

87th/Cottage Grove Redevelopment Project Area

**Tax Increment Financing District
Eligibility Study, Redevelopment Plan and Project**

City of Chicago
Richard M. Daley, Mayor

June 28, 2002
(Revised October 31, 2002)

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1. Executive Summary

In October 2001, *S. B. Friedman & Company* was engaged by the City of Chicago (the “City”) to conduct a Tax Increment Financing Eligibility Study and prepare a Redevelopment Plan and Project (the “TIF Eligibility Study and Redevelopment Plan”). This report details the eligibility factors found within the 87th/Cottage Grove Redevelopment Project Area Tax Increment Financing District (the “87th/Cottage Grove RPA” or “RPA”) in support of its designation as a “conservation area” within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the “Act”). This report also contains the Redevelopment Plan and Project for the 87th/Cottage Grove RPA.

The RPA is located within the Chatham and Greater Grand Crossing Community Areas. The RPA is roughly linear in shape and is generally bounded by the alley east of Cottage Grove Avenue to the east, 71st Street to the north, the alley west of Cottage Grove Avenue to the west, and 95th Street to the south. Additionally, the area includes the north and south sides of 79th Street from King Drive on the west to the Illinois Central Railroad on the east, the north and south sides of 87th Street from Langley Avenue on the west to the Illinois Central Railroad on the east, and an area from 79th Street to 76th Street that includes the east side of Greenwood Avenue and a segment of the Illinois Central Railroad.

Determination of Eligibility

This report concludes that the 87th/Cottage Grove RPA is eligible for Tax Increment Financing (“TIF”) designation as a “conservation area” because 50% or more of the structures in the area are 35 years old or older and because the following four eligibility factors have been found to be present to a major extent:

- Deterioration;
- Structures Below Minimum Code;
- Inadequate Utilities; and
- Lack of Growth in Equalized Assessed Value

Additionally, three other eligibility factors are present to a minor extent and further demonstrate that the 87th/Cottage Grove RPA is in a state of gradual decline. Left unchecked, these conditions could accelerate the decline of the community and, combined with those factors that have been documented to be present to a major extent, could lead to more widespread and intensive disinvestment. These factors are:

- Deleterious Land Use or Layout;
- Obsolescence; and
- Excessive Vacancies.

Eligibility Study and Redevelopment Plan Goal, Objectives, and Strategies

The overall goal of the Eligibility Study and Redevelopment Plan is to reduce or eliminate the

conditions that qualify the 87th/Cottage Grove RPA as a conservation area and to provide the direction and mechanisms necessary to re-establish the RPA as a cohesive and vibrant mixed-use area that provides a comprehensive range of commercial and retail uses to the surrounding residential community, while accommodating residential and institutional uses where appropriate. Redevelopment of the RPA will improve retail, commercial, and housing conditions; improve the relationship between the area's diverse land uses; and attract private redevelopment. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. Goals, objectives, and strategies were developed to be consistent with those presented in the *Cottage Grove Avenue Corridor Plan* (City of Chicago Planning Now Study, October 2000).

Objectives. Fifteen broad objectives support the overall goal of area-wide revitalization of the RPA. These include:

1. Strengthen the overall economic well-being of the RPA by providing resources for and encouraging the development and redevelopment of retail, commercial, mixed-use, residential, and institutional uses, as appropriate, within the RPA;
2. Encourage retail, commercial, mixed-use, and residential development by facilitating the assembly, preparation, and marketing of vacant and improved sites, and by assisting developers to assemble suitable sites for modern development needs;
3. Reinforce a corridor/district identity through public and private improvements, especially at key nodes within the corridor such as the intersections of Cottage Grove Avenue and 71st Street, 75th Street, 79th Street, 87th Street, and 95th Street;
4. Preserve and enhance the pedestrian orientation of appropriate retail nodes and other areas with heavy pedestrian activity along Cottage Grove Avenue by encouraging pedestrian-friendly uses and design strategies that include, but are not limited to, the following: facilitate safe pedestrian movement across wide arterial streets with pedestrian amenities; widen narrow sidewalks; and create visual interest and safer pedestrian environments with streetscaping, landscaping, lighting, and buffering between land uses;
5. Support the preservation of existing community businesses and residences by providing infrastructure, traffic controls, and other resources to accommodate new development;
6. Facilitate the preservation and/or rehabilitation of anchor retail, commercial, and institutional uses, established institutional facilities, and architecturally or historically significant buildings in the RPA;
7. Support the goals and objectives of other overlapping plans, including the *Cottage Grove Commercial Corridor Plan* (City of Chicago Planning Now Study, October 2000), and coordinate available federal, state, and local resources to further the goals of this Eligibility Study and Redevelopment Plan;

8. Foster the replacement, repair, and/or improvement of infrastructure, where needed, including sidewalks, streets, curbs, gutters, and underground water and sanitary systems to facilitate the construction of new retail, commercial, mixed-use, and residential development;
9. Facilitate the remediation of environmental problems to provide additional land for new retail, commercial, mixed-use, and residential development and redevelopment, as appropriate;
10. Facilitate the provision of adequate on- and off-street parking for visitors, employees, and customers of the RPA;
11. Enhance neighborhood appearance and improve the quality of the existing housing stock by leveraging TIF funds to provide assistance for the rehabilitation of single- and multi-family residences;
12. Provide support for existing community businesses by leveraging TIF funds to provide assistance for the rehabilitation of existing commercial and mixed-use buildings;
13. Create an environment for educational, recreational, and other institutional facilities where needed and in accordance with the Eligibility Study and Redevelopment Plan by providing enhancement opportunities for public facilities and institutions, such as parks, transit facilities, and other institutional uses;
14. Provide opportunities for women-owned, minority-owned, and locally owned businesses to share in the job and construction opportunities associated with the redevelopment of the RPA;
15. Support job training programs and increase employment opportunities for area residents that may result from new development; and
16. Support the cost of day care operations established by existing and future businesses in the RPA to serve employees of low-income families working in the RPA.

Strategies. These objectives will be implemented through five (5) specific and integrated strategies. These include:

1. **Implement Public Improvements.** A series of public improvements throughout the 87th/Cottage Grove RPA may be designed and implemented to help define and create an identity for the area, prepare sites for anticipated private investment, and create a more conducive environment for retail, commercial, mixed-use, and residential development. Public improvements which are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include new streetscaping, street and sidewalk lighting, resurfacing of alleys, sidewalks and streets, improvement of underground water and sewer infrastructure,

creation of parks and open space, and other public improvements consistent with the Eligibility Study and Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

2. **Develop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized sites within the 87th/Cottage Grove RPA is expected to stimulate private investment and enhance the RPA. Development of vacant and underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites.
3. **Encourage Private Sector Activities and Support New Development.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Eligibility Study and Redevelopment Plan and which maintain the integrity of the historically significant buildings in the 87th/Cottage Grove RPA.
4. **Facilitate Property Assembly, Demolition, and Site Preparation.** Specific sites may be acquired and assembled by the City to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Eligibility Study and Redevelopment Plan.

To meet the goals, policies or objectives of this Eligibility Study and Redevelopment Plan, the City may acquire and assemble other property throughout the RPA. Land assemblage by the City may be done by purchase, exchange, donation, lease, eminent domain, or through the Tax Reactivation Program and may be for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the City may require written development agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

In connection with the City exercising its powers to acquire real property, including the exercise of the power of eminent domain under the Act, in implementing this Eligibility Study and 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 Eligibility Study and Redevelopment Plan. Relocation assistance may be provided to facilitate redevelopment of portions of the RPA, and to meet other City

objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City.

5. **Assist Existing Businesses and Residents.** The City may provide assistance to support existing businesses, property owners, and residents in the RPA. This may include financial and other assistance for rehabilitation, leasehold improvements, new construction, and the provision of affordable housing units. TIF assistance may be used independently or with other housing programs to support new and rehabilitated rental and for-sale housing that could include a mixture of market-rate units and units affordable to moderate-, low-, and very low-income households. Resources also may be available to businesses for job training, welfare-to-work, and day care assistance. In addition, to the extent allowable under the law, locally owned businesses and residents will be targeted to share in the employment, job, and construction-related opportunities that may be offered by redevelopment within the 87th/Cottage Grove RPA.

Required Findings

The conditions required under the Act for the adoption of the Redevelopment Plan and Project are found to be present within the 87th/Cottage Grove RPA.

First, while some market-based investment has occurred in the 87th/Cottage Grove RPA over the last five years, this investment has been minimal in scope and not part of any coordinated development strategy. The 87th/Cottage Grove RPA is located entirely within Hyde Park Township. From 1996 to 2001 the growth of equalized assessed valuation ("EAV," which is the value of property from which property taxes are based) in the 87th/Cottage Grove RPA has lagged behind that of both the City of Chicago and Hyde Park Township. The compound annual growth rate of EAV in the 87th/Cottage Grove RPA was 4.74% between 1996 and 2001. This rate of growth is 26% lower than the 6.41% growth experienced by the City of Chicago during this period and 16% lower than the 5.62% growth rate experienced by Hyde Park Township.

Second, to further investigate a lack of growth and private investment within the 87th/Cottage Grove RPA, *S. B. Friedman & Company* examined building permit data provided by the City of Chicago Department of Buildings for the period of January 1997 through December 2001. These data revealed that 120 permits totaling over \$3.66 million were issued within the 87th/Cottage Grove RPA during this period. Approximately 14 of these permits were for building demolition, 4 were for code compliance, and 8 reflected changes to current building permits. The remaining 94 permits (roughly \$3.14 million) were slated for new investment. This includes 11 permits for new construction, 29 for basic alteration and rehabilitation, and 54 permits for mechanical upgrades or minor repairs not in response to code violations. These permits represent roughly \$732,000 per year, or approximately 0.48% of the total assessor's market value of all property within the TIF district. At this rate, it would take a substantial amount of time to replace all of the existing value in the RPA.

Third, without the support of public resources, the redevelopment objectives of the 87th/Cottage Grove RPA will most likely not be realized. TIF assistance may be used to fund land assembly, site

preparation, infrastructure improvements, improvements and expansions to public facilities, and building rehabilitation. But for creation of the 87th/Cottage Grove RPA, these types of projects are unlikely to occur without the benefits associated with the designation of the 87th/Cottage Grove RPA as a TIF district.

Fourth, the 87th/Cottage Grove RPA includes only those contiguous parcels of real property that are expected to substantially benefit from the proposed Eligibility Study and Redevelopment Plan improvements.

Finally, the proposed land uses described in this Eligibility Study and Redevelopment Plan will be approved by the Chicago Plan Commission prior to its adoption by the City Council. The redevelopment opportunities identified in earlier area planning initiatives will be substantially supported and their implementation facilitated through the creation of the Eligibility Study and Redevelopment Plan.

2. Introduction

The Study Area

This document serves as the Eligibility Study and Redevelopment Plan and Project for the 87th/Cottage Grove Redevelopment Project Area . The 87th/Cottage Grove RPA is located within the Chatham and Greater Grand Crossing Community Areas of the City of Chicago (the “City”), in Cook County (the “County”). In October 2001, *S. B. Friedman & Company* was engaged by the City to conduct a study of certain properties in this neighborhood to determine whether the area containing these properties would qualify for status as a “blighted area” and/or “conservation area” under the Act.

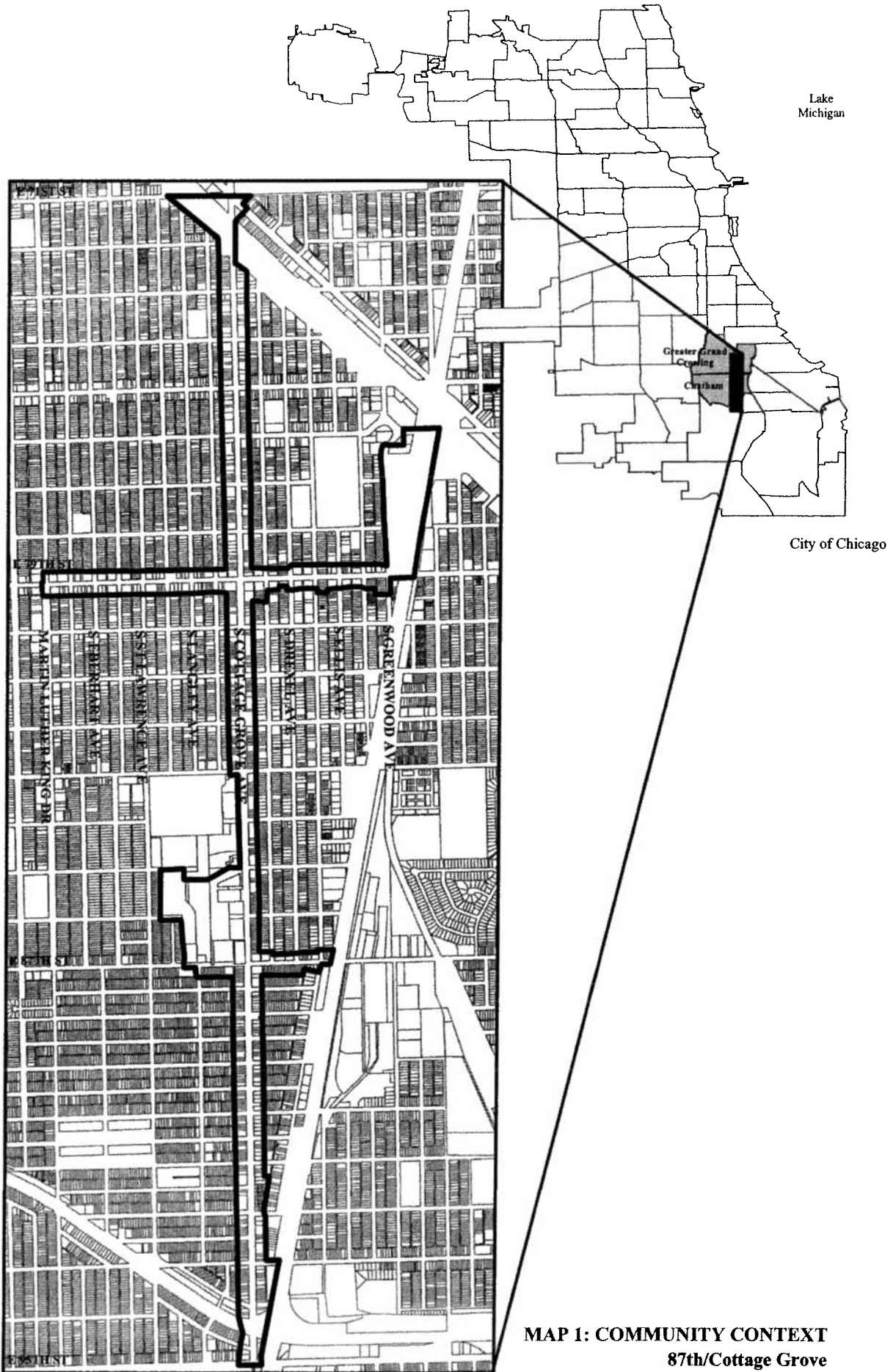
The community context of the 87th/Cottage Grove RPA is detailed on Map 1.

The RPA consists of 923 tax parcels with approximately 537 buildings on 90 blocks and contains approximately 224 acres of land. Of the 923 tax parcels, approximately 67 are condominiums. The RPA is roughly linear in shape and is generally bounded by the alley east of Cottage Grove Avenue to the east, 71st Street to the north, the alley west of Cottage Grove Avenue to the west, and 95th Street to the south. Additionally, the area includes the north and south sides of 79th Street from King Drive on the west to the Illinois Central Railroad on the east, the north and south sides of 87th Street from Langley Avenue on the west to the Illinois Central Railroad on the east, and an area from 79th Street to 76th Street that includes the east side of Greenwood Avenue and a segment of the Illinois Central Railroad.

Map 2 details the boundary of the 87th/Cottage Grove RPA which includes only those contiguous parcels of real property that are expected to substantially benefit from the Eligibility Study and Redevelopment Plan improvements discussed herein. The boundaries encompass a mixed-use area containing commercial, commercial with residential above, residential, public/institutional, and light industrial land uses that serve the surrounding neighborhoods.

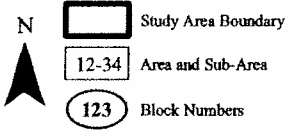
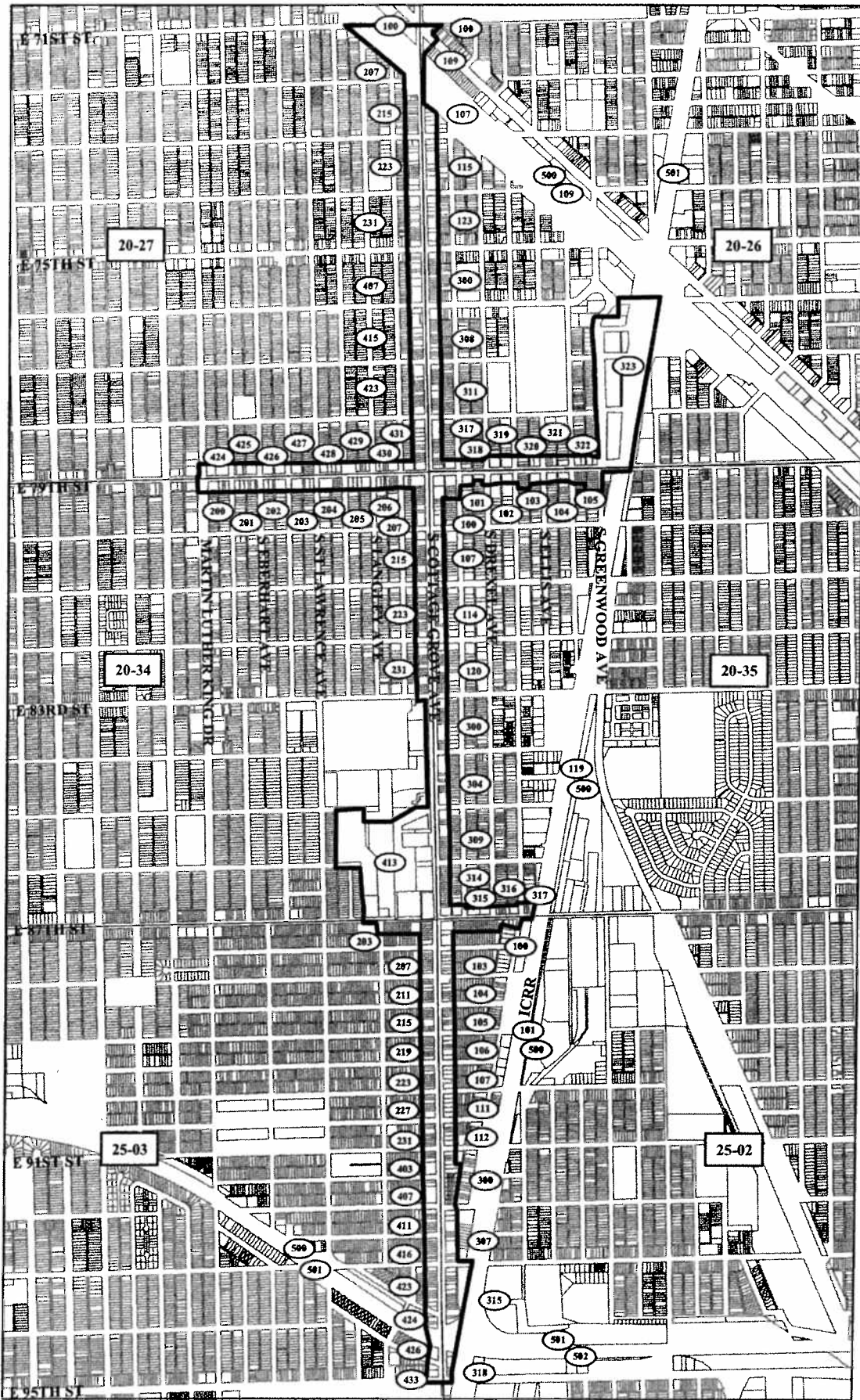
Appendix 1 contains the legal description of the 87th/Cottage Grove RPA.

The Eligibility Study and Redevelopment Plan covers events and conditions that exist and that were determined to support the designation of the 87th/Cottage Grove RPA as a “conservation area” under the Act at the completion of our research on April 10, 2002 and not thereafter. As a whole, the area suffers from deteriorated buildings and infrastructure, structures which were found to be below minimum code standards, inadequate utilities, and a lack of growth in property values. Without a comprehensive approach to address these issues, the RPA could fall into further disrepair, thereby minimizing future development opportunities. The Eligibility Study and Redevelopment Plan addresses these issues by providing resources for repairs and improvements to the area’s buildings and infrastructure, enhancement of the Cottage Grove Avenue commercial corridor, streetscaping, and screening/buffering elements. These area-wide improvements will benefit all of the property within the RPA. These events include, without limitation, governmental actions and additional developments.



MAP 1: COMMUNITY CONTEXT
87th/Cottage Grove
Tax Increment Financing District





MAP 2: RPA BOUNDARY

**87th/Cottage Grove
Tax Increment Financing District**

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

This Eligibility Study and Redevelopment Plan summarizes the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of *S. B. Friedman & Company*. The City is entitled to rely on the findings and conclusions of the Eligibility Study and Redevelopment Plan in designating the 87th/Cottage Grove RPA as a redevelopment project area under the Act. *S. B. Friedman & Company* has prepared this Redevelopment Plan with the understanding that the City would rely: (1) on the findings and conclusions of the Redevelopment Plan in proceeding with the designation of the 87th/Cottage Grove RPA and the adoption and implementation of the Redevelopment Plan, and (2) on the fact that *S. B. Friedman & Company* has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the 87th/Cottage Grove RPA, so that the Redevelopment Plan will comply with the Act and that the 87th/Cottage Grove RPA can be designated as a redevelopment project area in compliance with the Act.

History of Area¹

The 87th/Cottage Grove RPA is located within two Community Areas located on the South Side of the City of Chicago: Chatham and Greater Grand Crossing. The Chatham Community Area is generally bounded by 79th Street on the north; the Illinois Central Railroad (ICRR) on the east; Burnside Avenue on the south; and Parnell Avenue on the west. The remainder of the RPA is located in the southeast portion of Greater Grand Crossing, located just north of Chatham. The Greater Grand Crossing Community Area is generally defined by an irregular northern boundary extending southeast from LaSalle and 61st Streets along South Chicago Avenue, and then north to 67th Street; the Illinois Central Railroad (ICRR) on the east; 79th Street on the south; and an irregular western boundary stretching northwest from Wallace and 79th Streets to LaSalle and 61st Streets.

Chatham. Settlement of the Chatham community began between 1884 and 1895, with the construction of frame houses in a new residential area named Avalon Highlands. In 1889, Chatham was annexed into the City of Chicago as a part of the Village of Hyde Park and the Town of Lake. Through the beginning of the twentieth century, the majority of the community consisted of either grassland or swamp. After World War I, construction began with a cluster of bungalows at 79th and Maryland Avenue, and a new community of homes was developed from 87th Street to 89th Street between Indiana Avenue and State Street.

As a community of middle-class professionals and service workers, Chatham experienced significant growth through the middle of the 20th century, despite poor transportation to downtown Chicago and limited shopping facilities. Residential growth was augmented in the 1940s and 1950s by the development of the Chatham Fields Housing Project, the introduction of a new shopping center on Cottage Grove Avenue, and the creation of a light manufacturing district along the Illinois Central Railroad (ICRR) between 83rd and 87th streets.

