID NORTH HAMLIN AVENUE TO THE SOUTH LINE
848 (EXTENDED EAST) OF LOT 11 IN WM. J. SWEENEY'S SUBDIVISION OF LOT 6 IN
849 CIRCUIT COURT COMMON DIVISION IN WEST HALF OF THE SOUTHWEST
850 QUARTER OF SAID SECTION 23; THENCE WESTWARD ALONG SOUTH LINE
851 (EXTENDED EAST AND WEST) TO THE SOUTHWEST CORNER OF LOT 1 IN SAID
852 WM. J. SWEENEY'S SUBDIVISION; THENCE NORTHWESTERLY ALONG
853 SOUTHWESTERLY LINE (EXTENDED NORTHWESTERLY) OF SAID LOT 1 TO THE
854 EAST LINE OF NORTH AVERS AVENUE; THENCE WESTWARD ACROSS SAID
855 NORTH AVERS AVENUE ALONG A LINE PARALLEL WITH SOUTH LINE OF SAID
856 LOT 1 TO THE WEST LINE OF 66 FEET WIDE NORTH AVERS AVENUE; THENCE
857 NORTHWARD ALONG WEST LINE OF SAID NORTH AVERS AVENUE TO THE NORTH
858 LINE OF 16 FEET WIDE PUBLIC ALLEY, SOUTH OF WEST SCHOOL STREET; THENCE
859 WESTWARD ALONG NORTH LINE OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE
860 EAST LINE OF NORTH SPRINGFIELD AVENUE; THENCE SOUTHWARD ALONG EAST
861 LINE OF SAID NORTH SPRINGFIELD AVENUE TO THE NORTHEASTERLY LINE OF A
862 16 FEET WIDE PUBLIC ALLEY, NORTHEASTERLY OF NORTH MILWAUKEE
863 AVENUE; THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE (EXTENDED
864 NORTHWESTERLY) OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE
865 NORTHWESTERLY LINE (EXTENDED NORTHEASTERLY) OF SAID NORTH
866 SPRINGFIELD AVENUE; THENCE SOUTHWESTERLY ALONG NORTHWESTERLY
867 LINE (EXTENDED NORTHEASTERLY) OF SAID NORTH SPRINGFIELD AVENUE TO
868 THE NORTHEASTERLY LINE OF 66 FEET WIDE NORTH MILWAUKEE AVENUE;

869 THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE (EXTENDED
870 NORTHWESTERLY) OF SAID NORTH MILWAUKEE AVENUE TO THE NORTH LINE
871 OF SAID WEST SCHOOL STREET; THENCE WESTWARD ALONG NORTH LINE
872 (EXTENDED WEST) OF SAID WEST SCHOOL STREET TO THE WEST LINE OF NORTH
873 PULASKI ROAD; THENCE SOUTHWARD ALONG WEST LINE OF SAID NORTH
874 PULASKI ROAD TO THE NORTH LINE OF WEST MELROSE STREET; THENCE
875 WESTWARD ALONG NORTH LINE OF SAID WEST MELROSE STREET TO THE EAST
876 LINE (EXTENDED NORTH AND SOUTH) OF A 16 FEET WIDE PUBLIC ALLEY, WEST
877 OF NORTH PULASKI ROAD; THENCE SOUTHWARD ALONG EAST LINE (EXTENDED
878 NORTH AND SOUTH) OF SAID 16 FEET WIDE PUBLIC ALLEY TO THE SOUTH LINE
879 OF 66 FEET WIDE WEST BELMONT AVENUE; THENCE EASTWARD ALONG SOUTH
880 LINE OF SAID WEST BELMONT AVENUE TO THE WEST LINE OF 66 FEET WIDE
881 NORTH PULASKI ROAD; THENCE SOUTHWARD ALONG WEST LINE OF SAID
882 NORTH PULASKI ROAD TO A LINE 133 FEET SOUTH OF AND PARALLEL WITH
883 SOUTH LINE OF SAID WEST BELMONT AVENUE; THENCE EASTWARD ALONG SAID
884 PARALLEL LINE ACROSS SAID NORTH PULASKI ROAD, 66 FEET TO THE POINT OF
885 BEGINNING, ALL AFORESAID LEGAL DESCRIPTION HEREBY WRITTEN ON THIS
886 30th DAY OF NOVEMBER 1999, ALL IN COOK COUNTY, ILLINOIS.