Known as a stable community with a low crime rate, Chatham's level of home-ownership is strong

¹Information on the history of the Chatham and Greater Grand Crossing Community Areas was derived from the Local Community Fact Book Chicago Metropolitan Area 1990, edited by the Chicago Fact Book Consortium, (copyright 1995, Board of Trustees of the University of Illinois) at pages 142-143 and 196-198.

in comparison to other Community Areas on Chicago's South Side. Neighborhoods in the area consist of mostly single-family dwellings and two- and three-flat apartment buildings; historically, between fifty-five and sixty percent of the housing stock in the area has been owner-occupied. Another feature of the community is a commitment to neighborhood involvement. Neighborhoods in the area have organized multiple block clubs that work to relieve overcrowding in area schools, defend the neighborhoods from gangs, and influence neighborhood zoning decisions.

Though Chatham still maintains an attractive residential community, its business district is in need of investment from the private sector. Much of the area suffers from physical decay and obsolete and outdated structures, most notably within the Cottage Grove Avenue corridor. Rehabilitation has been scattered throughout the area, and a notable improvement in the appearance and functionality of main thoroughfares would be best addressed through a coordinated, neighborhood-wide redevelopment strategy.

Greater Grand Crossing. The community of Greater Grand Crossing is comprised of several century-old neighborhoods, including Grand Crossing, Park Manor, Brookline, Brookdale, and Essex. A socio-economic mix of working class and poverty-ridden areas, Greater Grand Crossing is comprised of a south central core that resembles more prosperous neighborhoods to the south, and a periphery that bears a socio-economic resemblance to the resource-poor communities of the South Side of Chicago.

The development of Greater Grand Crossing followed a historic rail collision between trains of the Illinois Central and Michigan Southern railroads in 1853, at the intersection of what is now 75th Street and South Chicago Avenue. South Side developer Paul Cornell believed that the area surrounding the stop was a desirable site for both residential and industrial development, as transportation into the City was assured. The remainder of the community was unsettled prairie, until the manufacturing industry began establishing factories in the community during the 1870s, the earliest of which was the Chicago Tack Company, established in 1876. As industrial development grew, frame cottages began to appear in the 1890s, between 71st and 75th Streets from Cottage Grove Avenue to St. Lawrence Avenue. Development was further facilitated by the extension of the Calumet Electric Trolley Line at 63rd Street and Grand Boulevard (King Drive) to Cottage Grove Avenue and 93rd Street.

Between 1895 and 1930, the population of Greater Grand Crossing grew steadily. However, during the Depression and World War II, only minor population increases occurred. Though the community is served by extensive bus routes as well as three rapid transit and three commuter rail routes, no major residential development has taken place in the neighborhood since the 1960s. Commercial activities along the east-west thoroughfares of 71st, 75th, and 79th Streets, as well as the north-south thoroughfares of Cottage Grove Avenue and State Street remain strong, but the overall number of housing units in the neighborhood declined 10% between 1970 and 1990.

Existing Land Use

Based on *S. B. Friedman & Company's* research, seven land uses have been identified within the 87th/Cottage Grove RPA:

- Commercial;
- Residential;
- Mixed Uses;
- Light Industrial;
- Public/Institutional (including public facilities, religious institutions, and social services);
- Parks/Open Space; and
- Vacant Land

The existing land use pattern in the 87th/Cottage Grove RPA is shown in Map 3. This map represents the predominant land use in the area on a block-by-block basis. The predominant land use displayed is not necessarily the only land use present on a given block. The mixed-use designation is used in those areas where no one land use category predominates. These areas contain two or more of the following land uses: residential, commercial, public/institutional, or vacant land.

Overall, the area contains mainly commercial, residential, and mixed land uses. Commercial uses are located along Cottage Grove Avenue, along 79th Street, and along 87th Street. Residential uses are found primarily south of 87th Street, but are interspersed with other land uses throughout the rest of the RPA. Public, institutional, and light industrial uses are dispersed throughout the RPA.

Commercial. Commercial and retail development is located primarily along Cottage Grove Avenue and interspersed with residential and institutional uses along 79th Street and 87th Street.

Residential. Residential uses are interspersed throughout the RPA and consist of multi-family rental apartment buildings and rental apartments above commercial uses on the main floor. A number of single-family homes and condominium units are also found in the RPA, primarily south of 87th Street.

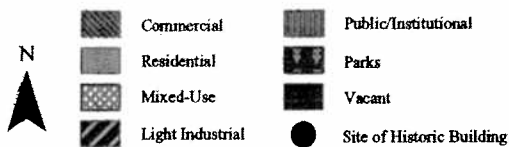
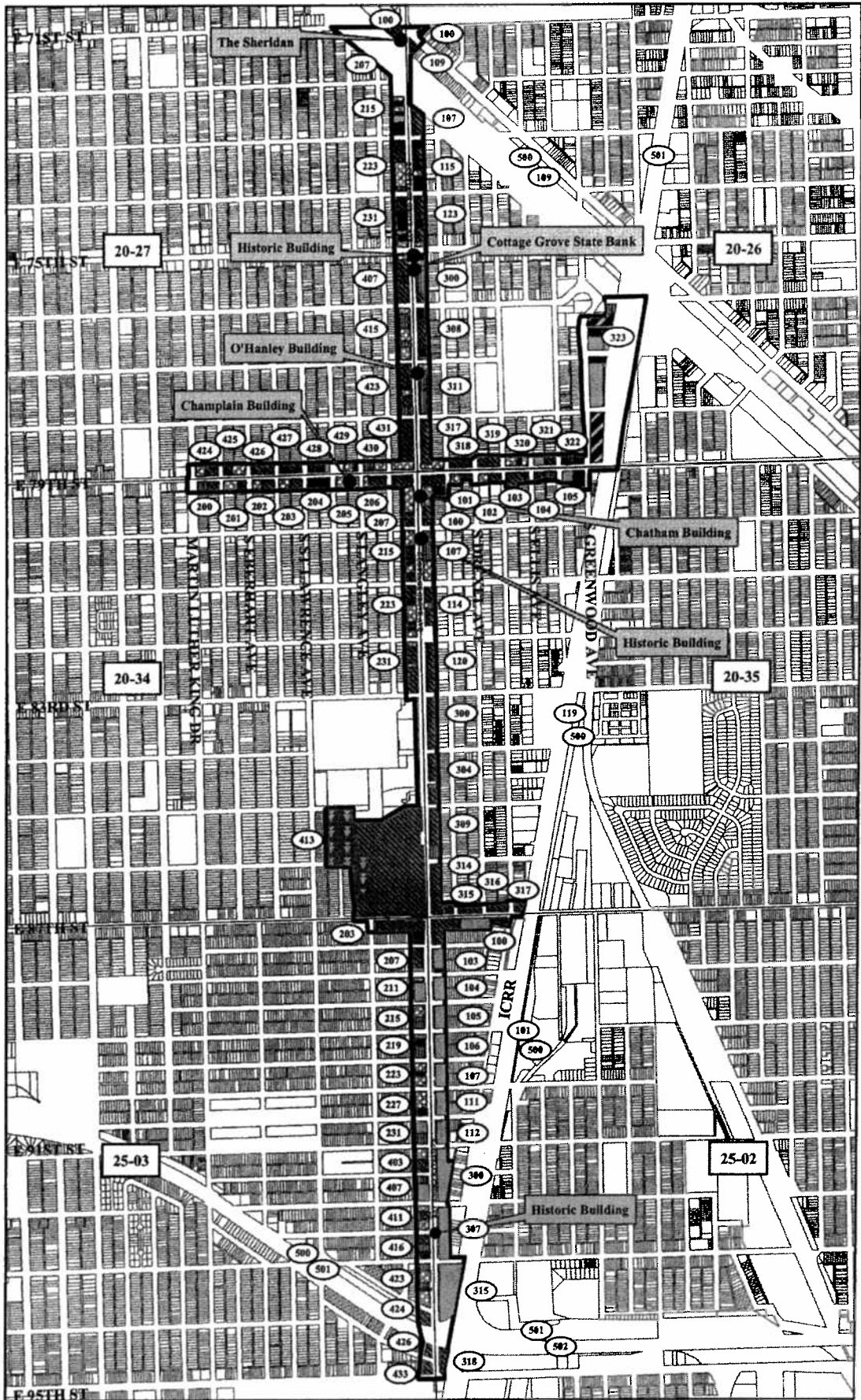
Mixed Uses. Instances of mixed uses are found throughout the RPA and primarily consist of buildings with commercial uses on the ground floor and residential uses above.

Light Industrial. There are several light industrial uses in the RPA, located mostly adjacent to the Illinois Central Railroad.

Public/Institutional. There are several public and/or institutional uses located throughout the RPA.

Parks/Open Space. The RPA contains one Chicago Park District park: Brown Memorial, located at 85th Street, west of Cottage Grove Avenue.

Vacant Land. There are numerous vacant parcels of varying sizes distributed throughout the RPA.



MAP 3: EXISTING LAND USE
87th/Cottage Grove
Tax Increment Financing District

Historically Significant Structures

S. B. Friedman & Company obtained data from the Chicago Historic Resources Survey (CHRS) to identify architecturally and/or historically significant buildings located within the 87th/Cottage Grove RPA. The CHRS identifies over 17,000 Chicago properties and contains information on buildings that may possess important architectural and/or historical significance. A ranking system was used to identify historic and architectural significance according to three criteria adopted by the CHRS: 1) age; 2) degree of external physical integrity; and 3) level of possible significance.

According to this survey, eight buildings have been identified by the CHRS as possessing some architectural feature or historical association that made them significant in the context of the community. Some structures potentially would qualify for Chicago Landmark designation. These properties include:

Table 1: Historic Buildings in RPA

Name	Address	Type of Building	Style	Year Built
Champlain Building	635 E. 79 th Street	Mixed-Use	Renaissance	1927
The Sheridan	7118 S. Cottage Grove Avenue	Mixed-Use	N/A	1890
N/A	7512 S. Cottage Grove Avenue	Commercial	N/A	1899
Cottage Grove State Bank	7529 S. Cottage Grove Avenue	Commercial	Classical	1923
O'Hanley Building	7705 S. Cottage Grove Avenue	Mixed-Use	Renaissance	1928
Chatham Building	7910 S. Cottage Grove Avenue	Commercial	Renaissance	1925
N/A	8008 S. Cottage Grove Avenue	Mixed Use	Queen Anne	1896
N/A	9234 S. Cottage Grove Avenue	Mixed-Use	Baroque	1929

None of these eight buildings is slated for redevelopment or rehabilitation at the time of this Eligibility Study and Redevelopment Plan.

The location of these historic buildings is detailed on Map 3, along with current land uses within the RPA.

3. Eligibility Analysis

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Based on the conditions found within the 87th/Cottage Grove RPA at the completion of *S. B. Friedman & Company's* research, it has been determined that the 87th/Cottage Grove RPA meets the eligibility requirements of the Act as a conservation area. The following outlines the provisions of the Act to establish eligibility.

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

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

The statutory provisions of the Act specify how a district can be designated as a "conservation" and/or "blighted area" district based upon an evidentiary finding of certain eligibility factors listed in the Act. The eligibility factors for each designation are identical for improved property. A separate set of factors exists for the designation of vacant land as a "blighted area."

This report summarizes the analyses and findings of the consultants' work, which is the responsibility of the Consultant. *S. B. Friedman & Company* has prepared this report with the understanding that the City would rely 10 on the findings and conclusions of this report in proceeding with the designation of the Study Area as a redevelopment project area under the Act, and 2) on the fact that the Consultant has obtained the necessary information to conclude that the Study Area can be designated as a redevelopment project area under the Act.

Factors For Improved Property

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

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

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

the original use.

Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

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

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

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

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

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

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

lack of reasonably required off-street parking, or inadequate provision for loading and service.

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

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

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

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

As explained, "blighted areas" must have a combination of five or more of these eligibility factors and "conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three or more of these eligibility factors.

Factors For Vacant Land

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

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

public rights-of-way or that omitted easements for public utilities.

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

Tax and Special Assessment Delinquencies. Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.

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

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

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

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

The vacant “blighted area” section includes six other tests for establishing eligibility, but none of these are relevant to the conditions within the 87th/Cottage Grove RPA.

Methodology Overview and Determination of Eligibility

Analysis of eligibility factors was done through research involving an extensive exterior survey of all properties within the 87th/Cottage Grove RPA, as well as a review of building and property records. Property records include building code violation citations, building permit data, and assessor information. The exterior survey of the area established that there are 537 buildings within the 87th/Cottage Grove RPA. In addition, to verify the age for the area buildings, field observations

were compared to the recorded age of the buildings in property records obtained from the Cook County Assessor's office.

The areas located within the 87th/Cottage Grove RPA are predominantly characterized by residential, mixed-use, commercial, and institutional structures of varying degrees of deterioration. All properties were examined for qualification factors consistent with either "blighted area" or "conservation area" requirements of the Act. Based on these criteria, the properties within the 87th/Cottage Grove RPA qualify for designation as a TIF Redevelopment Project Area as a "conservation area" as defined by the Act.

To arrive at this designation, *S. B. Friedman & Company* calculated the number of eligibility factors present on a building-by-building, parcel-by-parcel, and/or property-by-property basis and analyzed the distribution of the eligibility factors on a block-by-block basis. When appropriate, we calculated the presence of eligibility factors on infrastructure and ancillary properties associated with the structures. The eligibility factors were correlated to buildings using structure-base maps, property files created from field observations, record searches, and field surveys. This information was then graphically plotted on a block map of the 87th/Cottage Grove RPA to establish the distribution of eligibility factors, and to determine which factors were present to a major or minor extent.

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

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

Conservation Area Findings

As required by the Act, within a conservation area, at least 50% of the buildings must be 35 years of age or older, and at least three of the 13 other eligibility factors must be found present to a major extent within the 87th/Cottage Grove RPA.

Establishing that at least 50% of the 87th/Cottage Grove RPA buildings are 35 years of age or older is a condition precedent to establishing the area as a conservation area under the Act. Taking into account information obtained from architectural characteristics, building configurations, the Cook County Assessor's office, and the historic development patterns within the community, we have established that of the 537 buildings, 482 (90%) within the 87th/Cottage Grove RPA are 35 years of age or older.

In addition to establishing that the 87th/Cottage Grove RPA meets the age requirement, our research

has revealed that the following four factors are present to a major extent:

- Deterioration;
- Structures Below Minimum Code Standards;
- Inadequate Utilities; and
- Lack of Growth in Equalized Assessed Value

Based on the presence of these factors, the RPA meets the requirements of a “conservation area” under the Act. The RPA is not yet blighted, but because of a combination of the factors present the RPA may become a blighted area.

As a whole, the area suffers from deterioration of buildings and infrastructure which illustrates the level of physical deficiencies within the 87th/Cottage Grove RPA. In addition, structures were found to be below minimum code standards and in some parts of the RPA showed an excessive level of vacancy (particularly commercial buildings with vacant storefronts), and cases of functional and economic obsolescence. Furthermore, the condition of underground utilities within the RPA is generally inadequate in that the RPA is serviced by water mains and/or sewers that are antiquated or of insufficient capacity and are scheduled for or are overdue for replacement. Finally, the total EAV of the RPA grew at a rate that was less than that of the balance of the municipality for three of the last five annual periods (1996-2001) for which information was available. Overall, the EAV of the RPA grew at a rate that was significantly lower than the growth rate for the City of Chicago.

The Factors-by-Block Table in Appendix 2 details the conservation eligibility factors by block within the 87th/Cottage Grove RPA. Maps 4a through 4d illustrate the distribution of those conservation eligibility factors found to be present to a major extent by highlighting each block where the respective factors were found to be present to a meaningful degree. The following sections summarize our field research as it pertains to each of the identified eligibility factors found within the 87th/Cottage Grove RPA.

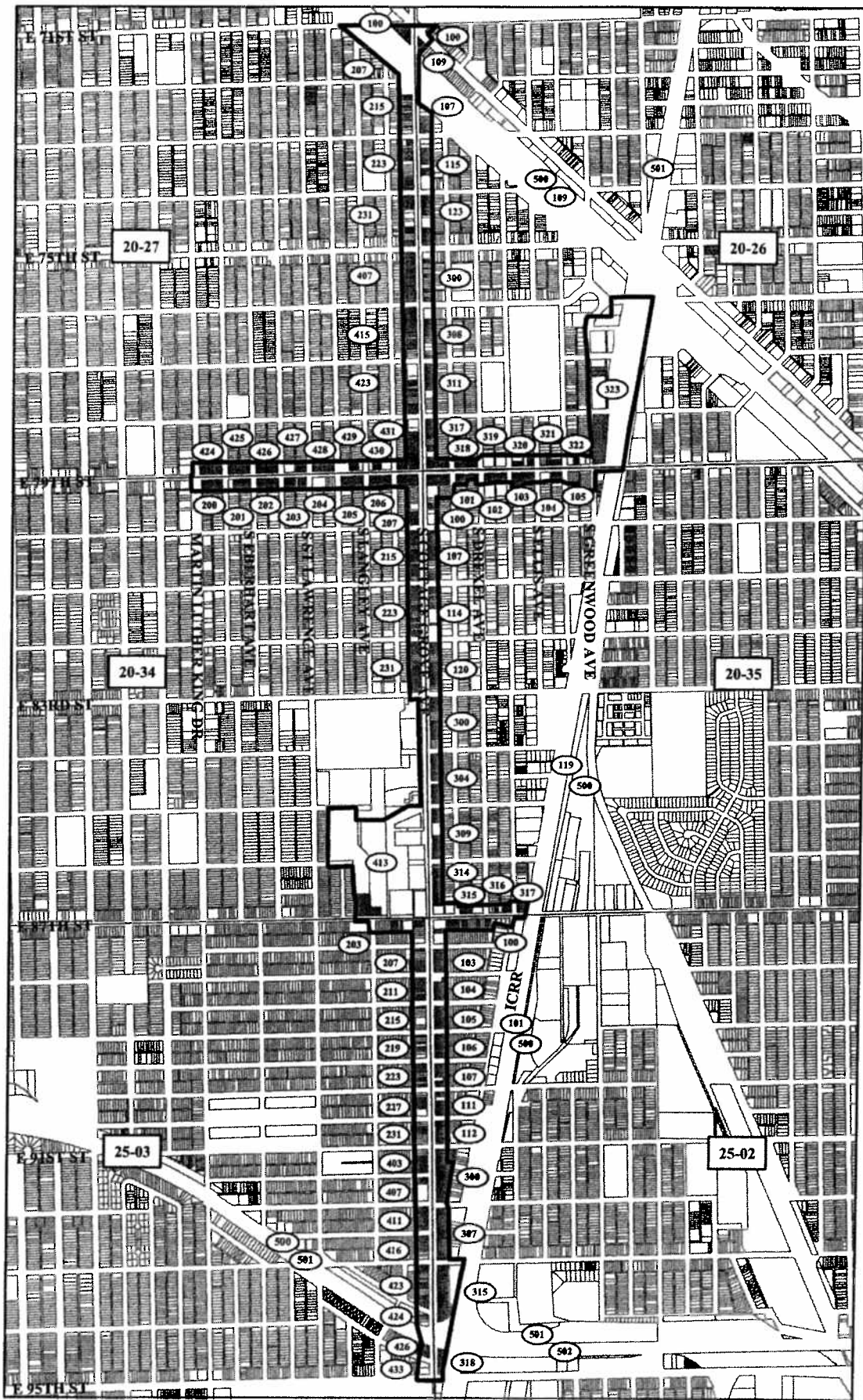
1. Deterioration





Of the 537 buildings within the RPA, 317 (59%) exhibited deterioration. Catalogued deterioration included collapsed or missing gutters and down spouts, cracked, broken or missing windows, evidence of roof leaks, building foundation problems, and cracked exterior wall surfaces. These are conditions not readily correctable through normal maintenance. Structural deterioration is indicative of an area that is at risk of becoming blighted without direct intervention.

Overall, deterioration was considered to be present to a meaningful extent on 69% of the 90 total blocks (more than two out of every three blocks) within the 87th/Cottage Grove RPA.

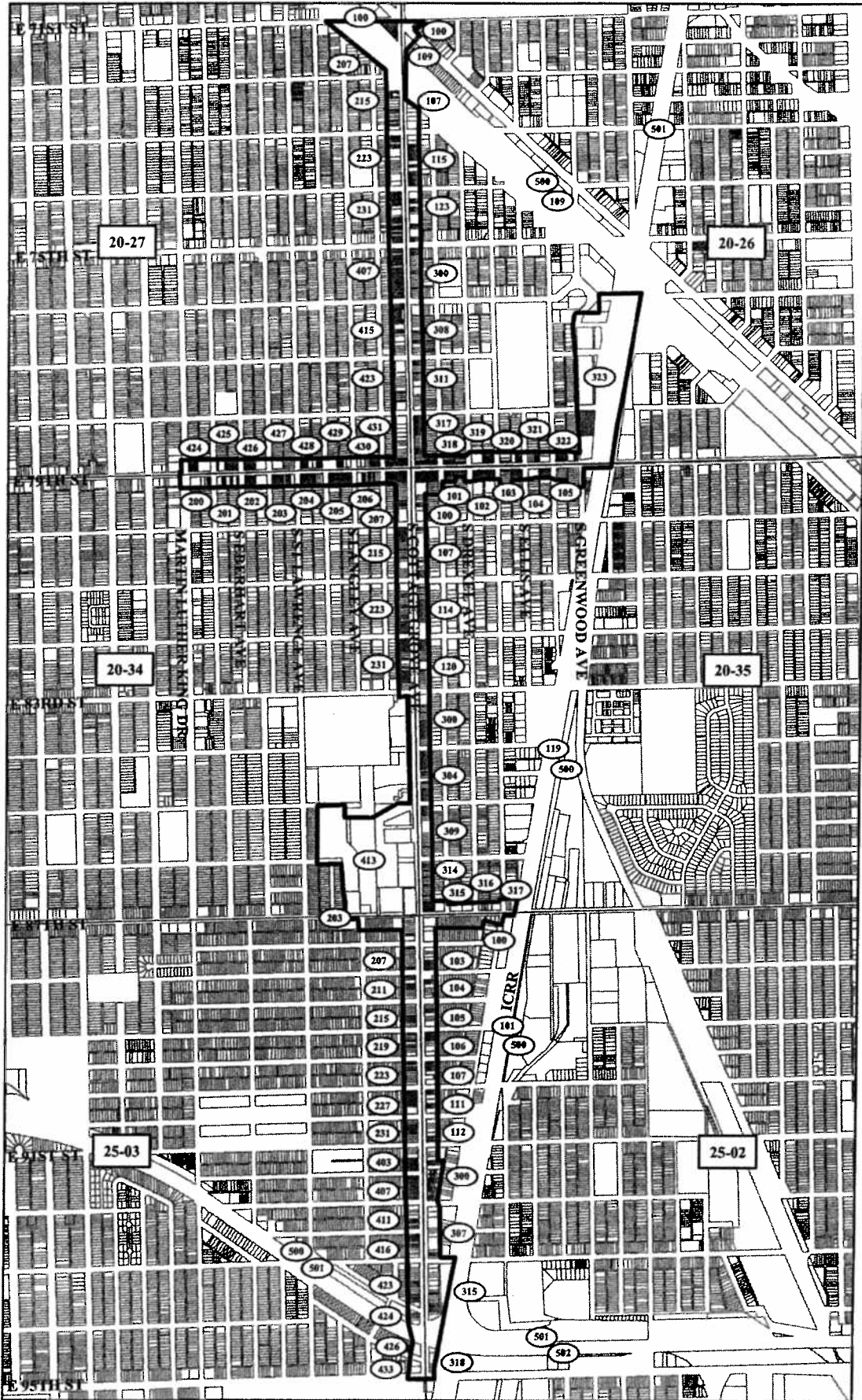
2. Structures Below Minimum Code





Relying on data provided by the City’s Department of Buildings, code violation citations were issued for 208 separate property addresses within the 87th/Cottage Grove RPA between January 1995 and December 2001. This continuing problem underscores the documented deterioration of buildings.