APPENDIX C: PROPERTIES PREVIOUSLY APPROVED FOR ACQUISITION IN UNDERLYING REDEVELOPMENT AREA PLAN

Parcels Authorized to be Acquired			
13	35	234	032
13	35	234	033
13	35	236	021
13	35	236	022
13	35	236	023
13	35	236	024
13	35	236	025
13	35	402	001
13	35	402	002
13	35	402	003
13	35	402	004
13	36	125	007
13	36	125	008
13	36	125	009
13	36	125	010
13	36	125	011
13	36	125	017
13	36	125	018
13	36	300	009
13	36	300	010
13	36	300	011
13	36	300	026
13	36	300	027
13	36	302	001
13	36	302	002
13	36	305	001
13	36	305	002
13	36	307	001
13	36	307	002

APPENDIX D: 1998 EQUALIZED ASSESSED VALUATION BY PARCEL

Parcel Number				1998 EAV
13	22	437	020	\$33,542
13	22	437	021	\$45,486
13	22	437	022	\$99,855
13	22	437	023	\$99,855
13	22	437	024	\$99,855
13	22	437	025	\$318,706
13	23	325	001	\$203,433
13	23	325	002	\$19,961
13	23	325	003	\$23,377
13	23	325	007	\$3,745
13	23	325	008	\$7,492
13	23	325	009	\$7,492
13	23	325	010	\$19,589
13	23	325	011	\$8,922
13	23	325	012	\$61,658
13	23	325	013	\$433,543
13	23	325	014	\$108,675
13	23	325	015	\$121,124
13	23	325	016	\$14,627
13	23	325	017	\$7,492
13	23	325	018	\$16,094
13	23	325	019	\$16,094
13	23	325	020	\$16,094
13	23	325	021	\$28,439
13	23	325	022	\$25,529
13	23	325	023	\$33,948
13	23	325	024	\$35,310
13	23	325	025	\$55,832
13	23	325	026	\$66,642
13	23	325	027	\$76,198
13	23	325	028	\$74,801
13	23	325	029	\$159,107
13	23	325	030	\$29,538
13	23	325	031	\$18,741
13	23	325	032	\$18,741
13	23	325	033	\$143,379
13	23	325	034	\$214,408
13	23	325	035	\$290,302
13	23	325	036	\$7,920
13	23	325	037	\$7,920
13	23	325	041	\$24,631
13	23	325	042	\$7,920
13	23	325	043	\$7,920
13	23	325	044	\$77,362
13	23	325	045	\$15,281
13	23	325	046	\$14,708
13	23	325	047	\$14,150
13	23	325	048	\$113,588
13	23	325	049	\$84,656
13	23	325	050	\$42,013

13	23	325	051	\$67,038
13	23	325	052	\$82,326
13	23	325	053	\$431,509
13	23	327	012	\$176,823
13	23	327	013	\$14,374
13	23	327	014	\$14,374
13	23	327	015	\$14,374
13	23	327	016	\$14,374
13	23	327	017	\$14,374
13	23	327	018	\$14,374
13	23	327	019	\$14,374
13	23	327	020	\$14,374
13	23	327	021	\$14,374
13	23	327	022	\$14,374
13	23	327	024	\$667,701
13	23	327	026	\$500,897
13	23	327	032	\$3,824
13	23	328	018	\$73,820
13	23	328	019	\$43,766
13	23	328	020	\$46,181
13	23	328	021	\$46,181
13	23	328	022	\$82,437
13	23	328	023	\$23,039
13	23	328	024	\$23,039
13	23	328	025	\$21,771
13	23	328	026	\$73,482
13	25	315	001	\$55,125
13	25	315	002 *	\$44,320
13	25	315	003	\$198,905
13	25	315	004	\$46,663
13	25	315	005	\$100,646
13	25	315	019	\$8,733
13	25	315	020	\$3,146
13	25	315	021	\$85,365
13	25	315	022	\$42,393
13	25	315	023	\$67,910
13	25	315	024	\$86,152
13	25	315	025	\$86,152
13	25	315	026	\$86,152
13	25	315	027	\$53,316
13	25	315	028	\$20,478
13	25	315	030	\$34,344
13	25	315	031	\$80,822
13	25	315	032	\$73,931
13	25	315	033	\$60,037
13	25	315	034	\$257,128
13	25	315	035	\$1,158
13	25	315	036	\$414,562
13	25	315	037	\$88,866
13	25	315	038	\$49,059