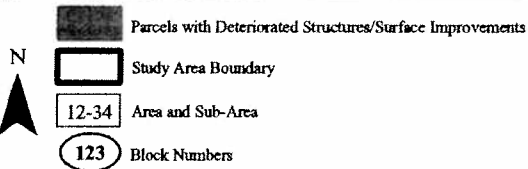
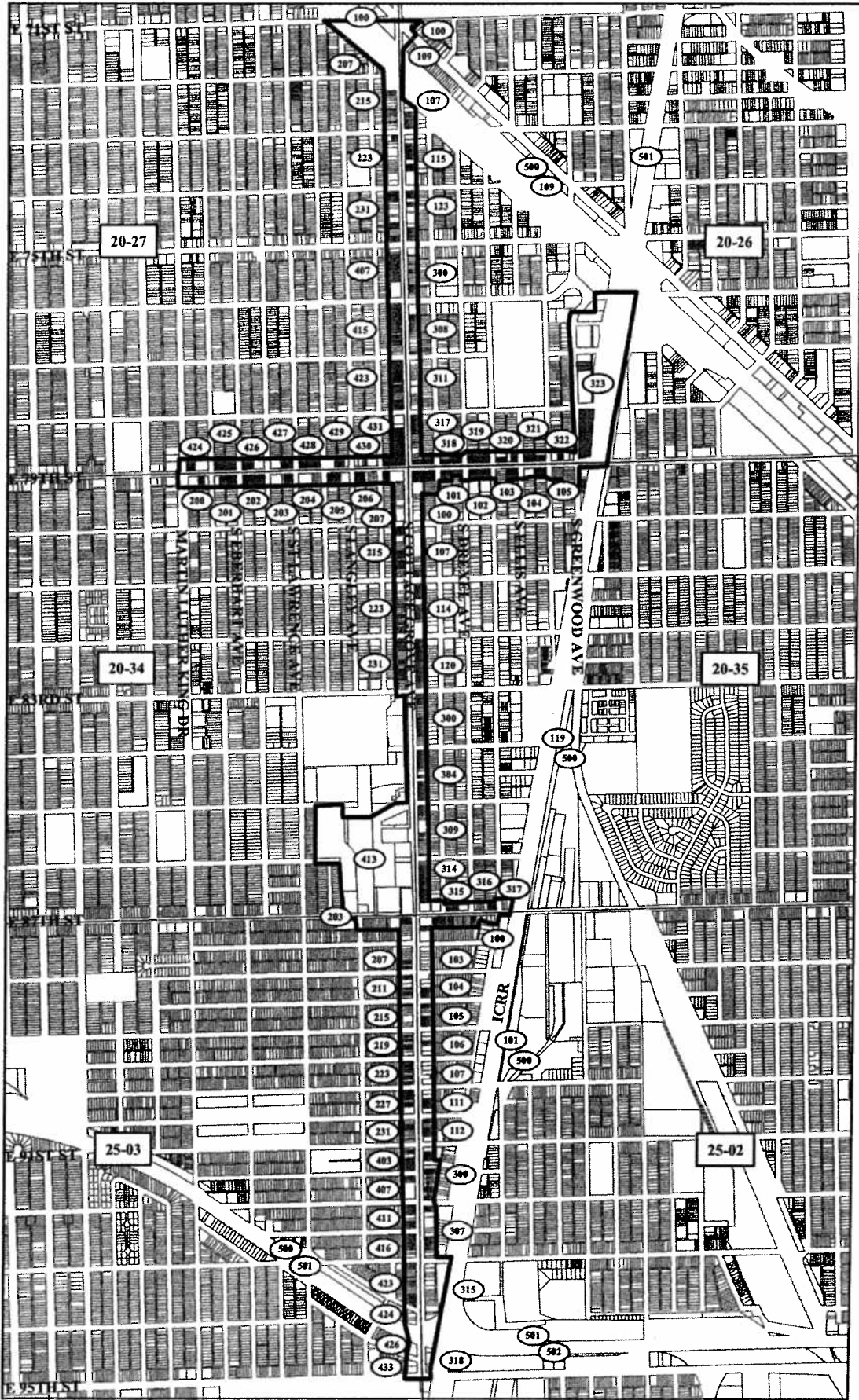
-  Parcels with Structures 35 years of age or older
-  Study Area Boundary
-  Area and Sub-Area
-  Block Numbers

MAP 4a: AGE
87th/Cottage Grove
Tax Increment Financing District

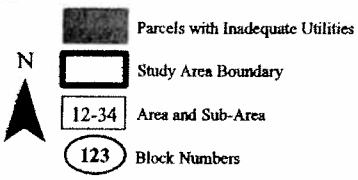
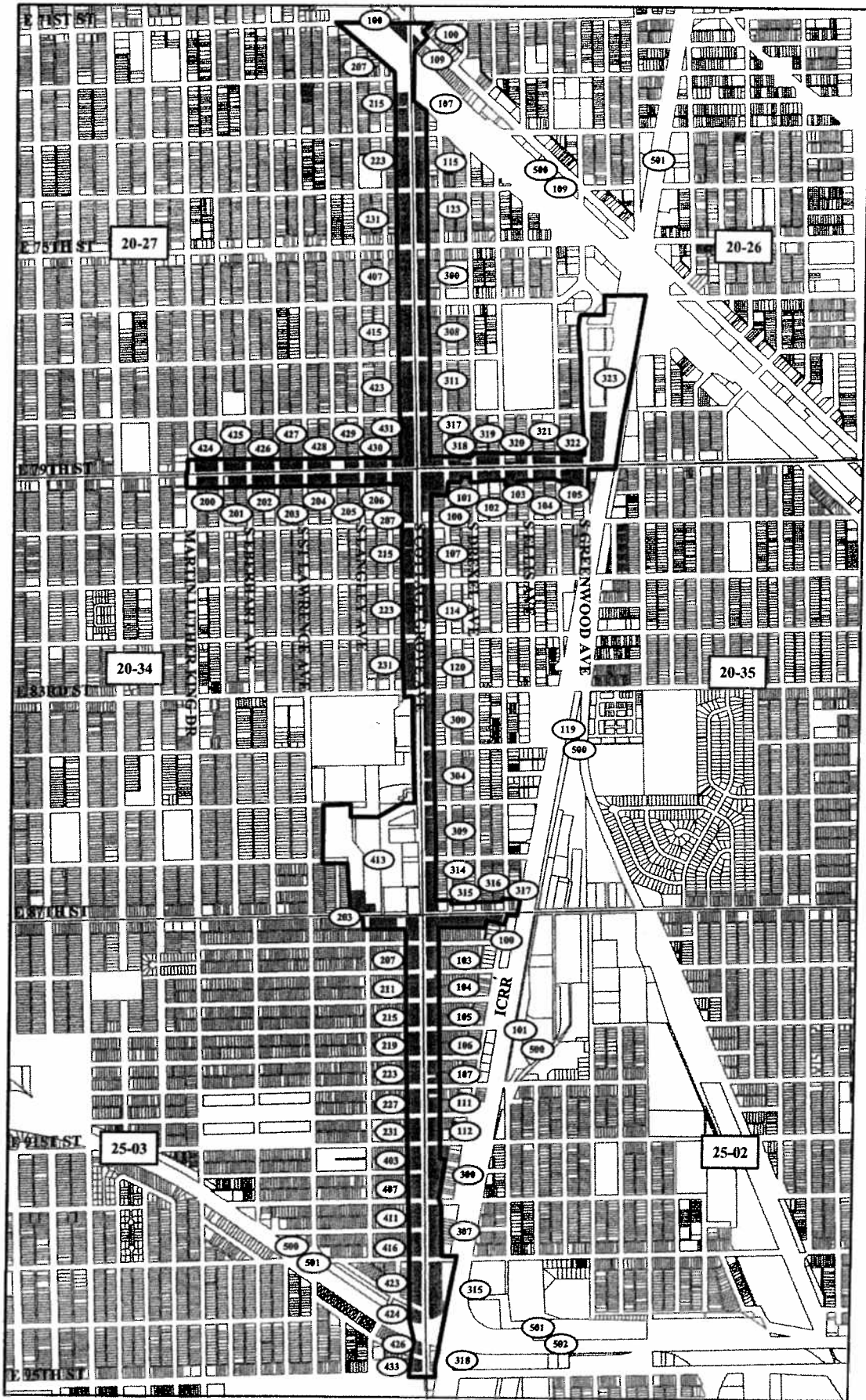


-  Parcels with Structures Below Minimum Code
-  Study Area Boundary
-  12-34 Area and Sub-Area
-  123 Block Numbers

MAP 4b: BELOW CODE
87th/Cottage Grove
Tax Increment Financing District



MAP 4c: DETERIORATION
87th/Cottage Grove
Tax Increment Financing District



MAP 4d: INADEQUATE UTILITIES
87th/Cottage Grove
Tax Increment Financing District

Structures below code standards indicate that a building is in a current state of non-compliance and could potentially fall into more severe disrepair. The code violation citations have implicated 39% of the buildings within the 87th/Cottage Grove RPA between January 1995 and December 2001.

This eligibility factor was present to a meaningful extent on 72% of the 90 total blocks within the RPA.

3. Inadequate Utilities

A review of the City's water and sewer atlases found that inadequate underground utilities affect nearly all of the blocks within the RPA. Blocks within the RPA that are serviced by antiquated water mains that are either scheduled for or overdue for replacement affect 94% of the total parcels in the RPA. Some replacements are required because the water lines have reached the end of their 100-year useful service lives and others are needed because the water mains are of insufficient size to comply with modern capacity requirements.

Due to the age and condition of the sewer and water lines, inadequate utilities was found to be present to a meaningful extent on 93% of the 90 total blocks within the 87th/Cottage Grove RPA.

4. Lack of Growth in Equalized Assessed Value

The total EAV is a measure of the property value in the 87th/Cottage Grove RPA. A lack of growth in EAV has been found for the RPA in that the rate of growth in property values (as measured by EAV) of the RPA has been less than that of the balance of the City of Chicago for three out of the last five years for which information is available (1996 through 2001). The lack of growth in equalized assessed value within an area is one of the strongest indicators that the area as a whole has not been subject to growth and development by private enterprise.

Table 2: Percent Change in Annual Equalized Assessed Valuation (EAV)

	Percent Change in EAV 1996/1997	Percent Change in EAV 1997/1998	Percent Change in EAV 1998/1999	Percent Change in EAV 1999/2000	Percent Change in EAV 2000/2001
87th/Cottage Grove	7.85%	2.72%	0.51%	6.59%	7.21%
City of Chicago (balance of)	8.40%	1.77%	4.17%	14.50%	3.71%

The percent change in EAV of the RPA was lower than that of the balance of the City of Chicago for three of the last five years. Therefore, the RPA as a whole qualifies for the Lack of Growth in EAV factor.

* The 1997/1998 and 2000/2001 periods are shaded to indicate that they are non-qualifying years.

This eligibility factor was analyzed area-wide and is considered to be present to a meaningful extent for the entire 87th/Cottage Grove RPA.

Minor Supporting Factors

In addition to the factors that previously have been documented as being present to a major extent in the 87th/Cottage Grove RPA, three additional factors are present to a minor extent. These additional factors demonstrate that the 87th/Cottage Grove RPA is gradually declining through disinvestment. Left unchecked, these conditions could accelerate the decline of the community, and combined with those factors that have been used to qualify the RPA as a conservation area, could lead to more widespread and intensive commercial and residential disinvestment.

1. Deleterious Land Use and Layout

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

- Adjacent land uses that are incompatible;
- Blocks and parcels of an irregular size and/or shape that do not adhere to contemporary standards of development, and may adversely impact the potential for future redevelopment;
- The orientation of both buildings and surface improvements (such as driveways and alleys) on a particular site or within the context of an entire block that impede the safe and efficient movement of traffic and pedestrians; and
- The existence of incompatible uses within a single building or on a single parcel.

Deleterious land use and layout was found to be present to a meaningful extent on 16% of the 90 total blocks within the RPA.

2. Obsolescence

An appreciable amount of functional obsolescence exists within the 87th/Cottage Grove RPA. Obsolescence, either functional, economic, or some combination of both, was documented for 102 of the 537 buildings (19%) within the RPA. Often, the economic disadvantage of an area's buildings is the direct result of their functional obsolescence. Many of these buildings cannot compete in the market without some intervention or correction of obsolete factors. Economically obsolete buildings and properties have an adverse effect on nearby properties and detract from the physical, functional, and economic vitality of the surrounding community.

Overall, this factor was present to a meaningful extent on 24% of the 90 total blocks in the 87th/Cottage Grove RPA.

3. Excessive Vacancies

Of the 537 buildings within the RPA, 98 (18%) exhibited excessive vacancies. A building was

considered to have excessive vacancies if it appeared to be at least one-third vacant, including commercial storefronts. Many of the buildings within the 87th/Cottage Grove RPA have vacant or underutilized commercial storefronts.

This factor was present to a meaningful extent on 21% of the 90 total blocks within the RPA.

4. Redevelopment Project & Plan

Redevelopment Needs of the 87th/Cottage Grove RPA

The existing land use pattern and physical conditions in the 87th/Cottage Grove RPA suggest six redevelopment needs for the area:

1. Property assembly, demolition, and site preparation;
2. Infrastructure improvements, streetscaping, and buffering/screening between land uses;
3. Resources for commercial, residential, and mixed-use development and rehabilitation;
4. Improvement and expansion of public facilities and other supportive land uses; and
5. Job training and day care assistance

The Eligibility Study and Redevelopment Plan identifies the tools that the City will use to guide redevelopment in the 87th/Cottage Grove RPA to create a cohesive and vibrant mixed-use community. Currently, the 87th/Cottage Grove RPA is characterized by signs of deteriorated buildings and infrastructure, vacant and underutilized parcels, conflicting land uses, and an overall lack of growth in property values.

The goals, objectives, and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the 87th/Cottage Grove RPA. The proposed public improvements outlined in the Eligibility Study and Redevelopment Plan will help to create an environment conducive to private investment and redevelopment within the 87th/Cottage Grove RPA. To support specific projects and encourage future investment in the RPA, public resources, including tax increment financing, may be used to: facilitate property assembly, demolition, and site preparation; improve or repair RPA infrastructure; provide streetscaping, landscaped buffers, and screening elements between land uses; develop and rehabilitate commercial and residential buildings and/or units; preserve and develop affordable housing units; improve, build, and/or expand existing public facilities; and provide job training and day care assistance. In addition, tax increment financing may be used to finance new construction of affordable housing and subsidize developer interest costs related to redevelopment projects.

Goals, Objectives, and Strategies

The goals, objectives and strategies are designed to address the needs of the community and form the overall framework of the Eligibility Study and Redevelopment Plan for the use of anticipated tax increment funds generated within the 87th/Cottage Grove RPA.

Goal. The overall goal of the Eligibility Study and Redevelopment Plan is to reduce or eliminate conditions that qualify the 87th/Cottage Grove RPA as a conservation area and to provide the direction and mechanisms necessary to create a cohesive and vibrant mixed-use, mixed-income community and to preserve diversity in the area. Redevelopment of the RPA will improve retail, commercial, and housing conditions, improve the relationship between the area's diverse land uses, and attract private redevelopment. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment.

Objectives. Fifteen broad objectives support the overall goal of area-wide revitalization of the RPA. These include:

1. Strengthen the overall economic well-being of the RPA by providing resources for and encouraging the development and redevelopment of retail, commercial, mixed-use, residential, and institutional uses, as appropriate, within the RPA;
2. Encourage retail, commercial, mixed-use, and residential development by facilitating the assembly, preparation, and marketing of vacant and improved sites, and by assisting private developers to assemble suitable sites for modern development needs;
3. Reinforce a corridor/district identity through public and private improvements, especially at key nodes within the corridor such as the intersections of Cottage Grove Avenue and 71st Street, 75th Street, 79th Street, 87th Street, and 95th Street;
4. Preserve and enhance the pedestrian orientation of appropriate retail nodes and other areas with heavy pedestrian activity along Cottage Grove Avenue, by encouraging pedestrian-friendly uses and design strategies that include, but are not limited to, the following: facilitate safe pedestrian movement across wide arterial streets with pedestrian amenities; widen narrow sidewalks; and create visual interest and safer pedestrian environments with streetscaping, landscaping, lighting, and buffering;
5. Support the preservation of existing community businesses and residences by providing infrastructure, traffic controls, and other resources to accommodate new development;
6. Facilitate the preservation and/or rehabilitation of anchor retail, commercial, and institutional uses, established institutional facilities, and architecturally or historically significant buildings in the RPA;
7. Support the goals and objectives of other overlapping plans, including the *Cottage Grove Commercial Corridor Plan* (City of Chicago Planning Now Study, October 2000), and coordinate available federal, state, and local resources to further the goals of this Eligibility Study and Redevelopment Plan;
8. Foster the replacement, repair, and/or improvement of infrastructure, where needed, including sidewalks, streets, curbs, gutters, and underground water and sanitary systems to facilitate the construction of new retail, commercial, mixed-use, and residential development;
9. Facilitate the remediation of environmental problems to provide additional land for new retail, commercial, mixed-use, and residential development and redevelopment, as appropriate;
10. Facilitate the provision of adequate on- and off-street parking for visitors, employees, and customers of the RPA;

11. Enhance neighborhood appearance and improve the quality of the existing housing stock by leveraging TIF funds to provide assistance for the rehabilitation of single- and multi-family residences;
12. Provide support for existing community businesses by leveraging TIF funds to provide assistance for the rehabilitation of existing commercial and mixed-use buildings;
13. Create an environment for educational, recreational, and other institutional facilities where needed and in accordance with the Eligibility Study and Redevelopment Plan by providing enhancement opportunities for public facilities and institutions, such as parks, transit facilities, and other institutional uses;
14. Provide opportunities for women-owned, minority-owned, and locally owned businesses to share in the job and construction opportunities associated with the redevelopment of the RPA;
15. Support job training programs and increase employment opportunities for area residents that may result from new development; and
16. Support the cost of day care operations established by existing and future businesses in the RPA to serve employees of low-income families working in the RPA.

Strategies. These objectives will be implemented through five (5) specific and integrated strategies. These include:

1. **Implement Public Improvements.** A series of public improvements throughout the 87th/Cottage Grove RPA may be designed and implemented to help define and create an identity for the area, prepare sites for anticipated private investment, and create a more conducive environment for retail, commercial, mixed-use, and residential development. Public improvements which are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include new streetscaping, street and sidewalk lighting, resurfacing of alleys, sidewalks and streets, improvement of underground water and sewer infrastructure, creation of parks and open space, and other public improvements consistent with the Eligibility Study and Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

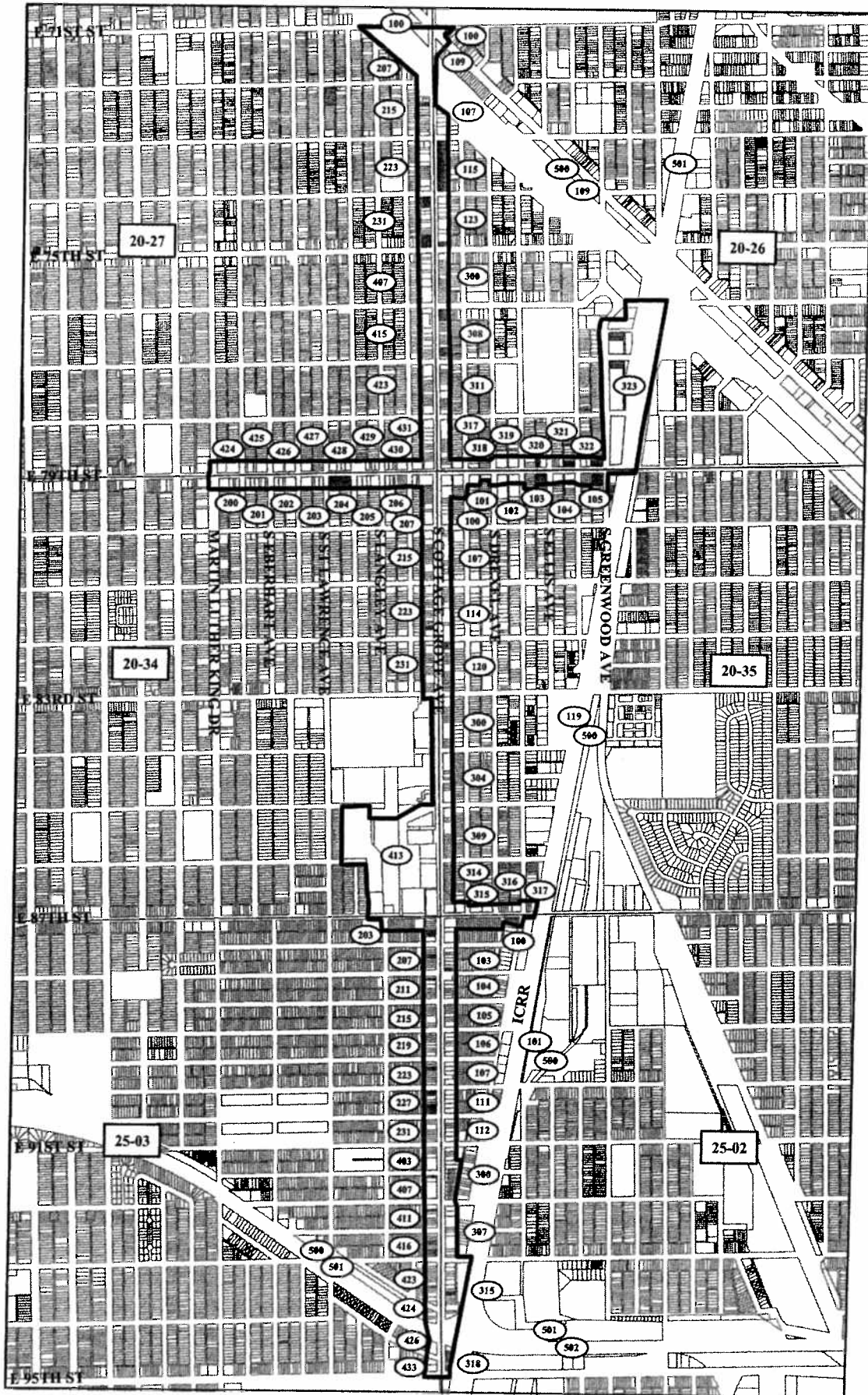
2. **Develop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized sites within the 87th/Cottage Grove RPA is expected to stimulate private investment and enhance the RPA. Development of vacant and underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites.






3. **Encourage Private Sector Activities and Support New Development.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Eligibility Study and Redevelopment Plan and which maintain the integrity of the historically significant buildings in the 87th/Cottage Grove RPA.
4. **Facilitate Property Assembly, Demolition, and Site Preparation.** Specific sites may be acquired and assembled by the City to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Eligibility Study and Redevelopment Plan.