Parcel Number				1998 EAV
13	25	315	039	\$71,298
13	25	315	040	\$89,007
13	25	315	041	\$12,447
13	25	315	042	\$60,660
13	25	315	043	\$41,590
13	25	315	044	\$94,043
13	25	315	045	\$89,007
13	25	315	046	\$11,852
13	25	315	047	\$11,852
13	25	315	048	\$186,456
13	25	315	049	\$3,824
13	25	315	050	\$7,257
13	25	315	051	\$10,614
13	25	315	056	\$0
13	25	321	011	\$15,950
13	25	321	012	\$11,224
13	25	321	013	\$113,614
13	25	321	014	\$21,424
13	25	321	015	\$61,113
13	25	321	016	\$33,605
13	25	321	017	\$29,605
13	25	322	030	\$89,178
13	25	322	031	\$114,307
13	25	322	032	\$85,853
13	25	322	033	\$30,961
13	25	322	034	\$21,365
13	25	322	035	\$32,668
13	25	322	036	\$22,228
13	25	322	037	\$114,778
13	25	322	038	\$183,373
13	25	322	039	\$75,573
13	25	322	040	\$81,783
13	25	322	041	\$13,860
13	25	500	041	\$46,480
13	25	500	042	\$41,708
13	25	500	045	\$0
13	25	500	046	\$0
13	26	100	001	\$214,559
13	26	100	002	\$586,299
13	26	101	001	\$379,096
13	26	102	005	\$74,851
13	26	102	006	\$21,088
13	26	102	007	\$20,358
13	26	102	008	\$261,771
13	26	102	009	\$160,316
13	26	102	051	\$60,148
13	26	102	054	\$158,261
13	26	102	055	\$120,291
13	26	103	001	\$0
13	26	103	003	\$345,486

13	26	103	005	\$195,696
13	26	103	006	\$36,400
13	26	103	007	\$291,171
13	26	103	008	\$261,254
13	26	104	022 *	\$229,875
13	26	104	023	\$91,556
13	26	104	024	\$91,556
13	26	104	025	\$56,649
13	26	104	026	\$16,262
13	26	104	027	\$285,741
13	26	105	024	\$16,606
13	26	105	025	\$14,119
13	26	105	026	\$15,198
13	26	105	027	\$6,732
13	26	105	028	\$109,566
13	26	105	046	\$118,022
13	26	108	053	\$0
13	26	109	001	\$370,101
13	26	109	002	\$472,190
13	26	112	046	\$11,540
13	26	112	047	\$12,593
13	26	112	052	\$1,335,267
13	26	115	001	\$109,651
13	26	115	002	\$74,720
13	26	115	003	\$64,215
13	26	115	004	\$13,306
13	26	115	005	\$72,229
13	26	115	006	\$69,467
13	26	115	007	\$153,535
13	26	116	001 *	\$376,674
13	26	116	002	\$254,547
13	26	116	003	\$80,763
13	26	116	004	\$120,524
13	26	117	001	\$404,659
13	26	117	002	\$44,845
13	26	117	003	\$90,265
13	26	117	004 *	\$89,308
13	26	117	005	\$84,539
13	26	117	006	\$98,041
13	26	117	007	\$111,872
13	26	117	008	\$118,321
13	26	117	010	\$718,188
13	26	117	023	\$29,405
13	26	117	024	\$29,405
13	26	117	025	\$33,793
13	26	117	026	\$35,493
13	26	117	027	\$33,250
13	26	117	028	\$35,029
13	26	117	038	\$97,335
13	26	208	022	\$0

Parcel Number				1998 EAV
13	26	208	023	\$9,541
13	26	208	046	\$24,905
13	26	218	078	\$20,665
13	26	218	079	\$25,821
13	26	218	080	\$2,646
13	26	218	087	\$254,987
13	26	218	088	\$172,918
13	26	218	089	\$172,600
13	26	218	090	\$129,255
13	26	218	091	\$69,785
13	26	218	092	\$62,759
13	26	218	093	\$68,662
13	26	218	094 *	\$155,645
13	26	218	097	\$123,871
13	26	218	102	\$95,632
13	26	222	001	\$586,831
13	26	222	002	\$38,663
13	26	222	003	\$46,970
13	26	222	004	\$96,356
13	26	222	005	\$60,497
13	26	222	006	\$63,051
13	26	222	007	\$121,392
13	26	222	008	\$94,342
13	26	222	009	\$53,769
13	26	222	043	\$135,034
13	26	223	001 *	\$88,515
13	26	223	002	\$65,796
13	26	223	003	\$59,548
13	26	223	004	\$64,736
13	26	223	005	\$80,236
13	26	223	006	\$102,952
13	26	223	007	\$100,714
13	26	223	008	\$59,335
13	26	223	009	\$36,925
13	26	223	010	\$118,207
13	26	223	011	\$85,834
13	26	223	012	\$106,717
13	26	223	013	\$144,440
13	26	223	014	\$195,844
13	26	225	001	\$87,671
13	26	225	002	\$64,338
13	26	225	003	\$130,953
13	26	225	004	\$184,023
13	26	225	005	\$250,946
13	26	225	006	\$77,140
13	26	225	007	\$36,481
13	26	225	008	\$0
13	26	225	009	\$244,724
13	26	225	012	\$73,327
13	26	225	013	\$147,797