To meet the goals, policies or objectives of this Eligibility Study and Redevelopment Plan, the City may acquire and assemble property throughout the RPA. Land assemblage by the City may be done by purchase, exchange, donation, lease, eminent domain, or through the Tax Reactivation Program and may be for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the City may require written development agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

Map 5, *Land Acquisition Overview Map*, indicates 73 parcels currently proposed to be acquired for redevelopment in the RPA and is based on parcels targeted for acquisition by the City of Chicago. Appendix 3 contains a list of the acquisition parcels by block and Permanent Index Number (PIN). These parcels may be acquired to facilitate the redevelopment within the 87th/Cottage Grove RPA, consistent with the goals and objectives of this Eligibility Study and Redevelopment Plan.

In connection with the City exercising its powers to acquire real property not currently identified on the Land Acquisition Overview Map (Map 5) and listed in Appendix 3, including the exercise of the power of eminent domain, under the Act in implementing this Eligibility Study and 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 Eligibility Study and Redevelopment Plan. Relocation assistance may be provided to facilitate redevelopment of portions of the RPA, and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City.



-  N
-  Parcels on Acquisition List
-  Study Area Boundary
-  12-34 Area and Sub-Area
-  123 Block Numbers

MAP 5: LAND ACQUISITION OVERVIEW
87th/Cottage Grove
Tax Increment Financing District

For properties described on Map 5, the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving this Eligibility Study and 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 Eligibility Study and Redevelopment Plan under the Act according to its customary procedures as described in the preceding paragraph.

5. **Assist Existing Businesses and Residents.** The City may provide assistance to support existing businesses, property owners, and residents in the RPA. This may include financial and other assistance for rehabilitation, leasehold improvements, new construction, and the provision of affordable housing units. TIF assistance may be used independently or with other housing programs to support new and rehabilitated rental and for-sale housing that could include a mixture of market-rate units and units affordable to moderate-, low-, and very low-income households. Resources also may be available to businesses for job training, welfare-to-work, and day care assistance. In addition, to the extent allowable under the law, locally owned businesses and residents will be targeted to share in the employment, job, and construction-related opportunities that may be offered by redevelopment within the 87th/Cottage Grove RPA.

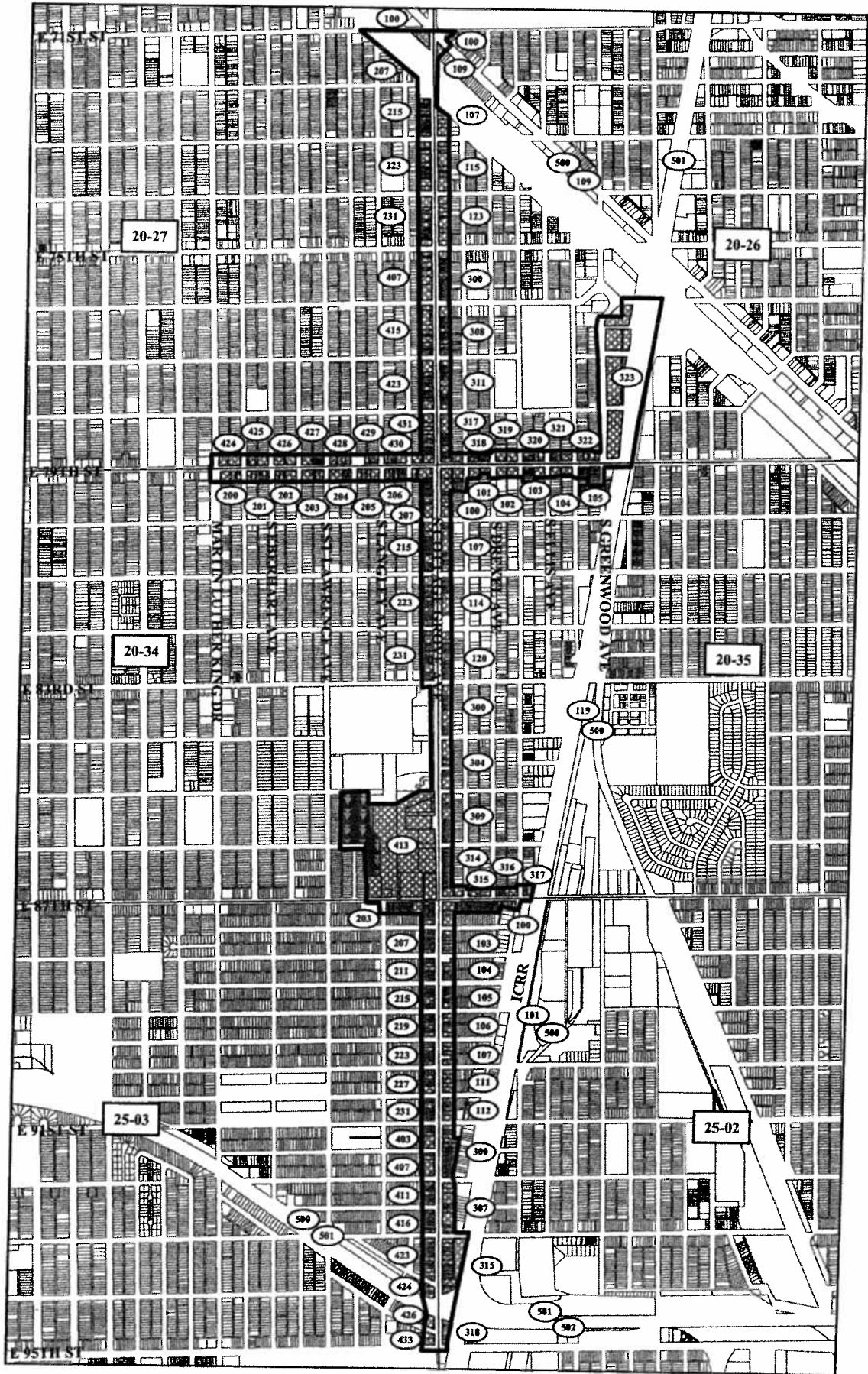
The City requires that developers who receive TIF assistance for market rate housing set aside 20 percent of the units to meet affordability criteria established by the City's Department of Housing or any successor agency. Generally, this means the affordable for-sale units should be priced at a level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







These activities are representative of the types of projects contemplated to be undertaken during the life of the 87th/Cottage Grove RPA. Market forces are critical to the completion of these projects. Phasing of projects will depend on the interests and resources of both public and private sector parties. Not all projects will necessarily be undertaken. Further, additional projects may be identified throughout the life of the 87th/Cottage Grove RPA. To the extent that these projects meet the goals of this Eligibility Study and Redevelopment Plan and the requirements of the Act and budget outlined in the next section, these projects may be considered for tax increment funding. The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate, or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

Proposed Future Land Use

The proposed future land use of the 87th/Cottage Grove RPA reflects the objectives of the Eligibility Study and Redevelopment Plan, which work to provide direction for the marketing of vacant and underutilized sites in the RPA to redevelopment activities. The proposed objectives are compatible with historic land use patterns and support current development trends in the area.

These proposed future land uses are detailed on Map 6. As noted on Map 6, the uses listed are to



- N
- 
-  Study Area Boundary
-  12-34 Area and Sub-Area
-  123 Block Numbers
-  Mixed Use
-  Park/Open Space

MAP 6: PROPOSED FUTURE LAND USE
87th/Cottage Grove
Tax Increment Financing District

be predominant uses for the area indicated, and are not exclusive of any other uses.

Assessment of Housing Impact

The purpose of this section is to set forth a Housing Impact Study for the 87th/Cottage Grove RPA as required by the Act. If the redevelopment plan for a RPA would result in the displacement of residents from 10 or more inhabited residential units, or if the RPA contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the City must prepare a Housing Impact Study and incorporate the study into the Eligibility Study and Redevelopment Plan as required by subsection 11-74.4-5(a) of the Act.

The primary goal of the Eligibility Study and Redevelopment Plan is to provide the necessary mechanisms to re-establish the Cottage Grove Avenue commercial district and its surrounding side streets as a cohesive and vibrant mixed-use area that provides a comprehensive range of commercial and retail uses to the surrounding residential community, while accommodating residential and institutional uses where appropriate. Currently, there are no proposed Redevelopment Projects that will result in the displacement of any inhabited residential units. However, since the RPA contains more than 75 inhabited residential units and future redevelopment activity could conceivably result in the removal of inhabited residential units over the 23-year life of the RPA, a housing impact study is required. Under the provisions of the Act:

Part I of the housing impact study consists of a survey of all existing residential units in the RPA. This part of the housing impact study shall include:

- (i) data as to whether the residential units within the RPA are single-family or multi-family units;
- (ii) the number and type of rooms within the units, if that information is available;
- (iii) whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act is passed; and
- (iv) data as to the racial and ethnic composition of the residents in the inhabited residential units, which data requirement shall be deemed to be fully satisfied if based on data from the most recent Federal Census.

Part II of the housing impact study identifies the inhabited residential units in the RPA that are to be, or may be, removed. If inhabited residential units are to be, or may be, removed, then the housing impact study shall identify:

- (i) the number and location of those units that will be, or may be, removed;
- (ii) the municipality's plans for relocation assistance for those residents in the proposed

- redevelopment project area whose residences are to be removed;
- (iii) the availability of replacement housing for those residents whose residences are to be removed, and identification of the type, location, and cost of the replacement housing; and
 - (iv) the type and extent of relocation assistance to be provided.

PART I

(i) Number and Type of Residential Units

The number and type of residential buildings in the area were identified during the building condition and land use survey conducted as part of the eligibility analysis for the area. In order to identify residential units in the field, *S. B. Friedman & Company* utilized several methods, including counts of door buzzers, mailboxes, windows, and other indicators. This survey, completed in April 2002, revealed that the 87th/Cottage Grove RPA contains 195 residential or mixed-use residential buildings containing an estimated 1225 total dwelling units. The number of residential units by building type is described as follows:

Table 3: Number and Type of Residential Buildings and Units

Building Type	Total Buildings	Total Units
Single-Family	24	24
Multi-Family	77	445
Mixed-Use (Commercial/Institutional/Residential)	94	756
Total	195	1225

Source: *S. B. Friedman & Company*

(ii) Number and Type of Rooms within Units

The distribution within the 87th/Cottage Grove RPA of the 1,225 residential units by number of rooms and by number of bedrooms is identified in tables within this section. The methodology to determine this information is described below.

Methodology

In order to describe the distribution of residential units by number and type of rooms within the 87th/Cottage Grove RPA, *S. B. Friedman & Company* analyzed 1990 Census data (2000 Census data for these categories are not yet available) by Block Groups for those Block Groups encompassed by the RPA. A Block Group is a combination of Census blocks, and is the lowest level of geography for which the Census Bureau tabulates sample, or long-form data. In this study, we have relied on 1990 U.S. Census sample data because it is the best available information regarding the structures and residents of the Redevelopment Project Area. These Block Group data show the distribution of

housing units by the number of bedrooms and the total number of rooms within each unit. We then applied the 1990 distribution percentage to the total number of units identified by the survey. The estimated distribution of units by bedroom type and number of rooms are described as follows:

Table 4: Units by Bedroom Type ²

Number of Bedrooms	1990 Census	Current Estimate for RPA
Studio	3%	37
1 Bedroom	33%	404
2 Bedrooms	36%	441
3 Bedrooms	22%	270
4 Bedrooms	5%	61
5+ Bedrooms	2%	25
Total	101%	1238*

*Note: current estimate figures do not add up due to rounding, and total percentage does not equal 100.

² As defined by the Census Bureau, Number of Bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A Housing Unit consisting of only one room, such as a one-room efficiency apartment, is classified, by definition, as having no bedroom.

Table 5: Units by Number of Rooms ³

Number of Rooms	1990 Census	Current Estimate for RPA
1 Room	1%	12
2 Rooms	5%	61
3 Rooms	17%	208
4 Rooms	23%	282
5 Rooms	28%	343
6 Rooms	18%	221
7 Rooms	5%	61
8 Rooms	2%	25
9+ Rooms	2%	25
Total	101%	1238*

*Note: current estimate figures do not add up due to rounding, and total percentage does not equal 100.

(iii) Number of Inhabited Units

According to data compiled from the survey completed by *S. B. Friedman & Company* in April 2002, the 87th/Cottage Grove RPA contains an estimated 1,225 residential units of which 87 units (7%) are estimated to be vacant. Therefore, there are approximately 1,138 total inhabited units within the RPA. As required by the Act, this information was ascertained as of April 11, 2002, which is a date not less than 45 days prior to the date that the resolution or ordinance required by Subsection 11-74.4-5 (a) of the Act was, or will be, passed (the resolution or ordinance setting the public hearing and Joint Review Board meeting dates).

(iv) Race and Ethnicity of Residents

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined. According to 2000 U. S. Census data, the average household size within the Block Groups which comprise the 87th/Cottage Grove RPA was 2.5 persons. Therefore, there are an estimated 2,845 residents living within the proposed boundaries. The race and ethnic composition of these residents is as follows:

³ As defined by the Census Bureau, for each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

Table 6: Race of Residents

Race	Estimated Residents (2000)	Percentage
Black or African-American Alone	2,797	98.3%
White Alone	14	0.5%
Asian Alone	3	0.1%
American Indian or Alaska Native Alone	3	0.1%
Some other race Alone	6	0.2%
Black or African American; American Indian or Alaska Native	6	0.2%
White; Black or African American	6	0.2%
Black or African American; Some other race	6	0.2%
Black or African American; Asian	3	0.1%
White; Some other race	3	0.1%
Two other races	3	0.1%
White; Black or African American; American Indian or Alaska Native	3	0.1%
Total	2,853	100%

*Note: due to rounding, the total number of residents exceeds the actual estimated total population of the RPA by 8.

Table 7: Ethnicity of Residents

Hispanic Origin	Estimated Residents (2000)	Percentage
Hispanic	20	0.7%
Non-Hispanic	2,825	99.3%
Total	2,845	100%

We also estimated the income distribution by those households living in the inhabited units within the 87th/Cottage Grove RPA.

In order to estimate the number of moderate-, low-, very low-, and very, very low-income households in the RPA, *S. B. Friedman & Company* used data from Claritas, Inc., a national demographic data provider. As determined by HUD, the definitions of the above-mentioned income categories, adjusted for family size, are as follows:

- a. Very, very low-income households have an adjusted income of less than 30% of the area median income.

- b. Very low-income households earn between 30% and 50% of the area median income.
- c. Low-income households earn between 50% and 80% of the area median.
- d. Moderate-income households earn between 80% and 120% of the area median.

We estimated the number of households by income level residing within the RPA based on Claritas projections of total households by income level by Block Group. These projections estimate that of all households residing within the Block Groups encompassing the 87th/Cottage Grove RPA, 50% may be classified as very low-income or lower, 23% may be classified as low-income, and 16% may be classified as moderate-income households.

Table 8: Households By Income Category

Income Category	Percentage (from Claritas)	Estimated Number of Households in RPA	Annual Income Range (Average HH of 3 Persons)
Very, Very Low Income	29%	327	\$0 - \$19,050
Very Low-Income	21%	235	\$19,051 - \$31,750
Low-Income	23%	267	\$31,751 - \$50,800
Moderate-Income	16%	186	\$50,801 - \$76,200
Subtotal: Moderate-Income or Below	89%	1015	\$0 - \$76,200
Above Moderate-Income	11%	123	\$76,201 +
Total	100%	1,138	--

Source: Claritas, Inc. and S. B. Friedman & Co.

PART II

(i) Number and Location of Units to be Removed

Currently, there are no proposed Redevelopment Projects that will result in the displacement of any inhabited residential units. Since no specific Redevelopment Projects have been proposed to date involving parcels with inhabited residential units, it is impossible to determine the exact extent to which future projects receiving tax increment assistance (or other public projects implemented in furtherance of the Eligibility Study and Redevelopment Plan) will bring about the removal of residences. However, it is probable that some existing units may be removed as a result of redevelopment activity over the 23 year life of the RPA. In order to meet the statutory requirement of defining the number and location of inhabited residential units that may be removed, a methodology was established that would provide a rough, yet reasonable, estimate. This methodology is described below.

Methodology

The methodology used to fulfill the statutory requirements of defining the number and location of

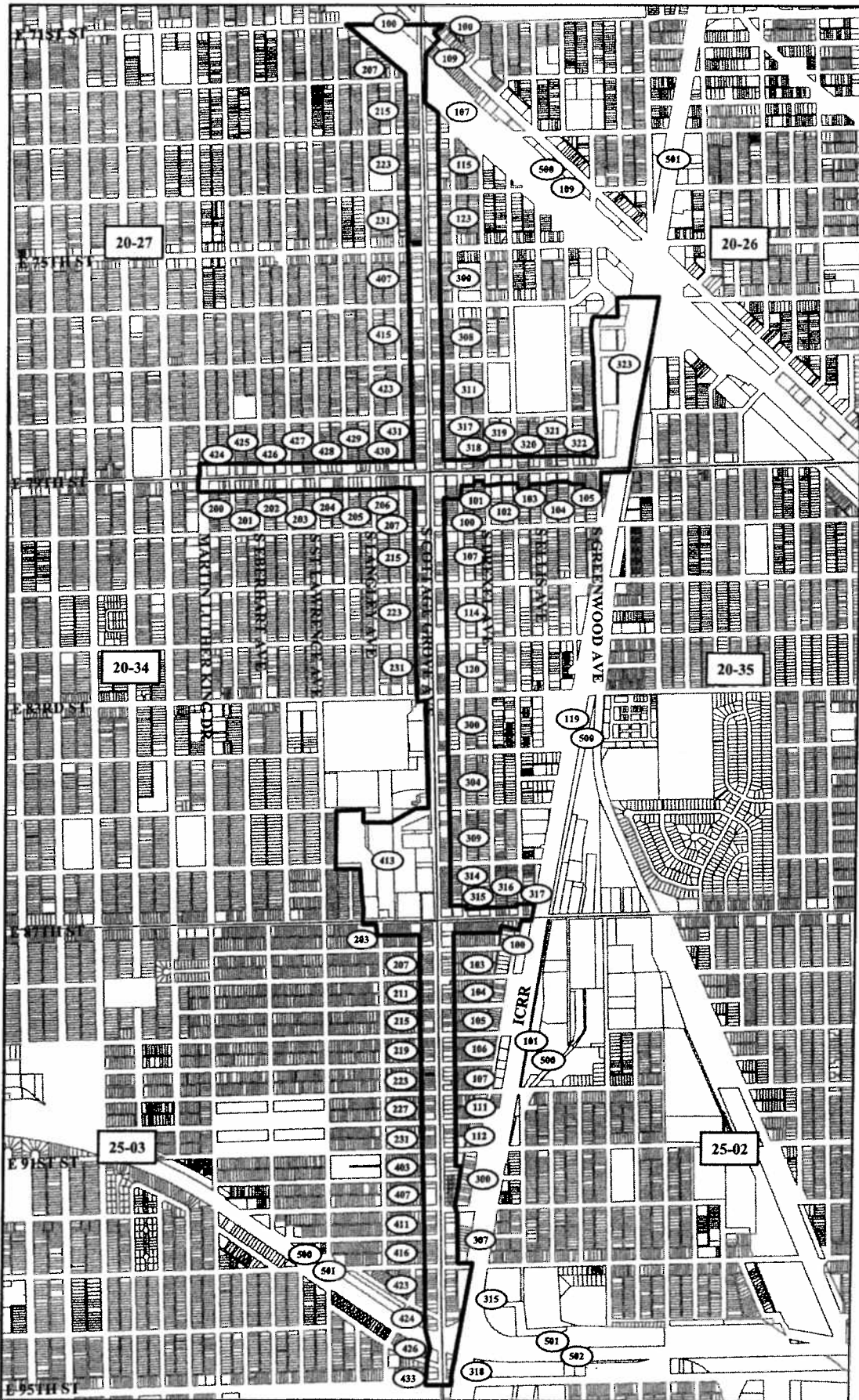
inhabited residential units that may be removed involves three steps:





- i. Step one counts all inhabited residential units identified on any existing acquisition lists or maps. No pre-existing acquisition lists or maps were identified. However, an acquisition list is included in the 87th/Cottage Grove Redevelopment Project and Plan identifying a total of 73 parcels located within the RPA. Of these 73 parcels slated for acquisition, two are either partially or entirely used for residential purposes. Data from *S.B. Friedman & Company's* survey of the RPA show that these parcels include approximately 16 total housing units, two (12.5%) of which are estimated to be vacant. This translates to a total of 14 inhabited housing units located on two acquisition list parcels.
- ii. Step two counts the number of inhabited residential units located on parcels that are dilapidated as defined by the Act. A survey of the entire RPA completed in April 2002 identified a total of two dilapidated buildings, none of which had an associated residential use. We therefore assume that no inhabited residential units are likely to be removed due to demolition or rehabilitation of dilapidated buildings.
- iii. Step three counts the number of inhabited residential units that exist where the future land use indicated by the Eligibility Study and Redevelopment Plan will not include residential uses. After reviewing the Proposed Future Land Use for the 87th/Cottage Grove RPA, we determined that there will be no units impacted by changes to the existing land use. Therefore, the number of inhabited residential units that may be removed due to future land use change is zero.

We have identified all of the inhabited units that meet the criteria described above in order to arrive at a reasonable projection of the total number of inhabited residential units that may be removed as a result of redevelopment projects that are undertaken in accordance with the Eligibility Study and Redevelopment Plan. It is uncertain whether all such units will actually be removed as a result of such projects; however, the total number of inhabited residential units that may be removed is 14. This estimate serves as an upper limit on the number of inhabited residential units which may be removed as a result of the Eligibility Study and Redevelopment Plan over its 23-year life span.

Based on the income distributions in and around the RPA, it is reasonable to assume that a minimum of 89%, or 13, of the 14 inhabited residential units that may be displaced are currently inhabited by households of moderate, low, very low, or very, very low income. However, it is possible that a higher percentage, up to 100% (14 units), are occupied by households within these income brackets. Part II, subpart (iii) of this section discusses in detail the availability of replacement housing for households of low income or lower.

Map 7 identifies the two parcels containing the 14 occupied units (the sum of the units found in Steps 1 through 3 above) that could potentially be removed during the 23-year life of the 87th/Cottage Grove RPA. In addition, the specific parcels' PINs are listed in Appendix 4 of this study.



- N
-  Residential Parcels on Acquisition List
-  Study Area Boundary
-  Area and Sub-Area
-  Block Numbers

MAP 7: HOUSING IMPACT STUDY

**87th/Cottage Grove
Tax Increment Financing District**

S. B. Friedman & Company
Real Estate Advisory and Development Consultants

(ii) Relocation Plan

The City's plan for relocation assistance for those qualified residents in the 87th/Cottage Grove RPA whose residences may be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in subpart (iv) below. No specific relocation plan has been prepared by the City as of this date; until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

(iii) Replacement Housing

In accordance with Subsection 11-74.4-3(n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing located in or near the 87th/Cottage Grove RPA is available for any qualified displaced residents.

To promote development of affordable housing, the Act requires that developers who receive tax increment financing assistance for market-rate housing are to set aside at least 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that income-restricted rental units should be affordable to households earning no more than 80 percent of the area median income (adjusted for family size). If, during the 23-year life of the 87th/Cottage Grove RPA, the acquisition plans change, the City shall make every effort to ensure that appropriate replacement housing will be found in either the Redevelopment Project Area or the surrounding Chatham and Greater Grand Crossing Community Areas.

In order to determine the availability of replacement housing for those residents who may potentially be displaced by redevelopment activity, *S. B. Friedman & Company* examined several data sources, including vacancy data from the 2000 US Census, apartment listings from local newspapers, and housing sales data from the Multiple Listing Service (MLS) of Northern Illinois.