13	26	225	014	\$111,624
13	26	225	015	\$80,807
13	26	225	016	\$139,346
13	26	225	048	\$26,876
13	26	225	049	\$4,142
13	26	225	050	\$32,548
13	26	225	051	\$23,009
13	26	225	052	\$30,747
13	26	225	053	\$8,425
13	26	225	054	\$144,961
13	26	225	055	\$75,638
13	26	225	057	\$49,761
13	26	225	058	\$0
13	26	226	019	\$0
13	26	226	029	\$0
13	26	226	030	\$322,821
13	26	226	031	\$0
13	26	226	032	\$68,445
13	26	402	011	\$38,388
13	26	402	012	\$38,447
13	26	402	013	\$38,892
13	26	402	014	\$49,359
13	26	402	015	\$49,359
13	26	402	016	\$49,477
13	26	402	017	\$80,733
13	26	402	018	\$176,873
13	26	402	019	\$43,925
13	26	402	031	\$287,655
13	26	402	032	\$67,900
13	26	402	033	\$33,627
13	26	404	001	\$291,169
13	26	404	002	\$267,044
13	26	404	003	\$518,433
13	26	404	004	\$477,025
13	26	405	001 *	\$760,306
13	26	405	003	\$130,794
13	26	405	004	\$451,834
13	26	406	010	\$674,958
13	26	406	011	\$545,871
13	26	408	001	\$203,579
13	26	408	017	\$236,741
13	26	408	018	\$57,983
13	26	408	019	\$222,147
13	26	408	020	\$150,751
13	26	408	021	\$102,732
13	26	408	022	\$206,774
13	26	408	023	\$245,267
13	26	408	024	\$0
13	26	408	025	\$0

Parcel Number				1998 EAV
13	26	408	030	\$0
13	26	408	031	\$0
13	26	408	032	\$1,439
13	26	408	033	\$1,399
13	26	408	034	\$1,399
13	26	408	035	\$1,399
13	26	408	036	\$1,735
13	26	408	037	\$1,735
13	26	408	038	\$2,128
13	26	408	039	\$1,735
13	26	408	040	\$1,849
13	26	408	041	\$1,735
13	26	408	042	\$1,399
13	26	408	043	\$1,626
13	26	414	001	\$549,468
13	26	414	002	\$1,179,125
13	26	415	001 *	\$126,009
13	26	415	002	\$490,480
13	26	415	003	\$75,379
13	26	415	004	\$67,950
13	26	415	005	\$94,095
13	26	415	006	\$143,873
13	26	415	007	\$172,310
13	26	415	008	\$61,702
13	26	415	009	\$275,053
13	26	415	030	\$0
13	26	427	029	\$39,022
13	26	427	030	\$16,153
13	26	427	031	\$13,858
13	26	427	032	\$17,197
13	26	427	033	\$69,173
13	26	427	034	\$34,876
13	26	427	035	\$47,478
13	26	427	036	\$115,005
13	26	428	018	\$76,942
13	26	428	019	\$112,365
13	26	428	020	\$47,304
13	26	428	021	\$57,582
13	26	428	031	\$77,480
13	26	428	032	\$72,970
13	26	428	033	\$71,614
13	26	429	013	\$33,034
13	26	429	014	\$38,072
13	26	429	017 *	\$71,209
13	26	429	018	\$89,668
13	26	429	019	\$68,641
13	26	429	031	\$92,079
13	26	429	033	\$123,511
13	35	127	042	\$9,755
13	35	127	043	\$9,755

13	35	127	044	\$44,346
13	35	127	045	\$168,947
13	35	128	021	\$178,946
13	35	128	022	\$26,072
13	35	128	023	\$11,928
13	35	128	024	\$0
13	35	128	025	\$0
13	35	128	026	\$63,708
13	35	128	029	\$21,546
13	35	128	028	\$98,623
13	35	128	030	\$140,743
13	35	206	001	\$241,232
13	35	206	002	\$0
13	35	206	003	\$149,105
13	35	206	004	\$59,346
13	35	206	005	\$53,920
13	35	206	006	\$57,172
13	35	206	007	\$57,214
13	35	206	008	\$364,436
13	35	207	001	\$18,137
13	35	207	002	\$79,109
13	35	207	003	\$75,026
13	35	207	004 *	\$78,967
13	35	207	005	\$161,672
13	35	207	006	\$137,733
13	35	208	001	\$69,789
13	35	208	002	\$47,903
13	35	208	003	\$65,602
13	35	208	004	\$74,487
13	35	208	018	\$307,970
13	35	208	019	\$290,208
13	35	208	020	\$166,911
13	35	232	012	\$25,714
13	35	232	013 *	\$26,634
13	35	232	014	\$35,864
13	35	232	015	\$24,025
13	35	232	016	\$52,106
13	35	232	017	\$58,208
13	35	232	018	\$63,123
13	35	232	019	\$41,523
13	35	232	020	\$27,101
13	35	232	026	\$152,443
13	35	234	028	\$63,049
13	35	234	029	\$52,985
13	35	234	030	\$26,630
13	35	234	031	\$17,849
13	35	234	032	\$7,902
13	35	234	033	\$7,902
13	35	234	035	\$52,697
13	35	234	036	\$42,767

Parcel Number				1998 EAV
13	35	236	020	\$55,755
13	35	236	021	\$3,895
13	35	236	022	\$3,895
13	35	236	023	\$4,046
13	35	236	024 *	\$31,724
13	35	236	025	\$75,538
13	35	236	026	\$63,487
13	35	236	029	\$41,305
13	35	236	030	\$77,807
13	35	236	031	\$35,936
13	35	236	032	\$40,193
13	35	236	033	\$82,230
13	35	236	034	\$39,094
13	35	304	001	\$10,171
13	35	304	002	\$7,024
13	35	304	003	\$7,763
13	35	304	004 *	\$26,451
13	35	304	005	\$3,895
13	35	304	006	\$64,185
13	35	304	007	\$8,404
13	35	304	042	\$45,560
13	35	304	043	\$5,993
13	35	305	001 *	\$64,743
13	35	305	005	\$8,606
13	35	305	006	\$8,606
13	35	305	007 *	\$8,606
13	35	305	008	\$0
13	35	305	046	\$79,246
13	35	305	047	\$36,945
13	35	306	001	\$130,604
13	35	306	002	\$29,313
13	35	306	003	\$35,208
13	35	306	004	\$24,506
13	35	306	007	\$27,837
13	35	306	008	\$2,038
13	35	306	009	\$99,002
13	35	306	044	\$22,327
13	35	306	045	\$23,536
13	35	400	001	\$74,411
13	35	400	002	\$21,631
13	35	400	003	\$149,114
13	35	400	004	\$76,761
13	35	400	005	\$10,036
13	35	400	006	\$30,682
13	35	400	007	\$15,408
13	35	400	008	\$31,929
13	35	400	042	\$47,594
13	35	400	043	\$196,056
13	35	401	001	\$102,503
13	35	401	004	\$26,468

13	35	401	005	\$106,458
13	35	401	006	\$39,325
13	35	401	007	\$4,118
13	35	401	008	\$4,118
13	35	401	009	\$4,118
13	35	401	010	\$89,491
13	35	401	044	\$85,801
13	35	402	001	\$64,632
13	35	402	002	\$1,944
13	35	402	003	\$12,356
13	35	402	004 *	\$4,118
13	35	402	005	\$57,809
13	35	402	006	\$21,932
13	35	402	007	\$20,613
13	35	402	008	\$54,971
13	35	402	009	\$3,322
13	35	402	010	\$76,863
13	35	402	011 *	\$148,854
13	35	403	006	\$219,764
13	35	403	007	\$509,294
13	35	403	037	\$198,650
13	35	404	001	\$85,964
13	35	404	002	\$36,651
13	35	404	003	\$4,118
13	35	404	004	\$62,031
13	35	404	005	\$30,558
13	35	404	006	\$45,961
13	35	404	007	\$39,345
13	35	404	008	\$4,118
13	35	404	009	\$4,118
13	35	404	010	\$0
13	35	404	040	\$0
13	35	404	041	\$0
13	35	405	001	\$55,278
13	35	405	002	\$4,118
13	35	405	003	\$37,658
13	35	405	004	\$192,753
13	35	405	005	\$45,817
13	35	405	006	\$77,803
13	35	405	007	\$10,592
13	35	405	008	\$91,543
13	35	405	009	\$4,118
13	35	405	010	\$48,038
13	35	405	011	\$34,216
13	35	405	012	\$153,123
13	36	100	001	\$93,383
13	36	100	002	\$5,703
13	36	100	003	\$29,017
13	36	100	004	\$3,800
13	36	100	009	\$135,448

Parcel Number				1998 EAV
13	36	100	015	\$47,422
13	36	100	018	\$31,968
13	36	100	019	\$11,174
13	36	100	020	\$0
13	36	100	023	\$0
13	36	100	024	\$0
13	36	100	025	\$565,359
13	36	100	027	\$430,988
13	36	101	001	\$192,391
13	36	101	002 *	\$53,959
13	36	101	003	\$28,138
13	36	101	004	\$94,789
13	36	101	005	\$69,408
13	36	101	006	\$34,752
13	36	101	007	\$31,833
13	36	101	008	\$47,905
13	36	101	009 *	\$0
13	36	101	010	\$30,972
13	36	101	011	\$33,237
13	36	101	029	\$121,174
13	36	101	039	\$147,383
13	36	102	001	\$194,297
13	36	102	002	\$43,184
13	36	102	003	\$33,021
13	36	102	004	\$28,291
13	36	102	012	\$12,244
13	36	102	013	\$9,873
13	36	102	014	\$28,677
13	36	102	015	\$12,057
13	36	102	016	\$7,473
13	36	102	017	\$44,891
13	36	102	018	\$44,823
13	36	102	019	\$3,056
13	36	102	020	\$6,616
13	36	102	021	\$46,164
13	36	102	022	\$32,099
13	36	102	023	\$24,060
13	36	102	024	\$135,459
13	36	102	025	\$747,514
13	36	102	026	\$88,846
13	36	102	027	\$185,795
13	36	102	028	\$176,439
13	36	102	029	\$12,325
13	36	102	030	\$14,906
13	36	105	029	\$3,558
13	36	105	030	\$3,531
13	36	105	031	\$2,531
13	36	105	032	\$24,254
13	36	105	033 *	\$48,753
13	36	105	034 *	\$42,920