Vacancy Data

According to the 2000 figures, the seven (7) Block Groups surrounding and encompassing the 87th/Cottage Grove RPA contained 12,265 housing units, of which 969 (7.9%) were vacant. For the purposes of this analysis, the term "RPA Vicinity" refers to these Block Groups. The following table shows the distribution of vacant residential units in the RPA by vacancy status, as compared to the City of Chicago as a whole.

Table 9: Vacancy Rate by Vacancy Status

Vacancy Status	Share Units (RPA Vicinity)	Citywide Percentage
For rent	5.8%	3.1%
For sale	0.8%	0.7%
Rented/sold but not occupied	0.9%	0.8%
For seasonal/recreational/occasional use	0.1%	0.4%
Other	2.0%	0.3%
Total Vacant Units	9.6%	7.9%*

*Citywide percentages do not add up due to the omission of several vacancy categories not able to be documented in the RPA through our fieldwork.

The percentage of residential units that are vacant and awaiting rental in the RPA is nearly double that of the City of Chicago (5.8% vs. 3.1%), suggesting a potential supply of replacement rental housing. The percentage of ownership housing units that are vacant and awaiting sale is roughly equal to that of the City as a whole, while the overall rate of residential vacancy in the RPA exceeds that of the City by a significant margin (1.7%).

Availability of Replacement Rental Housing

According to information obtained from the City of Chicago by *S. B. Friedman & Company*, there are no current projects located within the 87th/Cottage Grove RPA that will result in a loss of housing units. However, the possibility remains that some existing units may be removed in the future as a result of redevelopment activity over the 23 year life of the RPA. Therefore, our firm has defined a sample of possible replacement rental housing units located within the Chatham and Greater Grand Crossing Community Areas.

The location, type, and cost of this sample was determined through the examination of classified advertisements from the *Chicago Sun Times* during the month of April 2002.

The range of maximum affordable monthly rents, according to HUD standards, is shown in the table below in comparison with the advertised rents found in the above-mentioned newspaper listings.

Table 10: Maximum Monthly Rent (Including Utilities) Affordable to Income Bracket

Number of BRs	Implied Family Size [1]	Very, Very Low	Very Low	Low	Moderate	Observed Range [2]	Units in Sample [3]	Total Estimated Units [4]
Studio	1	\$370	\$617	\$987	\$1,481	\$381-\$598	7	16
1	1.5	\$397	\$661	\$1,058	\$1,586	\$514-\$739	24	56
2	3	\$476	\$793	\$1,269	\$1,904	\$504-\$1,154	26	62
3	4.5	\$550	\$917	\$1,466	\$2,200	\$1,319	2	4
						Total:	59	138

[1] Derived from the number of bedrooms using HUD formulas.

[2] Based on a sample of apartments located in the Chatham and Greater Grand Crossing Community Areas and advertised in the *Sun Times* during the month of April, 2002.

[3] Refers to the number of units in the sample taken by *S. B. Friedman & Company*. This is not an exhaustive count of the available apartments in the Chatham and Greater Grand Crossing Community Areas during the month of April, 2002. A total of 138 listings were published in the *Sun Times*.

[4] Estimated distribution of total units identified by *S. B. Friedman & Company* during the month of April, 2002. Distribution for all identified units is based on the distribution of the sample.

The table in Appendix 5 provides a detailed summary of the sample of apartment listings found in the *Sun Times* during the month of April. Since HUD affordability standards state that monthly rent, including utilities, should equal no more than 30% of gross household income, *S.B. Friedman & Company* has adjusted the monthly rents listed in Appendix 5 to include utility payments using Section 8 utility cost estimates for various apartment unit sizes developed by the Chicago Housing Authority. The table in Appendix 5 demonstrates that there is ample housing affordable to households of low income or lower currently available within and adjacent to the RPA. It is important to note that a majority of apartments found were one- and two-bedroom units, suitable for households of one to three persons according to HUD standards. No four-bedroom units were found for rent in either Chatham or Greater Grand Crossing Community Areas in the *Sun Times* during the month of April 2002.

S. B. Friedman & Company has also researched the availability of subsidized and income-restricted housing in and near the 87th/Cottage Grove RPA. According to data provided by the Illinois Housing Development Authority, there are at least 1,811 units of income-restricted housing in the Chatham and Greater Grand Crossing Community Areas, including at least 487 units of project-based Section 8 housing. In Section 8 housing, qualifying households are required to pay 30% of their income as monthly rent, with the Section 8 subsidy making up the difference between that amount and the contract rent. Additionally, as noted in the table in Appendix 5, a fair number of apartments in the vicinity of the 87th/Cottage Grove RPA are eligible for tenants with Section 8 vouchers.

Replacement For-Sale Housing

In order to determine the availability of replacement for-sale housing for those homeowners who may potentially be displaced, *S. B. Friedman & Company* reviewed data available from the Multiple Listing Service (MLS) of Northern Illinois which lists most of the currently active for-sale properties in the Northern Illinois region, as well as historical data listing housing sales within the region over the past three years. The following table describes housing sales for detached and attached (condominium and town home) residential units within the Chatham and Greater Grand Crossing Community Areas for the past three years, as well as all current available properties listed for sale.

Table 11: Housing Sales for Detached and Attached Residential Units within Community Areas

Price Range	2000 Sales	2001 Sales	Active Listings (1/1/02 to 5/6/02)
\$0 - \$100,000	388	243	63
\$100,000-\$160,000	159	111	51
\$160,000- \$250,000	24	17	12
\$250,000 & Above	7	2	6
Totals	578	373	132

Source: Multiple Listing Service

Based on the available data, we anticipate that the rental and for-sale residential markets for the Community Areas in and around the 87th/Cottage Grove RPA should be adequate to furnish needed replacement housing for those residents that may potentially be displaced because of redevelopment activity within the RPA. There are no planned redevelopment projects that will reduce the number of residential units within the RPA, and those types of mixed-use projects which might be proposed in accordance with the Eligibility Study and Redevelopment Plan may include new residential units. Therefore, it is assumed that any displacement caused by activities as part of the Eligibility Study and Redevelopment Plan could potentially occur simultaneously with the development of new housing, either rental or for-sale. As a result, there could potentially be a net gain of residential units within the RPA. Furthermore, there is a likelihood that displacement of any units would occur incrementally over the 23-year life of the RPA as individual development projects are initiated.

(iv) Relocation Assistance

If the removal or displacement of low-income or very low-income residential housing units occurs, such residents are required to be provided with affordable housing and relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. The City is required by the Act to make a good faith effort to ensure that affordable replacement housing for such households is located in or near the Redevelopment Project Area.

As used in the above paragraph, "low-income households," "very low-income households," and

“affordable housing” have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3 et seq., as amended. As of the date of this study, these statutory terms have the following meaning:

- (i) “low-income household” means a single person, family or unrelated persons living together whose adjusted income is more than 50% but less than 80% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (“HUD”) for purposes of Section 8 of the United States Housing Act of 1937;
- (ii) “very low-income household” means a single person, family or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence, adjusted for family size, as so determined by HUD; and
- (iii) “affordable housing” means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30% of the maximum allowable income for such households, as applicable.

In the event that implementation of the Eligibility Study and Redevelopment Plan results in the removal of residential housing units in the RPA occupied by low-income or very low-income households from such residential units, the City will make a good faith effort to relocate these households to affordable housing located in or near the 87th/Cottage Grove RPA and will provide affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing.

5. *Financial Plan*

Eligible Costs

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this plan pursuant to the Act. The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including, but not limited to, tax increment financing, and by undertaking certain activities and incurring certain costs. Some of the costs listed below are eligible costs under the Act pursuant to an amendment to the Act that became effective November 1, 1999. Such eligible costs may include, without limitation, the following:

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

6. 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 hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months following completion and including reasonable reserves related thereto;
7. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within the taxing district in furtherance of the objectives of the Eligibility Study and Redevelopment Plan and project, to the extent the City by written agreement accepts and approves such costs;
8. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
9. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law, or under the Act (see "Relocation Section");
10. Payment in lieu of taxes;
11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the RPA; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and taxing district(s), which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by the school districts of cost pursuant to Section 10-22.20a and 10-23.3a of the School Code;
12. Interest costs incurred by a developer related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - b. Such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;

- c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d. The total of such interest payments paid pursuant to the Act may not exceed 30% of the total of (i) cost paid or incurred by the developer for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act;
 - e. Up to 75% of the interest cost incurred by the developer 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; and
 - f. Instead of the interest costs described above in paragraphs 12b., 12d., and 12e. a municipality may pay from tax incremental revenues up to 50% of the cost of construction, renovation, and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the 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.
13. The cost of day care services for children of employees from low-income families working for businesses located within the RPA and all or portion of the cost of operation of day care centers established by RPA businesses to serve employees from low-income families working in businesses located in the RPA. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county, or regional median income as determined from time to time by the United States Department of Housing and Urban Development;
14. 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 benefits under the Act; and
15. Unless explicitly stated in the Act and as provided for in relation to low- and very low-income housing units, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

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

Estimated Redevelopment Project Costs

The estimated eligible costs of this Eligibility Study and Redevelopment Plan are shown in Table 12. The total eligible cost provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Within this limit, adjustments may be made in line items without amendment to this Eligibility Study and Redevelopment Plan. Additional funding in the form of State and Federal grants, private developers contributions and other outside sources may be pursued by the City as a means of financing improvements and facilities which are of benefit to the general community.

Table 12: Estimated TIF Eligible Costs

Project/Improvements	Estimated Project Costs*
Professional Services	\$2,000,000
Property Assembly: including acquisition, site preparation, demolition, and environmental remediation	\$3,100,000
Rehabilitation Costs (Commercial and Residential)	\$6,200,000
Eligible Construction Costs (Affordable Housing Construction)	\$9,800,000
Relocation	\$1,000,000
Public Works or Improvements (1)	\$11,500,000
Job Training	\$1,400,000
Interest Costs	\$4,800,000
Day Care	\$1,200,000
TOTAL REDEVELOPMENT COSTS (2), (3), (4), and (5)	\$41,000,000

*Exclusive of capitalized interest, issuance costs, and other financing costs

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

(2) All costs are in 2002 dollars and may be increased by the rate of inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U. S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

(3) 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 Redevelopment Costs.

(4) The Amount of the Total Redevelopment Project Costs that can be incurred in the RPA will be reduced by the amount of redevelopment project costs incurred in contiguous RPAs, or those separated from the RPA only by a public right-of-way, that are

permitted under the Act to be paid, and are paid, from incremental property taxes generated in the RPA, but will not be reduced by the amount of redevelopment project costs incurred in the RPA which are paid from incremental property taxes generated in contiguous RPAs or those separated from the RPA only by a right of way.

(5) Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Plan adoption, are subject to the Plan amendment procedures as provided under the Act.

Adjustments to the estimated line item costs in Table 12 are expected and may be made by the City without amendment to the Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

In the event the Act is amended after the date of the approval of this Eligibility Study and Redevelopment Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/1-74.4-3(q)(11)), this Eligibility Study and Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Eligibility Study and Redevelopment Plan to the extent permitted by the Act. In the event of such amendment(s), the City may add any new eligible redevelopment project costs as a line item in Table 12, or otherwise adjust the line items in Table 12 without amendment to this Eligibility Study and Redevelopment Plan to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Eligibility Study and Redevelopment Plan.

Phasing and Scheduling of the Redevelopment

Each private project within the 87th/Cottage Grove RPA shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City and approved by the City Council. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The Eligibility Study and Redevelopment Plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third year calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2026, if the ordinances establishing the RPA are adopted during 2002).

Sources of Funds to Pay Costs

Funds necessary to pay for redevelopment project costs and/or municipal obligations which may be issued or incurred to pay for such costs are to be derived principally from tax increment revenues and/or proceeds from municipal obligations which have as a repayment source tax increment revenue.

To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the City may permit the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The City may incur Redevelopment Project Costs which are paid from the funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes.

The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current equalized assessed valuation ("EAV") of each taxable lot, block, tract, or parcel of real property in the RPA over and above the certified initial equalized assessed value of each such property. Without the use of such incremental revenues, the redevelopment project area is not likely to redevelop.

Other sources of funds which may be used to pay for development costs and associated obligations issued or incurred include land disposition proceeds, State and Federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the City from time to time may deem appropriate.

The 87th/Cottage Grove RPA is contiguous to the existing 71st & Stony Island Redevelopment Project Area and the existing Stony Island Commercial and Burnside Industrial Corridor Redevelopment Project Area and may, in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act. The City may utilize net incremental property tax revenues received from the 87th/Cottage Grove RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the 87th/Cottage Grove RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the 87th/Cottage Grove RPA, shall not at any time exceed the total Redevelopment Project Costs described in Table 12 of this Eligibility Study and Redevelopment Plan.

The 87th/Cottage Grove RPA may become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Illinois Industrial Jobs Recovery Law, (65 ILCS 5/11-74.61-1 et. seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the 87th/Cottage Grove RPA, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the 87th/Cottage Grove RPA be made available to support any such redevelopment project areas, and vice versa. The City, therefore, proposes to utilize net incremental revenues received from the 87th/Cottage Grove RPA to pay eligible redevelopment projects 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 87th/Cottage Grove RPA and such areas. The amount of revenue from the 87th/Cottage Grove RPA so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the 87th/Cottage Grove RPA or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs

described in Table 12 of this Eligibility Study and Redevelopment Plan.

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

Issuance of Obligations

To finance project costs, the City may issue bonds or obligations secured by the anticipated tax increment revenue generated within the 87th/Cottage Grove RPA, or such other bonds or obligations as the City may deem as appropriate pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligation bonds. The City may permit the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the City pursuant to this Eligibility Study and Redevelopment Plan and the Act shall be retired within the time frame described under “Phasing and Scheduling of the Redevelopment” above. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Eligibility Study and Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves, and bond sinking funds. To the extent that real property tax increment is not required for such purposes or otherwise required, pledged, earmarked, or otherwise designated for anticipated redevelopment costs, revenues shall be declared surplus and become available for distribution annually to area taxing districts having jurisdiction over the RPA in the manner provided by the Act.

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

The purpose of identifying the most recent equalized assessed valuation of the 87th/Cottage Grove RPA is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the 87th/Cottage Grove RPA. The 2001 EAV of all taxable parcels in the 87th/Cottage Grove RPA is approximately \$54,218,000. This total EAV amount by PIN is summarized in Appendix 6. The EAV

is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County. If the 2001 EAV shall become available prior to the date of adoption of the Eligibility Study and Redevelopment Plan by the City Council, the City may update the Eligibility Study and Redevelopment Plan by replacing the 2000 EAV with the 2001 EAV without further City Council action.

Anticipated Equalized Assessed Valuation

By 2025, the EAV for the 87th/Cottage Grove RPA will be approximately \$100,000,000. This estimate is based on several key assumptions, including: 1) an inflation factor of 2% per year on the EAV of all properties within the 87th/Cottage Grove RPA, with its cumulative impact occurring in each triennial reassessment year; 2) an equalization factor of 2.2235; and 3) a tax rate of 7.788% for the duration of the 87th/Cottage Grove RPA.

6. Required Findings and Tests

Lack of Growth and Private Investment

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

While some market-based investment has occurred in the 87th/Cottage Grove RPA over the last five years, this investment has been minimal in scope and not part of any coordinated development strategy. The 87th/Cottage Grove RPA is located entirely within Hyde Park Township. For three of the past five years for which data are available, the growth of EAV in the 87th/Cottage Grove RPA has lagged behind that of both the City of Chicago and Hyde Park Township. The compound annual growth rate of EAV in the 87th/Cottage Grove RPA was 4.74% between 1996 and 2001. This is 26% lower than the 6.41% growth experienced by the City of Chicago during this period and 16% lower than the 5.62% growth rate experienced by Hyde Park Township.

To further investigate a lack of growth and private investment within the 87th/Cottage Grove RPA, *S. B. Friedman & Company* examined building permit data provided by the City of Chicago Department of Buildings for the period of January 1997 through December 2001. These data revealed that 120 permits totaling over \$3.66 million were issued within the 87th/Cottage Grove RPA during this period. Approximately 14 of these permits were for building demolition, 4 were for code compliance, and 8 reflected changes to current building permits. The remaining 94 permits (roughly \$3.14 million) were slated for new investment. This includes 11 permits for new construction, 29 for basic alteration and rehabilitation, and 54 permits for mechanical upgrades or minor repairs not in response to code violations. These permits represent roughly \$732,000 per year, or approximately 0.48% of the total assessor's market value of all property within the TIF district. At this rate, it would take a substantial amount of time to replace all of the existing value in the RPA.

Finding: The Redevelopment Project Area (87th/Cottage Grove RPA) on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Eligibility Study and Redevelopment Plan.

But for....

The City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the 87th/Cottage Grove RPA.

Without the support of public resources, the redevelopment objectives of the 87th/Cottage Grove RPA would most likely not be realized. The scope of area-wide improvements and development assistance resources needed to rehabilitate the 87th/Cottage Grove RPA as a viable mixed-use district are expensive, and the private market, on its own, is not likely to absorb all these costs. Resources to assist with site assembly and preparation, public infrastructure improvements, and private property

rehabilitation are needed to leverage private investment and facilitate area-wide redevelopment consistent with the Eligibility Study and Redevelopment Plan. TIF funds will be used to fund land assembly, site preparation, infrastructure improvements, and building rehabilitation. Accordingly, but for creation of the 87th/Cottage Grove RPA, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without TIF designation for the 87th/Cottage Grove RPA.

Finding: But for the adoption of this Eligibility Study and Redevelopment Plan, critical resources will be lacking that would otherwise support the redevelopment of the 87th/Cottage Grove RPA and the 87th/Cottage Grove RPA would not reasonably be anticipated to be developed.

Conformance to the Plans of the City

The 87th/Cottage Grove RPA and Eligibility Study and Redevelopment Plan must conform to the comprehensive plan for the City, conform to the strategic economic development plans, or include land uses that have been approved by the Chicago Plan Commission.

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

Dates of Completion

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

Financial Impact of the Redevelopment Project

As explained above, without the adoption of this Eligibility Study and Redevelopment Plan and tax increment financing, the 87th/Cottage Grove RPA is not expected to be redeveloped by private enterprise. Additionally, there is a genuine threat that blighting conditions will continue to exist and spread, and that the entire area will become a less attractive place to maintain and improve existing buildings and sites. The lagging growth of property values also may lead to a decline of property values in surrounding areas and could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the life of the 87th/Cottage Grove RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting rehabilitation and development in the 87th/Cottage Grove RPA.

This Eligibility Study and Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized,

real estate tax increment revenues from the increases in EAV over and above the certified initial EAV (established at the time of adoption of this document by the City) may be used to pay eligible redevelopment project costs for the 87th/Cottage Grove RPA. At the time when the 87th/Cottage Grove RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the 87th/Cottage Grove RPA will be distributed to all taxing district levying taxes against property located in the 87th/Cottage Grove RPA. These revenues will then be available for use by the affected taxing districts.

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

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

The City intends to monitor development in the areas and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development. The following major taxing districts presently levy taxes on properties located within the 87th/Cottage Grove RPA and maintain the listed facilities within the boundaries of the RPA, or within close proximity (three to five blocks) to the RPA boundaries:

- = those facilities located within the boundaries of the RPA
- = those facilities located within close proximity (but outside the boundaries) of the RPA

City of Chicago

- | | |
|--|-------------------------------|
| ■ Chicago Fire Department-Engine Company 82 | 817 E. 91 st St |
| ■ Chicago Fire Department-Engine Company 112 | 101 E. 79 th St |
| ■ Chicago Police Department-3rd District | 7040 S. Cottage Grove Ave |
| ■ Tuley Park Branch Library | 501 E. 90 th Pl |
| ■ Whitney M. Young, Jr. Branch Library | 7901 S. Martin Luther King Dr |

Chicago Board of Education

- | | |
|--|-----------------------------|
| ■ Arthur Ashe School | 8505 S. Ingleside Ave |
| ■ Avalon Park Elementary School | 8045 S. Kenwood Ave |
| ■ Betty Shabazz International Charter School | 7823 S. Ellis Ave |
| ■ Burnside Scholastic Academy | 650 E. 91 st Pl |
| ■ Dixon Elementary School | 8306 S. St. Lawrence Ave |
| ■ Tanner Elementary School | 7350 S. Evans Ave |
| ■ Hirsch Metropolitan High School | 7740 S. Ingleside Ave |
| ■ Ruggles Elementary School | 7831 S. Prairie Ave |
| ■ Park Manor Elementary School | 650 E. 85 th St |
| ■ Revere Elementary School | 1010 E. 72 nd St |
| ■ Thomas A. Dorsey APC | 9035 S. Langley Ave |

Chicago School Finance Authority

Chicago Park District

•	Brown Memorial Park	644 E. 86 th St
■	Dauphin Park	8701 S. Dauphin Ave
■	DeBow Playlot Park	1126 E. 80 th St
■	Grand Crossing Park	7655 S. Ingleside Ave
■	Railroad Junction Playlot Park	7334 S. Maryland Ave
■	Tuley Park	501 E. 90 th Pl

Community College District 508**Metropolitan Water Reclamation District of Greater Chicago****County of Cook****Cook County Forest Preserve District**

Map 8 illustrates the locations of facilities operated by the above listed taxing districts within or in close proximity to the 87th/Cottage Grove RPA.

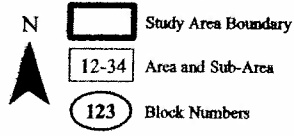
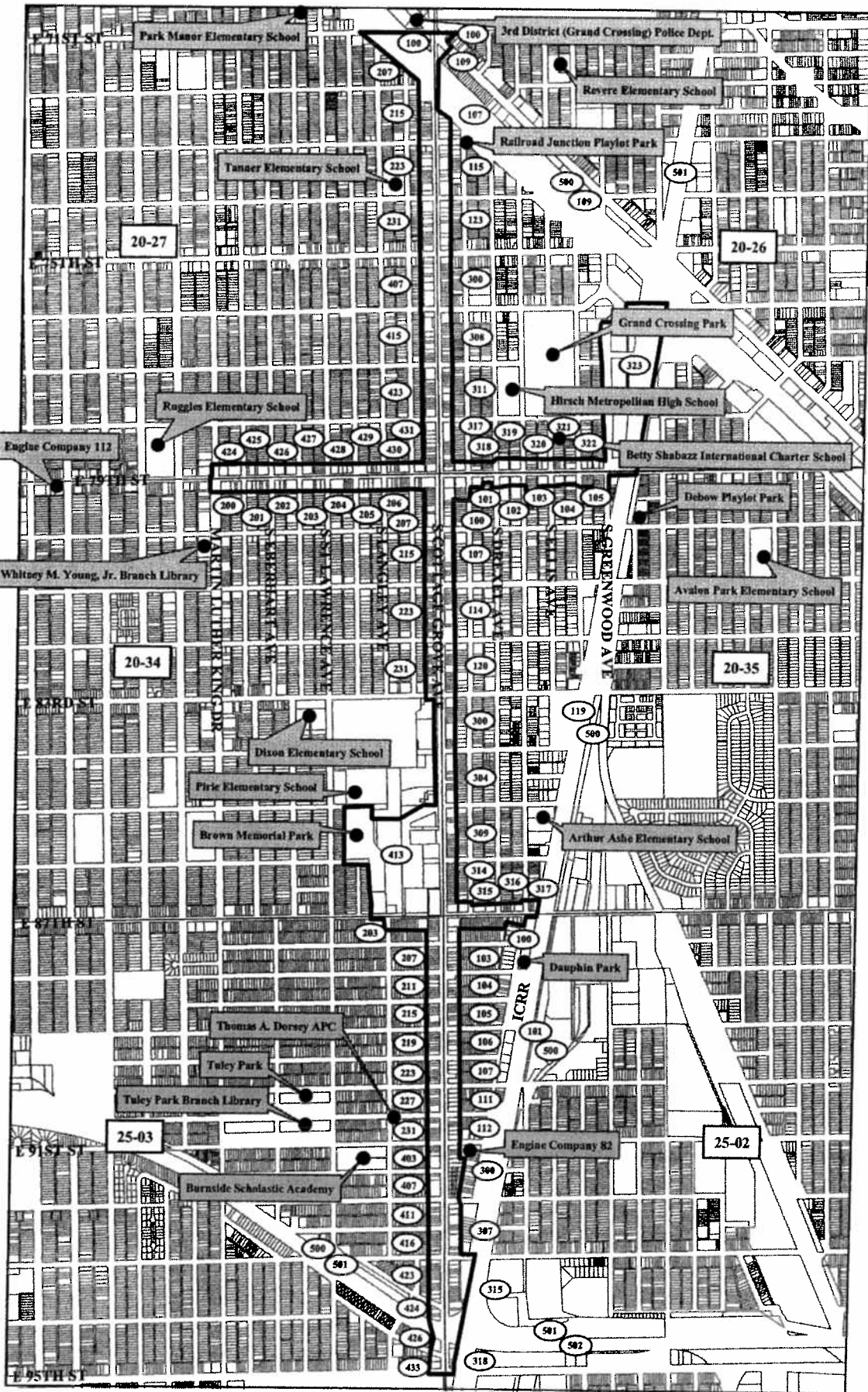
Redevelopment activity may cause increased demand for services from one or more of the above listed taxing districts. The anticipated nature of increased demands for services on these taxing districts, and the proposed activities to address increased demand are described below.