13	36	105	035	\$44,073
13	36	105	036 *	\$42,794
13	36	105	037	\$42,554
13	36	105	038	\$21,832
13	36	105	039	\$95,155
13	36	107	030	\$40,387
13	36	107	031	\$121,037
13	36	107	032	\$57,621
13	36	107	033	\$59,875
13	36	107	034	\$110,044
13	36	107	035	\$562
13	36	107	036	\$35,295
13	36	107	037	\$27,816
13	36	107	038	\$9,746
13	36	107	039	\$9,746
13	36	107	040	\$22,351
13	36	107	041	\$50,482
13	36	107	042	\$32,474
13	36	107	087	\$25,681
13	36	107	088	\$25,112
13	36	107	089	\$5,352
13	36	107	090	\$41,061
13	36	109	038	\$138,982
13	36	109	039	\$25,211
13	36	109	040	\$20,068
13	36	109	041	\$26,643
13	36	109	079	\$25,346
13	36	109	080	\$0
13	36	109	081	\$0
13	36	109	082	\$50,713
13	36	109	084	\$68,342
13	36	109	085	\$41,444
13	36	109	086	\$79,492
13	36	109	090	\$18,067
13	36	109	091	\$31,201
13	36	113	027	\$297,877
13	36	113	028	\$72,900
13	36	113	072	\$531,739
13	36	113	075	\$268,304
13	36	113	076	\$57,421
13	36	115	035	\$123,494
13	36	115	036	\$15,776
13	36	115	037	\$9,834
13	36	115	038	\$0
13	36	115	039	\$80,142
13	36	115	040	\$23,137
13	36	115	041	\$119,450
13	36	115	042	\$35,439
13	36	115	043	\$4,796
13	36	115	044	\$26,798

Parcel Number				1998 EAV
13	36	115	045	\$4,796
13	36	115	046	\$53,626
13	36	116	032	\$26,760
13	36	116	033	\$5,395
13	36	116	051	\$377,552
13	36	116	052	\$264,324
13	36	116	055	\$34,442
13	36	116	056	\$40,786
13	36	123	006	\$62,511
13	36	123	007	\$27,192
13	36	123	008	\$87,458
13	36	123	013	\$5,594
13	36	123	014	\$25,448
13	36	123	015	\$55,847
13	36	123	016	\$24,781
13	36	123	017	\$45,357
13	36	123	018	\$30,519
13	36	124	011 *	\$48,130
13	36	124	012	\$39,565
13	36	124	013	\$75,226
13	36	124	014	\$29,607
13	36	124	015	\$39,792
13	36	124	016	\$7,603
13	36	124	017	\$40,928
13	36	124	018	\$62,223
13	36	124	019	\$0
13	36	124	021	\$5,609
13	36	124	022	\$8,216
13	36	124	023	\$57,761
13	36	125	005	\$110,543
13	36	125	006	\$65,177
13	36	125	007 *	\$22,909
13	36	125	008	\$15,693
13	36	125	009	\$12,554
13	36	125	010	\$13,598
13	36	125	011	\$177,749
13	36	125	012	\$10,764
13	36	125	013	\$13,620
13	36	125	014	\$31,177
13	36	125	015	\$3,163
13	36	125	016	\$21,091
13	36	125	017	\$52,320
13	36	125	018	\$25,115
13	36	202	051	\$92,463
13	36	202	052	\$56,799
13	36	202	053	\$22,237
13	36	202	054	\$11,632
13	36	202	055	\$36,400
13	36	210	001	\$110,139
13	36	210	002	\$20,053