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

Replacement of vacant and under-utilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. In addition to several public service facilities operated by the City within the 87th/Cottage Grove RPA, there also are public facilities in close proximity to the area. Additional costs to the City for police, fire, library circulation, and recycling and sanitation services arising from residential and non-residential development may occur. However, it is expected that any increase in demand for the City services and programs associated with the 87th/Cottage Grove RPA can be handled adequately by City police, fire protection, library, sanitary collection and recycling services, and programs maintained and operated by the City. The impact of the 87th/Cottage Grove RPA will not require expansion of services in this area.

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

It is likely that some families who purchase housing or rent new apartments in the 87th/Cottage Grove RPA will send their children to public schools, putting increased demand on area school districts. However, it is unlikely that the scope of new residential construction would exhaust existing capacity.



MAP 8: COMMUNITY FACILITIES

**87th/Cottage Grove
Tax Increment Financing District**

Many of the new home owners or renters may come from the immediate neighborhood or may send their children to private schools, which would not impact the public school system. Existing absorption capacity was verified through data provided from the Department of Operations at the Chicago Public Schools (CPS). According to information provided by CPS, elementary schools reach full capacity at 80% of their design capacity, and high schools reach full capacity at 100% of their design capacity. These data reveal that existing enrollment of the elementary schools that serve the area immediately surrounding and including the 87th/Cottage Grove RPA for which capacity data was available collectively operate at approximately 70% of capacity. Hirsh High School, which serves the area, operates at approximately 50% of capacity. Given that the main goals of the 87th/Cottage Grove RPA are to improve and enhance mixed-use development within the area, it is unlikely that existing capacity will be exceeded as a result of TIF supported activities. Additionally, increased costs to the local schools resulting from children residing in TIF-assisted housing units will trigger those provisions within the Act that provide for reimbursement to the affected school district(s) where eligible. The City intends to monitor development in the 87th/Cottage Grove RPA and, with the cooperation of the Board of Education, will attempt to ensure that any increased demands for the services and capital improvements provided by the Board of Education are addressed in connection with each new residential project.

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

It is expected that the households that may be added to the 87th/Cottage Grove RPA may generate additional demand for recreational services and programs and may create the need for additional open spaces and recreational facilities operated by the Chicago Park District. The City intends to monitor development in the 87th/Cottage Grove RPA and, with the cooperation of the Chicago Park District, will attempt to ensure that any increased demands for the services and capital improvements that may be provided by the Chicago Park District are addressed in connection with any particular residential development.

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

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

Metropolitan Water Reclamation District. 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.

It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the 87th/Cottage Grove RPA can be handled adequately by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District of Greater Chicago. Therefore, no

special program is proposed for the Metropolitan Water Reclamation District of Greater Chicago.

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

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

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. It is expected that any increase in demand for Forest Preserve services can be handled adequately by existing facilities and programs maintained and operated by the District. No special programs are proposed for the Forest Preserve.

Given the preliminary nature of the Eligibility Study and Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this plan.

7. Provisions for Amending Action Plan

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

8. Commitment to Fair Employment Practices and Affirmative Action Plan

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

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

***Appendix 1:
Boundary and Legal Description
(Chicago Guarantee Survey Company)***

87TH/COTTAGE GROVE RPA

ALL THAT PART OF THE WEST HALF OF SECTIONS 2 AND 11 AND THE EAST HALF OF SECTIONS 3 AND 10 IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE EAST HALF OF SECTIONS 22, 27 AND 34 IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE WEST HALF OF SECTIONS 23, 26 AND 35 IN SAID TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SOUTH COTTAGE GROVE AVENUE WITH THE SOUTH LINE OF EAST 83RD STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 83RD STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 25 IN BLOCK 32 OF CHATHAM FIELDS, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 25 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH COTTAGE GROVE AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE ALLEY WEST OF SOUTH COTTAGE GROVE AVENUE TO THE NORTH LINE OF LOT 11 IN BLOCK 1 OF AFORESAID CHATHAM FIELDS, SAID NORTH LINE OF LOT 11 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 79TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF EAST 79TH STREET TO THE WEST LINE OF SOUTH MARTIN LUTHER KING DRIVE (FORMERLY SOUTH PARK AVENUE);

THENCE NORTH ALONG SAID WEST LINE OF SOUTH MARTIN LUTHER KING DRIVE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 29 IN THE SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 29 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 79TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE ALLEY NORTH OF EAST 79TH STREET TO THE WEST LINE OF SOUTH EBERHART AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH EBERHART AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 31 IN BLOCK 2 OF

COLE'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 31 IN BLOCK 2 OF COLE'S SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOTS 18 AND 19 IN SAID BLOCK 2 OF COLE'S SUBDIVISION, SAID WEST LINE OF LOTS 18 AND 19 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH RHODES AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH RHODES AVENUE TO THE SOUTH LINE OF THE NORTHERLY 5 FEET OF LOT 20 IN SAID BLOCK 2 OF COLE'S SUBDIVISION;

THENCE EAST ALONG SAID SOUTH LINE OF THE NORTHERLY 5 FEET OF LOT 20 IN BLOCK 2 OF COLE'S SUBDIVISION TO THE WEST LINE OF SOUTH RHODES AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH RHODES AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 IN BLOCK 1 OF SAID COLE'S SUBDIVISION;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 30 IN BLOCK 1 OF COLE'S SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOTS 19 AND 20 IN SAID BLOCK 1 OF COLE'S SUBDIVISION, SAID WEST LINE OF LOTS 19 AND 20 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH RHODES AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH RHODES AVENUE TO THE SOUTH LINE OF THE NORTHERLY 9 FEET OF SAID LOT 20 IN BLOCK 1 OF COLE'S SUBDIVISION;

THENCE EAST ALONG SAID SOUTH LINE OF THE NORTHERLY 9 FEET OF LOT 20 IN BLOCK 1 OF COLE'S SUBDIVISION TO THE WEST LINE OF SOUTH ST. LAWRENCE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH ST. LAWRENCE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 IN WAKEFORD'S 3RD ADDITION, BEING A SUBDIVISION OF BLOCK 13 IN WAKEMAN'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 30 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 79TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE ALLEY NORTH OF EAST 79TH STREET TO THE EAST LINE OF LOT 18 IN J. E. GRASSIE'S SUBDIVISION OF THE SOUTH HALF OF BLOCK 16 IN AFORESAID WAKEMAN'S SUBDIVISION, SAID EAST LINE OF LOT 18 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH COTTAGE GROVE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH COTTAGE GROVE AVENUE TO THE SOUTH LINE OF EAST 72ND STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 72ND STREET TO THE WEST LINE OF SOUTH EVANS STREET;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH EVANS STREET TO THE NORTHEASTERLY LINE OF LOT 1 IN BLOCK 3 OF W. V. JACOB'S SUBDIVISION OF BLOCK 1 IN NORTON'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTHEASTERLY LINE OF LOT 1 BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF AND ADJOINING THE SOUTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD RIGHT OF WAY;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF AND ADJOINING THE SOUTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD RIGHT OF WAY AND ALONG THE NORTHWESTERLY EXTENSION THEREOF TO THE NORTH LINE OF EAST 71ST STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 71ST STREET TO A LINE PERPENDICULAR TO SAID NORTH LINE OF EAST 71ST STREET AND HAVING A SOUTHERLY TERMINUS ON THE SOUTH LINE OF SAID EAST 71ST STREET AT THE NORTHEAST CORNER OF LOT 28 IN BLOCK 7 OF CORNELL, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 26 AND THE SOUTHEAST QUARTER OF SAID SECTION 26 (WITH THE EXCEPTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER), THE NORTH HALF OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE NORTHWEST QUARTER LYING WEST OF THE ILLINOIS CENTRAL RAILROAD, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, ALL IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID PERPENDICULAR LINE TO THE NORTHEAST CORNER OF SAID LOT 28 IN BLOCK 7 OF CORNELL;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 28 IN BLOCK 7 OF CORNELL TO THE NORTHEASTERLY LINE OF EAST SOUTH CHICAGO AVENUE;

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THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF EAST SOUTH CHICAGO AVENUE TO THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 19 IN BLOCK 8 OF AFORESAID CORNELL;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE SOUTHEASTERLY LINE OF LOT 19 IN BLOCK 8 OF CORNELL AND ALONG THE SOUTHWESTERLY EXTENSION THEREOF TO THE SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF AND ADJOINING THE SOUTHWESTERLY LINE OF SAID LOT 19;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF AND ADJOINING THE SOUTHWESTERLY LINE OF SAID LOT 19 TO THE EAST LINE OF SOUTH COTTAGE GROVE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH COTTAGE GROVE AVENUE TO THE SOUTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD RIGHT OF WAY, SAID SOUTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD RIGHT OF WAY BEING ALSO THE NORTHEASTERLY LINE OF THE VACATED ALLEY LYING NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF LOT 41 IN BLOCK 9 OF AFORESAID CORNELL;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD RIGHT OF WAY TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN SAID BLOCK 9 OF CORNELL, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE TO THE SOUTH LINE OF LOT 19 IN BLOCK 87 OF SAID CORNELL, SAID SOUTH LINE OF LOT 19 BEING 104.75 FEET, MORE OR LESS, NORTH OF THE NORTH LINE OF EAST 79TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 19 IN BLOCK 87 OF CORNELL AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH MARYLAND AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH MARYLAND AVENUE TO THE SOUTH LINE OF LOT 27 IN BLOCK 88 OF AFORESAID CORNELL;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 27 IN BLOCK 88 OF CORNELL TO THE EASTERLY LINE THEREOF, SAID EAST LINE OF LOT 27 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH MARYLAND AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF SOUTH MARYLAND AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTHERLY 4.75 FEET OF LOT 20 IN BLOCK 88 OF SAID CORNELL;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF THE NORTHERLY 4.75 FEET OF LOT 20 IN BLOCK 88 OF CORNELL TO THE EAST LINE OF SAID LOT 20, SAID EAST LINE OF LOT 20 BEING ALSO THE WEST LINE OF SOUTH DREXEL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH DREXEL AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 29 IN BLOCK 89 OF SAID CORNELL;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 29 IN BLOCK 89 OF CORNELL AND ALONG THE EASTERLY EXTENSION THEREOF AND ALONG THE SOUTH LINE OF LOT 18 IN SAID BLOCK 89 OF CORNELL AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH INGLESIDE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH INGLESIDE AVENUE TO THE SOUTH LINE OF LOT 22 IN THE RESUBDIVISION OF LOTS 1 TO 11, BOTH INCLUSIVE, AND LOTS 25 TO 44, BOTH INCLUSIVE, OF BLOCK 90 OF CORNELL, AFORESAID, IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 22 IN THE RESUBDIVISION OF LOTS 1 TO 11, BOTH INCLUSIVE, AND LOTS 25 TO 44, BOTH INCLUSIVE, OF BLOCK 90 OF CORNELL TO THE EAST LINE THEREOF, SAID EAST LINE OF LOT 22 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH ELLIS AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH ELLIS AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTHERLY 5 FEET OF LOT 19 IN BLOCK 90 OF AFORESAID CORNELL;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF THE NORTHERLY 5 FEET OF LOT 19 IN BLOCK 90 OF CORNELL AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH ELLIS AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH ELLIS AVENUE TO THE SOUTH LINE OF LOT 4 IN JEROME W. MILLINGTON'S SUBDIVISION OF LOTS 24 TO 33, BOTH INCLUSIVE, IN BLOCK 91 OF CORNELL IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

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THENCE EAST ALONG SAID SOUTH LINE OF LOT 4 IN JEROME W. MILLINGTON'S SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOT 19 IN BLOCK 91 OF CORNELL, SAID WEST LINE OF LOT 19 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH ELLIS AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH ELLIS AVENUE TO THE SOUTH LINE OF THE NORTHERLY 15 FEET OF LOT 21 IN BLOCK 91 OF AFORESAID CORNELL;

THENCE EAST ALONG SAID SOUTH LINE OF THE NORTHERLY 15 FEET OF LOT 21 IN BLOCK 91 OF CORNELL TO THE EAST LINE THEREOF, SAID EAST LINE OF LOT 21 BEING ALSO THE WEST LINE OF SOUTH DOBSON AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH DOBSON AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 28 IN BLOCK 92 OF AFORESAID CORNELL;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 28 IN BLOCK 92 OF CORNELL AND ALONG THE EASTERLY EXTENSION THEREOF AND ALONG THE SOUTH LINE OF LOT 19 IN SAID BLOCK 92 OF CORNELL TO THE EAST LINE OF SAID LOT 19, SAID EAST LINE OF LOT 19 BEING ALSO THE WEST LINE OF SOUTH GREENWOOD AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH GREENWOOD AVENUE AND ALONG THE NORTHWESTERLY LINE OF SAID SOUTH GREENWOOD AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-26-323-076, THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SAID SOUTHERLY LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-26-323-076 TO THE EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-26-323-076. THENCE NORTHERLY ALONG SAID EAST LINE AND ITS NORTHERLY EXTENSION TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOTS 22 TO 28, BOTH INCLUSIVE, IN THE SUBDIVISION BY FAYETTE L. FORCE TRUSTEE OF BLOCK 45 IN CORNELL (EXCEPT THAT PORTION THEREOF CONVEYED TO THE ILLINOIS CENTRAL RAILROAD COMPANY AND THE PITTSBURGH, FT. WAYNE AND CHICAGO RAILROAD COMPANY) IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOTS 22 TO 28, BOTH INCLUSIVE, BEING ALSO THE NORTH LINE OF EAST 76TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF EAST 76TH STREET TO THE EASTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY RIGHT OF WAY;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY RIGHT OF WAY TO THE NORTH LINE OF EAST 79TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF EAST 79TH STREET TO THE WESTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY RIGHT OF WAY;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY RIGHT OF WAY TO THE SOUTH LINE OF EAST 79TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 79TH STREET TO THE EAST LINE OF SOUTH GREENWOOD AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH GREENWOOD AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 8 IN BLOCK 110 OF AFORESAID CORNELL;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 8 IN BLOCK 110 OF CORNELL AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOTS 38 AND 39 IN SAID BLOCK 110 OF CORNELL, SAID EAST LINE OF LOTS 38 AND 39 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH GREENWOOD AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH GREENWOOD AVENUE TO THE NORTH LINE OF LOT 41 IN SAID BLOCK 110 OF CORNELL;

THENCE WEST ALONG SAID NORTH LINE OF LOT 41 IN BLOCK 110 OF CORNELL AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH DOBSON AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH DOBSON AVENUE TO THE NORTH LINE OF LOT 4 IN BLOCK 111 OF CORNELL;

THENCE WEST ALONG SAID NORTH LINE OF LOT 4 IN BLOCK 111 OF CORNELL TO THE WEST LINE THEREOF, SAID WEST LINE OF LOT 4 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH ELLIS AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH ELLIS AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 10 FEET OF LOT 42 IN BLOCK 111 OF AFORESAID CORNELL;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE SOUTH 10 FEET OF LOT 42 IN BLOCK 111 OF CORNELL AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH ELLIS AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH ELLIS AVENUE TO THE NORTH LINE OF LOT 5 IN BLOCK 112 OF AFORESAID CORNELL;

THENCE WEST ALONG SAID NORTH LINE OF LOT 5 IN BLOCK 112 OF CORNELL TO THE WEST LINE THEREOF, SAID WEST LINE OF LOT 5 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH ELLIS AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH ELLIS AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 40 IN SAID BLOCK 112 OF CORNELL;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 40 IN BLOCK 112 OF CORNELL AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH INGLESIDE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH INGLESIDE AVENUE TO THE NORTH LINE OF LOT 5 IN BLOCK 113 OF AFORESAID CORNELL;

THENCE WEST ALONG SAID NORTH LINE OF LOT 5 IN BLOCK 113 OF CORNELL TO THE WEST LINE THEREOF, SAID WEST LINE OF LOT 5 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH DREXEL AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH DREXEL AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 42 IN SAID BLOCK 113 OF CORNELL;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 42 IN BLOCK 113 OF CORNELL AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH DREXEL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH DREXEL AVENUE TO THE SOUTH LINE OF THE NORTH 1 FOOT OF LOT 3 IN BLOCK 114 OF AFORESAID CORNELL;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 1 FOOT OF LOT 3 IN BLOCK 114 OF CORNELL TO THE WEST LINE OF SAID LOT 3, SAID WEST LINE OF LOT 3 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH MARYLAND AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH MARYLAND AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 10 FEET OF LOT 42 IN SAID BLOCK 114 OF CORNELL;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE NORTH 10 FEET OF LOT 42 IN BLOCK 114 OF CORNELL TO THE WEST LINE OF SAID LOT 42, SAID WEST LINE OF LOT 42 BEING ALSO THE EAST LINE OF SOUTH MARYLAND AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH MARYLAND AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 13 IN BLOCK 115 OF AFORESAID CORNELL;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 13 IN BLOCK 115 OF CORNELL TO THE WEST LINE OF SAID LOT 13, SAID WEST LINE OF LOT 13 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE TO THE SOUTH LINE OF THE NORTH 5 FEET OF LOT 20 IN BLOCK 6 OF WILLIAM ASHTON'S SUBDIVISION OF THE WEST 30 ACRES OF THE SOUTH 60 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF THE NORTH 5 FEET OF LOT 20 IN BLOCK 6 OF WILLIAM ASHTON'S SUBDIVISION BEING A LINE 120 FEET NORTH OF THE NORTH LINE OF EAST 87TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF THE NORTH 5 FEET OF LOT 20 IN BLOCK 6 OF WILLIAM ASHTON'S SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH MARYLAND AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH MARYLAND AVENUE TO THE SOUTH LINE OF LOT 29 IN BLOCK 5 OF SAID WILLIAM ASHTON'S SUBDIVISION, SAID SOUTH LINE OF LOT 29 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 87TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF EAST 87TH STREET TO THE WEST LINE OF SOUTH DREXEL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH DREXEL AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 16 IN WILLIAM H. KNAP'S RESUBDIVISION OF LOTS 29 TO 46, BOTH INCLUSIVE, IN BLOCK 2 OF WRIGHT'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH,

RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 16 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 87TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF THE ALLEY NORTH OF EAST 87TH STREET TO THE WEST LINE OF SOUTH INGLESIDE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH INGLESIDE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 29 IN BLOCK 1 OF AFORESAID WRIGHT'S SUBDIVISION;

THENCE WEST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 29 IN BLOCK 1 OF WRIGHT'S SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WESTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY RIGHT OF WAY;

THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY RIGHT OF WAY TO THE NORTH LINE OF EAST 87TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF EAST 87TH STREET TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 1 OF THE PLAT OF SUBDIVISION OF LOT 1 IN BLOCK 1 OF DAUPHIN PARK, A SUBDIVISION OF THAT PART OF THE NORTH THREE QUARTERS OF THE WEST HALF OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY, SAID EASTERLY LINE OF LOT 1 BEING ALSO THE WESTERLY LINE OF SOUTH DAUPHIN AVENUE;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE EASTERLY LINE OF LOT 1 OF THE PLAT OF SUBDIVISION OF LOT 1 IN BLOCK 1 OF DAUPHIN PARK TO THE SOUTHERLY LINE OF SAID LOT 1;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOT 1 OF THE PLAT OF SUBDIVISION OF LOT 1 IN BLOCK 1 OF DAUPHIN PARK AND ALONG THE SOUTHERLY LINE OF LOTS 2 AND 3 OF SAID PLAT OF SUBDIVISION TO THE WEST LINE OF SAID LOT 3, SAID WEST LINE OF LOT 3 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH DAUPHIN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH DAUPHIN AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 6 IN BLOCK 1 OF AFORESAID DAUPHIN PARK, SAID NORTH LINE OF LOT 6 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 87TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF EAST 87TH STREET TO THE WEST LINE OF LOT 22 IN SAID BLOCK 1 OF DAUPHIN PARK, SAID WEST LINE OF LOT 22 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE TO THE SOUTH LINE OF LOT 25 IN BLOCK 9 OF SAID DAUPHIN PARK, SAID SOUTH LINE OF LOT 25 BEING ALSO THE NORTH LINE OF THE ALLEY SOUTH OF EAST 91ST STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY SOUTH OF EAST 91ST STREET AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WESTERLY LINE OF LOTS 3 AND 4 IN SAID BLOCK 9 OF DAUPHIN PARK, SAID WESTERLY LINE OF LOTS 3 AND 4 BEING ALSO THE EASTERLY LINE OF THE ALLEY WEST OF SOUTH DAUPHIN AVENUE;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF THE ALLEY WEST OF SOUTH DAUPHIN AVENUE TO THE NORTH LINE OF EAST 92ND STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 92ND STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN BLOCK 10 OF AFORESAID DAUPHIN PARK, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND ALONG THE EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE TO THE NORTH LINE OF EAST 93RD STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 93RD STREET TO THE EASTERLY LINE OF LOT 17 IN SAID BLOCK 10 OF DAUPHIN PARK, SAID EASTERLY LINE OF LOT 17 BEING ALSO THE WESTERLY LINE OF SOUTH DAUPHIN AVENUE;

THENCE SOUTH ALONG THE SOUTHWESTERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 17 IN BLOCK 10 OF DAUPHIN PARK TO THE SOUTH LINE OF EAST 93RD STREET;

THENCE EAST ALONG SAID SOUTH LINE OF EAST 93RD STREET TO THE EASTERLY LINE OF THE VACATED PORTION OF SOUTH DAUPHIN AVENUE LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 1 THROUGH 17, BOTH INCLUSIVE, IN BLOCK 10 OF BURNSIDE, A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE RIGHT OF WAY OF THE CHICAGO AND WESTERN INDIANA RAILROAD AND OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD SOUTH CHICAGO BRANCH AND

ALL THAT PART OF THE SOUTH QUARTER OF THE WEST HALF OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WEST OF THE ILLINOIS CENTRAL RAILROAD AND NORTH OF THE RIGHT OF WAY FOR THE "Y" TRACK WHICH CONNECTS THE ILLINOIS CENTRAL RAILROAD AND THE CHICAGO AND WESTERN INDIANA RAILROAD, SAID EASTERLY LINE OF THE VACATED PORTION OF SOUTH DAUPHIN AVENUE BEING ALSO THE WESTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF THE VACATED PORTION OF SOUTH DAUPHIN AVENUE TO THE SOUTHERLY LINE THEREOF;

THENCE NORTHWESTERLY AND WESTERLY ALONG SAID SOUTHERLY LINE OF THE VACATED PORTION OF SOUTH DAUPHIN AVENUE TO THE SOUTHEAST CORNER OF LOT 17 IN SAID BLOCK 10 OF BURNSIDE;

THENCE SOUTHERLY ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF LOT 24 IN SAID BLOCK 10 OF BURNSIDE;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LOTS 23, 22 AND 21 IN SAID BLOCK 10 OF BURNSIDE TO THE SOUTHEAST CORNER OF SAID LOT 21;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 20, 19 AND 18 IN SAID BLOCK 10 OF BURNSIDE TO THE SOUTHWEST CORNER OF SAID LOT 18 IN BLOCK 10 OF BURNSIDE, SAID SOUTHWEST CORNER OF LOT 18 IN BLOCK 10 OF BURNSIDE BEING ALSO A POINT ON THE EAST LINE OF SOUTH COTTAGE GROVE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH COTTAGE GROVE AVENUE TO THE SOUTHERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD SOUTH BRANCH RIGHT OF WAY;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD SOUTH BRANCH RIGHT OF WAY TO THE WEST LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY;

THENCE SOUTHERLY ALONG SAID WEST LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY TO THE SOUTH LINE OF EAST 95TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 95TH STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 6 IN BLOCK 9 OF AFORESAID BURNSIDE, SAID EAST LINE OF LOT 6 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH COTTAGE GROVE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE WEST LINE OF THE ALLEY WEST OF SOUTH COTTAGE GROVE AVENUE TO THE SOUTHERLY LINE OF EAST BURNSIDE AVENUE;

THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 5 OF SAID BURNSIDE, SAID SOUTHWEST CORNER OF LOT 4 BEING A POINT ON THE NORTHEASTERLY LINE OF EAST BURNSIDE AVENUE;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 4 IN BLOCK 5 OF BURNSIDE TO THE NORTHERLY LINE OF SAID LOT 4, SAID NORTH LINE OF LOT 4 BEING ALSO THE SOUTHERLY LINE OF THE ALLEY NORTH OF EAST BURNSIDE AVENUE;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF THE ALLEY NORTH OF EAST BURNSIDE AVENUE TO THE NORTHWEST CORNER OF LOT 33 IN BLOCK 6 OF AFORESAID BURNSIDE, SAID NORTHWEST CORNER OF LOT 33 BEING A POINT ON THE EAST LINE OF SOUTH ST. LAWRENCE STREET;

THENCE WESTERLY ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 1 OF VERNON PARK, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RAILROAD RIGHT OF WAYS AND STREETS HERETOFORE DEDICATED), SAID NORTHEAST CORNER OF LOT 1 BEING ALSO THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF EAST BURNSIDE AVENUE WITH THE WEST LINE OF SOUTH ST. LAWRENCE AVENUE;

THENCE NORTHWEST ALONG SAID SOUTHWESTERLY LINE OF EAST BURNSIDE AVENUE AND ALONG THE NORTHWESTERLY EXTENSION THEREOF TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN BLOCK 2 OF AFORESAID VERNON PARK, SAID NORTH LINE OF LOT 1 BEING ALSO THE SOUTH LINE OF EAST 93RD STREET;

THENCE EAST ALONG SAID SOUTH LINE OF EAST 93RD STREET TO THE NORTHWEST CORNER OF LOT 34 IN BLOCK 3 OF AFORESAID BURNSIDE, SAID NORTHWEST CORNER OF LOT 34 BEING ALSO THE POINT OF INTERSECTION OF THE EAST LINE OF SOUTH ST. LAWRENCE AVENUE WITH THE NORTHEASTERLY LINE OF THE ALLEY SOUTHWEST OF EAST LYON AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE ALLEY SOUTHWEST OF EAST LYON AVENUE TO THE EAST LINE OF LOT 7 IN BLOCK 4 OF AFORESAID BURNSIDE, SAID EAST LINE OF LOT 7 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH COTTAGE GROVE AVENUE;

Chicago Guarantee Survey Co.
601 S. LaSalle St., Suite 400, Chicago, Il., 60605
Ordered by: S. B. Friedman & Co.

Date: April 5, 2002
Order No. 0203012 R0

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH COTTAGE GROVE AVENUE TO THE NORTH LINE OF LOT 29 IN BLOCK 11 OF L. E. CRANDALL'S ADDITION TO DAUPHIN PARK, A SUBDIVISION OF BLOCKS 11, 12, 13 AND 14 OF DAUPHIN PARK, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 29 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 87TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF EAST 87TH STREET TO THE WEST LINE OF SOUTH LANGLEY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH LANGLEY AVENUE TO THE SOUTH LINE OF EAST 87TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 87TH STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 21 IN CHATHAM VILLAGE SECOND ADDITION, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOTS 21 THROUGH 40, BOTH INCLUSIVE, IN SAID CHATHAM VILLAGE SECOND ADDITION TO THE NORTH LINE OF SAID LOT 40, SAID NORTH LINE OF LOT 40 BEING ALSO THE SOUTH LINE OF EAST 86TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 86TH STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 12 IN CHATHAM VILLAGE, A SUBDIVISION OF THE WEST ONE EIGHT (EXCEPT THE WEST 33 FEET THEREOF) OF THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 12 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH LAWRENCE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF SOUTH LAWRENCE AVENUE AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF EAST 85TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 85TH STREET TO THE NORTHERLY EXTENSION OF THE NORTHERLY MOST EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-34-413-055;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE NORTHERLY MOST EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-34-413-055 TO THE SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-34-

413-060, SAID SOUTH LINE BEING 193 FEET, MORE OR LESS, SOUTH OF THE NORTH LINE OF EAST 85TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-34-413-060 TO THE EAST LINE THEREOF;

THENCE NORTH ALONG SAID EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-34-413-060 TO THE SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-34-413-052;

THENCE EAST ALONG SAID SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 20-34-413-052 TO THE WEST LINE OF SOUTH COTTAGE GROVE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH COTTAGE GROVE AVENUE TO THE POINT OF BEGINNING AT THE SOUTH LINE OF EAST 83RD STREET;

ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

***Appendix 2:
Eligibility Factors By Block Table***

Appendix 2: Block-by-Block Distribution of Eligibility Factors

- (1) xx signifies those factors present to a major extent.
- (2) x signifies those supporting factors present to minor extent.
- (3) Gray shaded columns indicate that these factors are not present within the proposed RPA to either a minor or major extent.

Number of Blocks	Stowell Block Numbers	Age	Deprivation	Obsolescence	Deterioration	Illegal Use	Below Minimum Code	Abandonment	Excessive Vacancies	Excessive Land Coverage or Overcrowding	Lack of Ventilation, Light, or Sanitary Facilities	Inadequate Utilities	Detritious Land Use or Layout	Lack of Community Planning	Lack of Growth in EAY*
1	20 26 100	xx			xx	xx									N/A
2	20 26 107	xx		x	xx										N/A
3	20 26 109	xx			xx										N/A
4	20 26 115	xx			xx										N/A
5	20 26 123	xx		x	xx			x							N/A
6	20 26 300	xx		x	xx										N/A
7	20 26 308	xx			xx			x							N/A
8	20 26 311	xx			xx										N/A
9	20 26 317	xx			xx										N/A
10	20 26 318	xx			xx										N/A
11	20 26 319	xx			xx			x							N/A
12	20 26 320	xx			xx										N/A
13	20 26 321	xx			xx			x							N/A
14	20 26 322	xx			xx										N/A
15	20 26 323	xx			xx										N/A
16	20 26 501	xx			xx										N/A
17	20 27 100	xx													N/A
18	20 27 207	xx													N/A
19	20 27 215	xx													N/A
20	20 27 223	xx													N/A
21	20 27 231	xx													N/A
22	20 27 407	xx													N/A
23	20 27 415	xx													N/A
24	20 27 423	xx													N/A
25	20 27 424	xx													N/A
26	20 27 425	xx													N/A
27	20 27 426	xx													N/A
28	20 27 427	xx													N/A
29	20 27 428	xx													N/A
30	20 27 429	xx													N/A
31	20 27 430	xx													N/A
32	20 27 431	xx													N/A
33	20 34 200	xx													N/A
34	20 34 201	xx													N/A
35	20 34 202	xx													N/A
36	20 34 203	xx													N/A
37	20 34 204	xx													N/A
38	20 34 205	xx													N/A

Appendix 2: Block-by-Block Distribution of Eligibility Factors

- (1) xx signifies those factors present to a major extent.
- (2) x signifies those supporting factors present to minor extent.
- (3) Gray shaded columns indicate that these factors are not present within the proposed RPA to either a minor or major extent.

Number of Blocks	Age	Dilatation	Obsolescence	Deterioration	Illegal Use	Below Minimum Code	Abandonment	Excessive Vacancies	Overcrowding	Lack of Ventilation, Light, or Sanitary Facilities	Adequate Utilities	Detrimental Land Use or Layout	Lack of Community Planning	Lack of Growth in EAV*
39	20	34	206	xx	xx									N/A
40	20	34	207	xx	xx									N/A
41	20	34	215	xx	xx									N/A
42	20	34	223	xx	xx									N/A
43	20	34	231	xx	xx									N/A
44	20	34	413	xx	xx									N/A
45	20	35	100	xx	xx									N/A
46	20	35	101	xx	xx									N/A
47	20	35	102	xx	xx									N/A
48	20	35	103	xx	xx									N/A
49	20	35	104	xx	xx									N/A
50	20	35	105	xx	xx									N/A
51	20	35	107	xx	xx									N/A
52	20	35	114	xx	xx									N/A
53	20	35	120	xx	xx									N/A
54	20	35	300	xx	xx									N/A
55	20	35	304	xx	xx									N/A
56	20	35	309	xx	xx									N/A
57	20	35	314	xx	xx									N/A
58	20	35	315	xx	xx									N/A
59	20	35	316	xx	xx									N/A
60	20	35	317	xx	xx									N/A
61	25	02	100	xx	xx									N/A
62	25	02	103	xx	xx									N/A
63	25	02	104	xx	xx									N/A
64	25	02	105	xx	xx									N/A
65	25	02	106	xx	xx									N/A
66	25	02	107	xx	xx									N/A
67	25	02	111	xx	xx									N/A
68	25	02	112	xx	xx									N/A
69	25	02	300	xx	xx									N/A
70	25	02	307	xx	xx									N/A
71	25	02	315	xx	xx									N/A
72	25	02	318	xx	xx									N/A
73	25	03	203	xx	xx									N/A
74	25	03	207	xx	xx									N/A
75	25	03	211	xx	xx									N/A
76	25	03	215	xx	xx									N/A

Appendix 2: Block-by-Block Distribution of Eligibility Factors

- (1) xx signifies those factors present to a major extent.
- (2) x signifies those supporting factors present to minor extent.
- (3) Gray shaded columns indicate that these factors are not present within the proposed RPA to either a minor or major extent.

Number of Blocks	Sidwell Block Numbers	Age	Dilapidation	Obsolescence	Deterioration	Illegal Use	Below Minimum Code	Abandonment	Excessive Vacancies	Excessive Land Coverage or Overcrowding	Lack of Ventilation, Light, or Sanitary Facilities	Inadequate Utilities	Detestous Land Use or Layout	Lack of Community Planning	Lack of Growth in EAV*
77	25 03 219	xx		xx		xx	xx								N/A
78	25 03 223	xx	x	xx		xx	xx	x			xx				N/A
79	25 03 227	xx		xx		xx	xx				xx				N/A
80	25 03 231	xx		xx		xx	xx				xx				N/A
81	25 03 403	xx		xx		xx	xx				xx				N/A
82	25 03 407	xx		xx		xx	xx				xx				N/A
83	25 03 411	xx		xx		xx	xx				xx				N/A
84	25 03 416	xx	x	xx		xx	xx	x			xx				N/A
85	25 03 423	xx	x	xx		xx	xx	x			xx				N/A
86	25 03 424	xx		xx		xx	xx				xx				N/A
87	25 03 426	xx		xx		xx	xx				xx				N/A
88	25 03 433	xx	x	xx		xx	xx				xx				N/A
89	25 03 500	xx		xx		xx	xx				xx				N/A
90	25 03 501	xx		xx		xx	xx				xx				N/A
Total Blocks		84	23	62		65	19				84				N/A
% of Total Blocks		93%	26%	69%		72%	21%				93%				Area as a whole qualified in four out of last five years.

* EAV growth was calculated on an aggregate basis for the RPA as a whole. The area qualified for the Lack of Growth in EAV factor in four out of the last five years.

***Appendix 3:
Acquisition Parcels***

Appendix 3: Parcels Targeted for Acquisition by the City of Chicago, by PIN

No.	PIN	Property Address
1	20 - 26 - 100 - 001 - 0000	7101 S. Chicago Ave
2	20 - 26 - 115 - 001 - 0000	7301 S. Cottage Grove Ave
3	20 - 26 - 115 - 002 - 0000	7309 S. Cottage Grove Ave
4	20 - 26 - 115 - 003 - 0000	7311 S. Cottage Grove Ave
5	20 - 26 - 115 - 004 - 0000	7315 S. Cottage Grove Ave
6	20 - 26 - 115 - 005 - 0000	7329 S. Cottage Grove Ave
7	20 - 26 - 115 - 006 - 0000	7335 S. Cottage Grove Ave
8	20 - 26 - 115 - 007 - 0000	7339 S. Cottage Grove Ave
9	20 - 26 - 115 - 008 - 0000	7343 S. Cottage Grove Ave
10	20 - 26 - 123 - 010 - 0000	7455 S. Cottage Grove Ave
11	20 - 26 - 300 - 001 - 0000	801 E. 75th St
12	20 - 26 - 308 - 017 - 0000	7651 S. Cottage Grove Ave
13	20 - 26 - 308 - 018 - 0000	7653 S. Cottage Grove Ave
14	20 - 26 - 308 - 053 - 0000	7647 S. Cottage Grove Ave
15	20 - 26 - 308 - 054 - 0000	805 E. 76th St
16	20 - 26 - 320 - 030 - 0000	950 E. 79th St
17	20 - 26 - 321 - 021 - 0000	7850 S. Dobson Ave
18	20 - 26 - 322 - 051 - 0000	7850-56 S. Greenwood Ave
19	20 - 26 - 322 - 052 - 0000	7850-56 S. Greenwood Ave
20	20 - 26 - 323 - 004 - 0000	7635 S. Greenwood Ave
21	20 - 26 - 323 - 005 - 0000	7641 S. Greenwood Ave
22	20 - 26 - 323 - 013 - 0000	7701 S. Greenwood Ave
23	20 - 27 - 215 - 023 - 0000	7218 S. Cottage Grove Ave
24	20 - 27 - 215 - 024 - 0000	7222 S. Cottage Grove Ave
25	20 - 27 - 231 - 019 - 0000	747 E. 74th St
26	20 - 27 - 231 - 028 - 0000	7446 S. Cottage Grove Ave
27	20 - 27 - 231 - 029 - 0000	7448 S. Cottage Grove Ave
28	20 - 27 - 231 - 030 - 0000	7450 S. Cottage Grove Ave
29	20 - 27 - 231 - 031 - 0000	7456-58 S. Cottage Grove Ave
30	20 - 34 - 204 - 005 - 0000	617 E. 79th St
31	20 - 34 - 204 - 006 - 0000	615 E. 79th St
32	20 - 34 - 204 - 007 - 0000	623 E. 79th St
33	20 - 34 - 204 - 008 - 0000	625 E. 79th St
34	20 - 34 - 204 - 033 - 0000	611 E. 79th St
35	20 - 34 - 223 - 034 - 0000	8146 S. Cottage Grove Ave
36	20 - 34 - 223 - 035 - 0000	8148 S. Cottage Grove Ave
37	20 - 35 - 103 - 020 - 0000	7908 S. Ellis Ave
38	20 - 35 - 105 - 021 - 0000	7900 S. Greenwood Ave
39	20 - 35 - 105 - 022 - 0000	7902 S. Greenwood Ave
40	20 - 35 - 105 - 023 - 0000	7904 S. Greenwood Ave
41	20 - 35 - 105 - 024 - 0000	7908 S. Greenwood Ave
42	20 - 35 - 105 - 025 - 0000	7910 S. Greenwood Ave

Appendix 3: Parcels Targeted for Acquisition by the City of Chicago, by PIN

No.	PIN	Property Address
43	20 - 35 - 105 - 026 - 0000	7912 S. Greenwood Ave
44	20 - 35 - 120 - 001 - 0000	8201 S. Cottage Grove Ave
45	20 - 35 - 304 - 049 - 0000	8401 S. Cottage Grove Ave
46	25 - 02 - 100 - 046 - 0000	875 E. 87th St
47	25 - 02 - 100 - 047 - 0000	881 E. 87th St
48	25 - 02 - 100 - 048 - 0000	885 E. 87th St
49	25 - 02 - 103 - 006 - 0000	8759 S. Cottage Grove Ave
50	25 - 02 - 315 - 010 - 0000	9333 S. Cottage Grove Ave
51	25 - 02 - 315 - 011 - 0000	9335 S. Cottage Grove Ave.
52	25 - 02 - 318 - 006 - 0000	9445 S. Cottage Grove Ave
53	25 - 02 - 318 - 033 - 0000	9461 S. Cottage Grove Ave.
54	25 - 02 - 318 - 034 - 0000	9463 S. Cottage Grove Ave
55	25 - 03 - 203 - 040 - 0000	8714 S. Cottage Grove Ave
56	25 - 03 - 203 - 041 - 0000	8716 S. Cottage Grove Ave
57	25 - 03 - 203 - 042 - 0000	8718 S. Cottage Grove Ave
58	25 - 03 - 207 - 033 - 0000	8742 S. Cottage Grove Ave
59	25 - 03 - 207 - 034 - 0000	8744 S. Cottage Grove Ave
60	25 - 03 - 211 - 030 - 0000	8802 S. Cottage Grove Ave
61	25 - 03 - 223 - 037 - 0000	8938 S. Cottage Grove Ave
62	25 - 03 - 227 - 032 - 0000	9000 S. Cottage Grove Ave
63	25 - 03 - 227 - 033 - 0000	9002 S. Cottage Grove Ave
64	25 - 03 - 227 - 037 - 0000	9016 S. Cottage Grove Ave
65	25 - 03 - 227 - 040 - 0000	9018 S. Cottage Grove Ave
66	25 - 03 - 407 - 030 - 0000	9134 S. Cottage Grove Ave
67	25 - 03 - 411 - 031 - 0000	9206 S. Cottage Grove Ave
68	25 - 03 - 416 - 034 - 0000	9240 S. Cottage Grove Ave
69	25 - 03 - 416 - 035 - 0000	9244 S. Cottage Grove Ave
70	25 - 03 - 416 - 038 - 0000	9250 S. Cottage Grove Ave
71	25 - 03 - 416 - 039 - 0000	9252 S. Cottage Grove Ave
72	25 - 03 - 416 - 040 - 0000	9254 S. Cottage Grove Ave
73	25 - 03 - 423 - 023 - 0000	9328 S. Cottage Grove Ave

***Appendix 4:
Parcels with Occupied Units
that May Be Removed***

Appendix 4: Parcels with Occupied Housing Units that may be Removed, by PIN

No.	PIN	Total Inhabited Housing Units
1	25 - 03 - 223 - 037 - 0000	2
2	20 - 27 - 231 - 031 - 0000	12
		14

***Appendix 5:
Sample Listing of
Apartment Units in RPA***

Appendix 5: Sample of Apartment Listings (Month of April, 2002)

Listed Apartments By Unit Type and Rent									
	Location	Bedrooms	Rent	Rent Inc. Utilities*	Section 8 Accepted	Community Area	Source	Date	Affordable To Households
1	82nd and Drexel	Studio	\$350	\$381	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
2	804 E 81st St	Studio	\$385	\$458	Yes	Chatham	Sun Times	April-02	Very Low Income or higher
3	8022 S Cottage Grove	Studio	\$425	\$456	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
4	452 E 79th St	Studio	\$425	\$456	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
5	79th and Avalon	Studio	\$425	\$456	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
6	7834 S Ellis	Studio	\$425	\$456	Not Specified	Greater Grand Crossing	Sun Times	April-02	Very Low Income or higher
7	Chatham Area	Studio	\$525	\$598	Yes	Chatham	Sun Times	April-02	Very Low Income or higher
8	79th and Champlain	1	\$425	\$514	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
9	7917 S Drexel	1	\$450	\$487	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
10	Avalon Area	1	\$490	\$579	Not Specified	Greater Grand Crossing	Sun Times	April-02	Very Low Income or higher
11	79th and Champlain	1	\$495	\$584	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
12	856 E 83rd St	1	\$510	\$599	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
13	452 E 79th St	1	\$515	\$552	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
14	76th and Drexel	1	\$525	\$562	Not Specified	Greater Grand Crossing	Sun Times	April-02	Very Low Income or higher
15	7834 S Ellis	1	\$525	\$562	Not Specified	Greater Grand Crossing	Sun Times	April-02	Very Low Income or higher
16	8007 S Drexel	1	\$530	\$619	Yes	Chatham	Sun Times	April-02	Low Income or higher
17	423 W 77th St	1	\$540	\$577	Not Specified	Greater Grand Crossing	Sun Times	April-02	Very Low Income or higher
18	541 E 74th St	1	\$550	\$639	Not Specified	Greater Grand Crossing	Sun Times	April-02	Low Income or higher
19	8112 S Cottage	1	\$550	\$639	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
20	219 E 79th St	1	\$560	\$597	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
21	East Chatham	1	\$575	\$612	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
22	84th and Cottage Grove	1	\$575	\$612	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
23	7948 S Dobson	1	\$590	\$679	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
24	Chatham	1	\$600	\$689	Yes	Chatham	Sun Times	April-02	Low Income or higher
25	509 E 79th St	1	\$600	\$689	Not Specified	Chatham	Sun Times	April-02	Low Income or higher
26	8339 S Rhodes	1	\$600	\$637	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
27	8341 S Rhodes	1	\$600	\$637	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
28	73rd and Evans	1	\$625	\$714	Yes	Greater Grand Crossing	Sun Times	April-02	Low Income or higher
29	Chatham	1	\$625	\$662	Not Specified	Chatham	Sun Times	April-02	Low Income or higher
30	81st and St. Lawrence	1	\$625	\$662	Yes	Chatham	Sun Times	April-02	Low Income or higher
31	Chatham Area	1	\$650	\$739	Yes	Chatham	Sun Times	April-02	Low Income or higher
32	949 E 80th St	2	\$400	\$504	Not Specified	Chatham	Sun Times	April-02	Very Low Income or higher
33	79th and Ellis	2	\$550	\$654	Yes	Chatham	Sun Times	April-02	Very Low Income or higher
34	Chatham	2	\$575	\$679	Not Specified	Chatham	Sun Times	April-02	Low Income or higher
35	74th and Maryland	2	\$650	\$754	Not Specified	Greater Grand Crossing	Sun Times	April-02	Low Income or higher
36	Chatham	2	\$650	\$754	Not Specified	Chatham	Sun Times	April-02	Low Income or higher
37	Chatham	2	\$675	\$717	Yes	Chatham	Sun Times	April-02	Low Income or higher
38	7501 S Eggleston	2	\$675	\$717	Yes	Greater Grand Crossing	Sun Times	April-02	Low Income or higher
39	81st and Drexel	2	\$685	\$727	Yes	Chatham	Sun Times	April-02	Low Income or higher
40	Chatham	2	\$750	\$854	Yes	Chatham	Sun Times	April-02	Low Income or higher
41	Chatham	2	\$750	\$792	Yes	Chatham	Sun Times	April-02	Low Income or higher
42	510 E 80th St	2	\$900	\$1,004	Not Specified	Chatham	Sun Times	April-02	Low Income or higher
43	74th and Langley	2	\$1,050	\$1,154	Yes	Greater Grand Crossing	Sun Times	April-02	Moderate Income or higher
44	71st and Rhodes	2	\$1,050	\$1,154	Yes	Greater Grand Crossing	Sun Times	April-02	Moderate Income or higher
45	74th and Langley	3	\$1,200	\$1,319	Yes	Greater Grand Crossing	Sun Times	April-02	Moderate Income or higher
46	71st and Rhodes	3	\$1,200	\$1,319	Yes	Greater Grand Crossing	Sun Times	April-02	Moderate Income or higher

*Chicago Sun Times apartment listings generally specify which utilities, if any, are included in advertised rents. S.B. Friedman and Company has adjusted the advertised monthly rents to include payments for utilities not specifically mentioned in the listing. Our assumptions of utility costs are based on Section 8 utility allowances developed by the Chicago Housing Authority.