13	36	210	003	\$23,427
13	36	210	004	\$28,097
13	36	210	005	\$31,877
13	36	210	006	\$16,120
13	36	210	007	\$176,245
13	36	210	008	\$25,243
13	36	210	009	\$45,063
13	36	210	010	\$27,831
13	36	210	011	\$6,699
13	36	210	012	\$17,895
13	36	210	013	\$52,137
13	36	210	014	\$60,235
13	36	214	004	\$49,113
13	36	214	005	\$98,228
13	36	214	006	\$49,113
13	36	214	007	\$9,705
13	36	214	008	\$9,352
13	36	214	009	\$9,705
13	36	214	010	\$9,705
13	36	214	011	\$9,705
13	36	214	012	\$9,705
13	36	214	022	\$211,623
13	36	215	035	\$10,882
13	36	215	036	\$116,433
13	36	215	037	\$60,710
13	36	215	038	\$11,918
13	36	215	039	\$35,493
13	36	215	044	\$50,543
13	36	215	048	\$94,621
13	36	215	049	\$404,197
13	36	215	050	\$550,747
13	36	218	001	\$86,488
13	36	218	002	\$43,435
13	36	218	003	\$43,435
13	36	218	004	\$11,658
13	36	218	005	\$34,081
13	36	219	001	\$76,715
13	36	219	002	\$126,670
13	36	219	003	\$112,313
13	36	219	004	\$21,152
13	36	219	005	\$67,655
13	36	219	006	\$51,243
13	36	219	007	\$42,617
13	36	219	008	\$11,806
13	36	219	009	\$34,756
13	36	219	011	\$34,292
13	36	219	012	\$57,861
13	36	219	013	\$77,746
13	36	219	014	\$41,671
13	36	219	015	\$49,368

Parcel Number				1998 EAV
13	36	219	016	\$23,872
13	36	220	001	\$10,819
13	36	220	002	\$10,335
13	36	220	003	\$10,335
13	36	220	004	\$11,619
13	36	220	005	\$20,657
13	36	220	006	\$20,657
13	36	220	007	\$20,657
13	36	220	008	\$20,657
13	36	220	009	\$20,657
13	36	221	017	\$251,981
13	36	221	032	\$448,575
13	36	221	065	\$41,183
13	36	221	066	\$22,998
13	36	221	067	\$2,847
13	36	221	068	\$36,317
13	36	221	069	\$91,615
13	36	221	070	\$51,021
13	36	221	071	\$73,234
13	36	225	001	\$7,756
13	36	225	002	\$10,202
13	36	225	003	\$10,202
13	36	225	004	\$10,202
13	36	225	005	\$10,202
13	36	225	006	\$15,259
13	36	225	007	\$3,710
13	36	225	027	\$126,016
13	36	225	040	\$222,908
13	36	225	041	\$61,275
13	36	225	043	\$62,544
13	36	225	044	\$185,771
13	36	225	045	\$50,931
13	36	225	046	\$26,037
13	36	225	047	\$995,953
13	36	228	001	\$107,905
13	36	228	002	\$36,744
13	36	228	003	\$34,745
13	36	228	004	\$29,296
13	36	228	005	\$75,398
13	36	228	008	\$132,124
13	36	228	022	\$5,044
13	36	228	023	\$27,861
13	36	228	024	\$17,566
13	36	228	025	\$25,623
13	36	228	026	\$27,569
13	36	228	027	\$10,784
13	36	228	028	\$10,867
13	36	228	029 *	\$23,759
13	36	228	030 *	\$25,562
13	36	228	031	\$30,192

13	36	228	032	\$21,125
13	36	228	033	\$23,273
13	36	228	034	\$4,661
13	36	228	035	\$23,188
13	36	228	036 *	\$24,694
13	36	228	037	\$21,372
13	36	228	038	\$27,179
13	36	228	039	\$5,563
13	36	228	040	\$29,860
13	36	229	029	\$0
13	36	229	030	\$0
13	36	229	031	\$7,335
13	36	229	032	\$71,935
13	36	229	033	\$47,786
13	36	229	034	\$3,625
13	36	229	035	\$4,532
13	36	229	036	\$22,769
13	36	229	037	\$4,796
13	36	229	038	\$4,796
13	36	229	039	\$25,426
13	36	229	040	\$14,158
13	36	229	041	\$23,194
13	36	229	042	\$22,756
13	36	229	043	\$23,111
13	36	229	044	\$23,048
13	36	229	045	\$4,796
13	36	229	046	\$4,796
13	36	229	049	\$4,028
13	36	229	050	\$52,719
13	36	229	051	\$93,064
13	36	229	052	\$22,695
13	36	229	053	\$22,682
13	36	229	054	\$3,265
13	36	229	055	\$31,133
13	36	229	056	\$29,544
13	36	230	001	\$64,643
13	36	230	002	\$59,256
13	36	230	003	\$59,167
13	36	230	004	\$175,972
13	36	230	005	\$162,625
13	36	230	006	\$24,264
13	36	230	007	\$12,000
13	36	230	008	\$50,720
13	36	230	009	\$9,557
13	36	230	010	\$109,621
13	36	230	011	\$141,691
13	36	230	012	\$39,362
13	36	230	013	\$9,921
13	36	230	014	\$57,013
13	36	230	015	\$57,013

Parcel Number				1998 EAV
13	36	230	016	\$9,810
13	36	230	017	\$10,516
13	36	230	018	\$47,565
13	36	230	019	\$76,297
13	36	230	020	\$34,085
13	36	230	021	\$25,086
13	36	230	022	\$8,105
13	36	230	024	\$71,937
13	36	230	025	\$71,937
13	36	230	026	\$32,696
13	36	230	027	\$32,284
13	36	230	028	\$23,447
13	36	230	029	\$97,402
13	36	230	030	\$41,109
13	36	230	031	\$52,788
13	36	230	032	\$52,788
13	36	230	033	\$35,848
13	36	230	034	\$35,870
13	36	230	035	\$55,860
13	36	230	036	\$88,371
13	36	230	037	\$301,921
13	36	230	038	\$125,527
13	36	230	039	\$201,564
13	36	230	040	\$209,340
13	36	230	041 *	\$119,445
13	36	230	088	\$23,848
13	36	230	089	\$38,582
13	36	230	090	\$29,557
13	36	230	091	\$47,958
13	36	230	092	\$47,958
13	36	231	018	\$393,433
13	36	233	032	\$195,753
13	36	300	009	\$143,828
13	36	300	010 *	\$41,287
13	36	300	011 *	\$75,387
13	36	300	026	\$219,673
13	36	300	027	\$217,940
13	36	302	001	\$4,796
13	36	302	002	\$4,796
13	36	302	003	\$37,409
13	36	302	004	\$36,437
13	36	302	005	\$4,796
13	36	302	024	\$61,709
13	36	302	025	\$30,737
13	36	302	026	\$20,648
13	36	302	027	\$25,721
13	36	302	028	\$0
13	36	302	029	\$0
13	36	303	001	\$148,778
13	36	303	002	\$5,530

13	36	303	003	\$76,268
13	36	303	021	\$123,559
13	36	303	022	\$164,231
13	36	304	001	\$80,554
13	36	304	018	\$82,357
13	36	305	001	\$2,952
13	36	305	002	\$5,881
13	36	305	003	\$112,080
13	36	305	022	\$202,936
13	36	306	001	\$93,762
13	36	306	022	\$185,878
13	36	307	001	\$12,755
13	36	307	002	\$12,755
13	36	307	050	\$218,655
13	36	400	001	\$75,200
13	36	400	002	\$0
13	36	400	003	\$0
13	36	400	004	\$25,073
13	36	400	005	\$39,188
13	36	400	006	\$91,331
13	36	402	001	\$37,169
13	36	402	002	\$21,014
13	36	402	003	\$20,227
13	36	402	004	\$24,781
13	36	402	005	\$19,608
13	36	402	006	\$22,207
13	36	402	007	\$41,527
13	36	402	008	\$17,478
13	36	402	009	\$17,524
13	36	402	010	\$0
13	36	402	011	\$51,975
13	36	402	012	\$18,684
13	36	402	013	\$23,310
13	36	402	014	\$22,444
13	36	402	015	\$24,062
13	36	402	016	\$575
13	36	402	019	\$24,164
13	36	402	020	\$30,168
13	36	402	021	\$24,029
13	36	402	022	\$108,849
13	36	402	023	\$26,002
13	36	402	049	\$0
13	36	403	015	\$149,626
13	36	403	016	\$366,221
13	36	404	001	\$39,713
13	36	404	002	\$31,853
13	36	404	003	\$27,517
13	36	404	004	\$2,904
13	36	404	007	\$24,986
13	36	404	008	\$15,602

Parcel Number				1998 EAV
13	36	404	009	\$26,414
13	36	404	010	\$50,478
13	36	404	020	\$7,606
13	36	404	021	\$9,624
13	36	404	022	\$8,358
13	36	404	024	\$0
13	36	404	025	\$131,090
13	36	404	026	\$25,226
13	36	404	027	\$14,287
13	36	404	028	\$59,666
13	36	404	029	\$27,022
13	36	404	030	\$73,628
13	36	404	031	\$10,533
13	36	404	032	\$6,274
13	36	404	033	\$2,056
13	36	404	034	\$56,675
13	36	500	001	\$0
13	36	500	002	\$0
13	36	500	003	\$0
13	36	500	004	\$0
13	36	500	005	\$0
13	36	500	006	\$0
13	36	500	007	\$0
13	36	500	008	\$0
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13	36	500	011	\$0
13	36	500	012	\$0
13	36	500	013	\$0
13	36	500	014	\$0
13	36	500	015	\$0
13	36	500	016	\$0
13	36	500	017	\$0
13	36	500	018	\$0
13	36	500	019	\$0
13	36	500	020	\$0
13	36	500	021	\$0
13	36	500	022	\$0
13	36	500	023	\$0
13	36	500	024	\$0
13	36	500	025	\$0
13	36	500	026	\$0
13	36	500	027	\$0
13	36	500	028	\$0
13	36	500	029	\$0
13	36	500	030	\$0
13	36	500	031	\$0
Total				\$72,137,399