***Appendix 6:
Summary of EAV (by PIN)***

Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
1	20 - 26 - 100 - 001 - 0000	\$ 3,698	\$ 8,542
2	20 - 26 - 107 - 001 - 0000	EX	EX
3	20 - 26 - 107 - 002 - 0000	EX	EX
4	20 - 26 - 107 - 003 - 0000	EX	EX
5	20 - 26 - 107 - 004 - 0000	EX	EX
6	20 - 26 - 107 - 005 - 0000	EX	EX
7	20 - 26 - 107 - 008 - 0000	\$ 7,067	\$16,323.00
8	20 - 26 - 107 - 009 - 0000	\$ 51,972	\$120,045.00
9	20 - 26 - 107 - 010 - 0000	\$ 41,501	\$95,859.00
10	20 - 26 - 107 - 011 - 0000	\$ 41,501	\$95,859.00
11	20 - 26 - 107 - 027 - 0000	EX	EX
12	20 - 26 - 107 - 028 - 0000	\$ 3,909	\$9,029.00
13	20 - 26 - 107 - 029 - 0000	\$ 126,045	\$291,139.00
14	20 - 26 - 109 - 001 - 0000	\$ 23,562	\$54,424.00
15	20 - 26 - 115 - 001 - 0000	EX	EX
16	20 - 26 - 115 - 002 - 0000	EX	EX
17	20 - 26 - 115 - 003 - 0000	EX	EX
18	20 - 26 - 115 - 004 - 0000	\$ 106,437	\$245,848.00
19	20 - 26 - 115 - 005 - 0000	\$ 14,961	\$34,557.00
20	20 - 26 - 115 - 006 - 0000	\$ 46,296	\$106,935.00
21	20 - 26 - 115 - 007 - 0000	\$ 4,672	\$10,791.00
22	20 - 26 - 115 - 008 - 0000	\$ 14,615	\$33,758.00
23	20 - 26 - 123 - 001 - 0000	\$ 37,211	\$85,950.00
24	20 - 26 - 123 - 002 - 0000	\$ 30,339	\$70,077.00
25	20 - 26 - 123 - 003 - 0000	\$ 22,420	\$51,786.00
26	20 - 26 - 123 - 004 - 0000	\$ 35,720	\$82,506.00
27	20 - 26 - 123 - 005 - 0000	\$ 2,200	\$5,082.00
28	20 - 26 - 123 - 008 - 0000	\$ 16,751	\$38,691.00
29	20 - 26 - 123 - 009 - 0000	\$ 32,776	\$75,706.00
30	20 - 26 - 123 - 010 - 0000	\$ 35,758	\$82,594.00
31	20 - 26 - 123 - 032 - 0000	\$ 11,421	\$26,380.00
32	20 - 26 - 300 - 001 - 0000	\$ 8,772	\$20,262.00
33	20 - 26 - 300 - 002 - 0000	\$ 7,261	\$16,771.00
34	20 - 26 - 300 - 003 - 0000	\$ 7,974	\$18,418.00
35	20 - 26 - 300 - 004 - 0000	EX	EX
36	20 - 26 - 300 - 005 - 0000	EX	EX
37	20 - 26 - 300 - 006 - 0000	EX	EX
38	20 - 26 - 300 - 007 - 0000	EX	EX
39	20 - 26 - 300 - 008 - 0000	EX	EX
40	20 - 26 - 300 - 009 - 0000	EX	EX
41	20 - 26 - 300 - 010 - 0000	EX	EX

Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
42	20 - 26 - 300 - 011 - 0000	EX	EX
43	20 - 26 - 300 - 012 - 0000	EX	EX
44	20 - 26 - 300 - 013 - 0000	\$ 6,551	\$15,131.00
45	20 - 26 - 300 - 014 - 0000	\$ 5,521	\$12,752.00
46	20 - 26 - 300 - 015 - 0000	\$ 27,412	\$63,316.00
47	20 - 26 - 300 - 016 - 0000	\$ 27,412	\$63,316.00
48	20 - 26 - 300 - 017 - 0000	\$ 5,559	\$12,840.00
49	20 - 26 - 300 - 018 - 0000	\$ 6,462	\$14,926.00
50	20 - 26 - 300 - 019 - 0000	\$ 9,941	\$22,962.00
51	20 - 26 - 300 - 020 - 0000	\$ 21,690	\$50,100.00
52	20 - 26 - 308 - 003 - 0000	\$ 37,006	\$85,476.00
53	20 - 26 - 308 - 004 - 0000	\$ 37,006	\$85,476.00
54	20 - 26 - 308 - 005 - 0000	\$ 37,006	\$85,476.00
55	20 - 26 - 308 - 006 - 0000	\$ 49,168	\$113,568.00
56	20 - 26 - 308 - 007 - 0000	\$ 22,941	\$52,989.00
57	20 - 26 - 308 - 010 - 0000	\$ 7,091	\$16,379.00
58	20 - 26 - 308 - 011 - 0000	\$ 5,237	\$12,096.00
59	20 - 26 - 308 - 012 - 0000	\$ 5,237	\$12,096.00
60	20 - 26 - 308 - 013 - 0000	\$ 2,750	\$6,352.00
61	20 - 26 - 308 - 014 - 0000	\$ 46,203	\$106,720.00
62	20 - 26 - 308 - 017 - 0000	EX	EX
63	20 - 26 - 308 - 018 - 0000	EX	EX
64	20 - 26 - 308 - 019 - 0000	EX	EX
65	20 - 26 - 308 - 035 - 0000	\$ 39,900	\$92,161.00
66	20 - 26 - 308 - 052 - 0000	\$ 880	\$2,033.00
67	20 - 26 - 308 - 053 - 0000	EX	EX
68	20 - 26 - 308 - 054 - 0000	\$ 13,777	\$31,822.00
69	20 - 26 - 311 - 001 - 0000	\$ 67,532	\$155,985.00
70	20 - 26 - 311 - 002 - 0000	\$ 11,560	\$26,701.00
71	20 - 26 - 311 - 003 - 0000	\$ 11,560	\$26,701.00
72	20 - 26 - 311 - 004 - 0000	\$ 11,560	\$26,701.00
73	20 - 26 - 311 - 005 - 0000	\$ 11,560	\$26,701.00
74	20 - 26 - 311 - 006 - 0000	\$ 11,560	\$26,701.00
75	20 - 26 - 311 - 007 - 0000	\$ 11,560	\$26,701.00
76	20 - 26 - 311 - 008 - 0000	\$ 11,560	\$26,701.00
77	20 - 26 - 311 - 009 - 0000	\$ 19,341	\$44,674.00
78	20 - 26 - 311 - 010 - 0000	\$ 19,600	\$45,272.00
79	20 - 26 - 311 - 011 - 0000	\$ 4,902	\$11,323.00
80	20 - 26 - 311 - 012 - 0000	\$ 4,902	\$11,323.00
81	20 - 26 - 311 - 013 - 0000	\$ 4,902	\$11,323.00
82	20 - 26 - 311 - 014 - 0000	\$ 4,902	\$11,323.00

Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
83	20 - 26 - 311 - 015 - 0000	\$ 4,902	\$11,323.00
84	20 - 26 - 311 - 016 - 0000	\$ 12,217	\$28,219.00
85	20 - 26 - 317 - 009 - 0000	\$ 6,156	\$14,219.00
86	20 - 26 - 317 - 010 - 0000	\$ 6,156	\$14,219.00
87	20 - 26 - 317 - 011 - 0000	\$ 5,965	\$13,778.00
88	20 - 26 - 317 - 012 - 0000	\$ 21,220	\$49,014.00
89	20 - 26 - 317 - 013 - 0000	\$ 35,125	\$81,132.00
90	20 - 26 - 317 - 014 - 0000	\$ 35,125	\$81,132.00
91	20 - 26 - 317 - 015 - 0000	\$ 54,750	\$126,462.00
92	20 - 26 - 317 - 016 - 0000	\$ 22,290	\$51,485.00
93	20 - 26 - 317 - 017 - 0000	\$ 22,290	\$51,485.00
94	20 - 26 - 317 - 018 - 0000	\$ 19,785	\$45,699.00
95	20 - 26 - 317 - 019 - 0000	\$ 54,279	\$125,374.00
96	20 - 26 - 317 - 035 - 0000	\$ 104,328	\$240,977.00
97	20 - 26 - 317 - 036 - 0000	\$ 979,450	\$2,262,334.00
98	20 - 26 - 318 - 016 - 0000	\$ 13,664	\$31,561.00
99	20 - 26 - 318 - 017 - 0000	\$ 13,644	\$31,515.00
100	20 - 26 - 318 - 018 - 0000	\$ 15,840	\$36,587.00
101	20 - 26 - 318 - 032 - 0000	\$ 1,447	\$3,342.00
102	20 - 26 - 318 - 033 - 0000	\$ 24,277	\$56,075.00
103	20 - 26 - 318 - 034 - 0000	\$ 22,107	\$51,063.00
104	20 - 26 - 318 - 035 - 0000	\$ 14,869	\$34,344.00
105	20 - 26 - 319 - 034 - 0000	\$ 62,070	\$143,369.00
106	20 - 26 - 319 - 037 - 0000	\$ 27,027	\$62,427.00
107	20 - 26 - 320 - 018 - 0000	\$ 10,682	\$24,673.00
108	20 - 26 - 320 - 019 - 0000	\$ 10,438	\$24,110.00
109	20 - 26 - 320 - 030 - 0000	\$ 5,500	\$12,704.00
110	20 - 26 - 320 - 031 - 0000	\$ 67,048	\$154,867.00
111	20 - 26 - 321 - 008 - 0000	\$ 2,872	\$6,634.00
112	20 - 26 - 321 - 009 - 0000	\$ 2,871	\$6,631.00
113	20 - 26 - 321 - 010 - 0000	\$ 2,871	\$6,631.00
114	20 - 26 - 321 - 021 - 0000	\$ 44,505	\$102,798.00
115	20 - 26 - 321 - 022 - 0000	EX	EX
116	20 - 26 - 321 - 023 - 0000	EX	EX
117	20 - 26 - 322 - 018 - 0000	\$ 7,192	\$16,612.00
118	20 - 26 - 322 - 019 - 0000	\$ 27,239	\$62,917.00
119	20 - 26 - 322 - 038 - 0000	\$ 1,787	\$4,128.00
120	20 - 26 - 322 - 051 - 0000	\$ 3,399	\$7,851.00
121	20 - 26 - 322 - 052 - 0000	\$ 5,099	\$11,778.00
122	20 - 26 - 323 - 002 - 0000	\$ 5,676	\$13,110.00
123	20 - 26 - 323 - 003 - 0000	EX	EX

Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
124	20 - 26 - 323 - 004 - 0000	\$ 3,515	\$8,119.00
125	20 - 26 - 323 - 005 - 0000	\$ 2,431	\$5,615.00
126	20 - 26 - 323 - 006 - 0000	\$ 7,499	\$17,321.00
127	20 - 26 - 323 - 007 - 0000	\$ 9,183	\$21,211.00
128	20 - 26 - 323 - 008 - 0000	\$ 3,575	\$8,258.00
129	20 - 26 - 323 - 009 - 0000	EX	EX
130	20 - 26 - 323 - 010 - 0000	EX	EX
131	20 - 26 - 323 - 011 - 0000	\$ 14,853	\$34,307.00
132	20 - 26 - 323 - 013 - 0000	\$ 4,159	\$9,606.00
133	20 - 26 - 323 - 014 - 0000	\$ 7,450	\$17,208.00
134	20 - 26 - 323 - 015 - 0000	\$ 1,787	\$4,128.00
135	20 - 26 - 323 - 016 - 0000	\$ 1,787	\$4,128.00
136	20 - 26 - 323 - 017 - 0000	\$ 1,787	\$4,128.00
137	20 - 26 - 323 - 018 - 0000	\$ 5,681	\$13,122.00
138	20 - 26 - 323 - 019 - 0000	\$ 7,311	\$16,887.00
139	20 - 26 - 323 - 020 - 0000	\$ 7,701	\$17,788.00
140	20 - 26 - 323 - 021 - 0000	EX	EX
141	20 - 26 - 323 - 022 - 0000	\$ 8,204	\$18,950.00
142	20 - 26 - 323 - 023 - 0000	\$ 2,359	\$5,449.00
143	20 - 26 - 323 - 024 - 0000	\$ 2,371	\$5,477.00
144	20 - 26 - 323 - 025 - 0000	\$ 10,240	\$23,652.00
145	20 - 26 - 323 - 026 - 0000	\$ 1,902	\$4,393.00
146	20 - 26 - 323 - 027 - 0000	\$ 1,217	\$2,811.00
147	20 - 26 - 323 - 028 - 0000	\$ 8,525	\$19,691.00
148	20 - 26 - 323 - 029 - 0000	\$ 9,182	\$21,209.00
149	20 - 26 - 323 - 031 - 0000	EX	EX
150	20 - 26 - 323 - 032 - 0000	\$ 8,056	\$18,608.00
151	20 - 26 - 323 - 036 - 0000	\$ 18,307	\$42,286.00
152	20 - 26 - 323 - 037 - 0000	EX	EX
153	20 - 26 - 323 - 038 - 0000	\$ 55,647	\$128,533.00
154	20 - 26 - 323 - 039 - 0000	EX	EX
155	20 - 26 - 323 - 064 - 0000	\$ 9,159	\$21,155.00
156	20 - 26 - 323 - 065 - 0000	\$ 1,430	\$3,303.00
157	20 - 26 - 323 - 077 - 0000	\$ 30,999	\$71,601.00
158	20 - 26 - 323 - 085 - 6001	EX	EX
159	20 - 26 - 323 - 085 - 6002	\$ 2,932	\$6,772.00
160	20 - 26 - 323 - 085 - 6003	\$ 4,835	\$11,168.00
161	20 - 26 - 323 - 086 - 6001	EX	EX
162	20 - 26 - 323 - 086 - 6002	EX	EX
163	20 - 26 - 323 - 087 - 0000	EX	EX
164	20 - 26 - 323 - 088 - 6001	EX	EX

Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
165	20 - 26 - 323 - 088 - 6002	\$ 10,361	\$23,932.00
166	20 - 26 - 323 - 089 - 6001	\$ 12,409	\$28,662.00
167	20 - 26 - 323 - 089 - 6002	EX	EX
168	20 - 26 - 501 - 007 - 0000	EX	EX
169	20 - 27 - 207 - 001 - 0000	\$ 139,727	\$322,741.00
170	20 - 27 - 207 - 002 - 0000	EX	EX
171	20 - 27 - 207 - 003 - 0000	EX	EX
172	20 - 27 - 207 - 004 - 0000	EX	EX
173	20 - 27 - 207 - 005 - 0000	EX	EX
174	20 - 27 - 207 - 006 - 0000	EX	EX
175	20 - 27 - 207 - 007 - 0000	EX	EX
176	20 - 27 - 207 - 008 - 0000	EX	EX
177	20 - 27 - 207 - 009 - 0000	EX	EX
178	20 - 27 - 207 - 010 - 0000	EX	EX
179	20 - 27 - 207 - 011 - 0000	EX	EX
180	20 - 27 - 207 - 012 - 0000	EX	EX
181	20 - 27 - 215 - 018 - 0000	\$ 4,373	\$10,101.00
182	20 - 27 - 215 - 019 - 0000	EX	EX
183	20 - 27 - 215 - 020 - 0000	\$ 1,603	\$3,703.00
184	20 - 27 - 215 - 021 - 0000	\$ 3,038	\$7,017.00
185	20 - 27 - 215 - 023 - 0000	\$ 2,200	\$5,082.00
186	20 - 27 - 215 - 024 - 0000	\$ 2,200	\$5,082.00
187	20 - 27 - 215 - 025 - 0000	\$ 8,670	\$20,026.00
188	20 - 27 - 215 - 028 - 0000	\$ 2,200	\$5,082.00
189	20 - 27 - 215 - 029 - 0000	\$ 1,100	\$2,541.00
190	20 - 27 - 215 - 030 - 0000	\$ 10,509	\$24,274.00
191	20 - 27 - 215 - 031 - 0000	\$ 8,608	\$19,883.00
192	20 - 27 - 215 - 032 - 0000	\$ 1,690	\$3,904.00
193	20 - 27 - 215 - 033 - 0000	\$ 8,672	\$20,031.00
194	20 - 27 - 215 - 034 - 0000	\$ 2,200	\$5,082.00
195	20 - 27 - 215 - 035 - 0000	EX	EX
196	20 - 27 - 215 - 037 - 0000	EX	EX
197	20 - 27 - 215 - 038 - 0000	\$ 4,224	\$9,757.00
198	20 - 27 - 215 - 041 - 0000	\$ 14,417	\$33,300.00
199	20 - 27 - 215 - 042 - 0000	\$ 8,769	\$20,255.00
200	20 - 27 - 215 - 043 - 0000	\$ 18,345	\$42,373.00
201	20 - 27 - 223 - 021 - 0000	\$ 16,192	\$37,400.00
202	20 - 27 - 223 - 022 - 0000	\$ 34,752	\$80,270.00
203	20 - 27 - 223 - 023 - 0000	\$ 19,887	\$45,935.00
204	20 - 27 - 223 - 024 - 0000	\$ 21,781	\$50,310.00
205	20 - 27 - 223 - 025 - 0000	\$ 37,724	\$87,135.00

Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
206	20 - 27 - 223 - 026 - 0000	\$ 8,334	\$19,250.00
207	20 - 27 - 223 - 027 - 0000	\$ 5,250	\$12,126.00
208	20 - 27 - 223 - 028 - 0000	\$ 4,814	\$11,119.00
209	20 - 27 - 223 - 029 - 0000	\$ 4,814	\$11,119.00
210	20 - 27 - 223 - 030 - 0000	\$ 4,814	\$11,119.00
211	20 - 27 - 223 - 031 - 0000	\$ 4,879	\$11,270.00
212	20 - 27 - 223 - 032 - 0000	\$ 4,904	\$11,327.00
213	20 - 27 - 223 - 033 - 0000	\$ 135,638	\$313,297.00
214	20 - 27 - 223 - 034 - 0000	EX	EX
215	20 - 27 - 231 - 019 - 0000	\$ 56,914	\$131,460.00
216	20 - 27 - 231 - 020 - 0000	\$ 20,893	\$48,259.00
217	20 - 27 - 231 - 021 - 0000	EX	EX
218	20 - 27 - 231 - 022 - 0000	\$ 7,380	\$17,046.00
219	20 - 27 - 231 - 023 - 0000	\$ 2,391	\$5,523.00
220	20 - 27 - 231 - 024 - 0000	\$ 7,085	\$16,365.00
221	20 - 27 - 231 - 025 - 0000	\$ 23,752	\$54,862.00
222	20 - 27 - 231 - 026 - 0000	\$ 6,971	\$16,102.00
223	20 - 27 - 231 - 027 - 0000	\$ 13,374	\$30,891.00
224	20 - 27 - 231 - 028 - 0000	\$ 2,460	\$5,682.00
225	20 - 27 - 231 - 029 - 0000	\$ 24,258	\$56,031.00
226	20 - 27 - 231 - 030 - 0000	\$ 2,445	\$5,647.00
227	20 - 27 - 231 - 031 - 0000	\$ 70,548	\$162,952.00
228	20 - 27 - 407 - 019 - 0000	\$ 66,762	\$154,207.00
229	20 - 27 - 407 - 020 - 0000	\$ 6,181	\$14,277.00
230	20 - 27 - 407 - 021 - 0000	\$ 26,601	\$61,443.00
231	20 - 27 - 407 - 022 - 0000	\$ 42,860	\$98,998.00
232	20 - 27 - 407 - 023 - 0000	\$ 6,801	\$15,709.00
233	20 - 27 - 407 - 024 - 0000	\$ 21,913	\$50,615.00
234	20 - 27 - 407 - 025 - 0000	\$ 51,235	\$118,343.00
235	20 - 27 - 407 - 028 - 0000	\$ 133,041	\$307,298.00
236	20 - 27 - 415 - 020 - 0000	\$ 87,499	\$202,105.00
237	20 - 27 - 415 - 022 - 0000	\$ 49,204	\$113,651.00
238	20 - 27 - 415 - 023 - 0000	\$ 37,499	\$86,615.00
239	20 - 27 - 415 - 024 - 0000	EX	EX
240	20 - 27 - 415 - 028 - 0000	EX	EX
241	20 - 27 - 415 - 029 - 0000	EX	EX
242	20 - 27 - 415 - 030 - 0000	EX	EX
243	20 - 27 - 415 - 031 - 0000	EX	EX
244	20 - 27 - 415 - 032 - 0000	EX	EX
245	20 - 27 - 415 - 034 - 0000	EX	EX
246	20 - 27 - 415 - 035 - 0000	EX	EX

Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
247	20 - 27 - 415 - 036 - 0000	EX	EX
248	20 - 27 - 423 - 026 - 0000	\$ 18,807	\$43,440.00
249	20 - 27 - 423 - 027 - 0000	\$ 13,729	\$31,711.00
250	20 - 27 - 423 - 028 - 0000	\$ 22,961	\$53,035.00
251	20 - 27 - 423 - 029 - 0000	\$ 14,908	\$34,434.00
252	20 - 27 - 423 - 030 - 0000	\$ 13,609	\$31,434.00
253	20 - 27 - 423 - 031 - 0000	EX	EX
254	20 - 27 - 423 - 032 - 0000	\$ 47,631	\$110,018.00
255	20 - 27 - 423 - 033 - 0000	\$ 15,191	\$35,088.00
256	20 - 27 - 423 - 034 - 0000	\$ 5,907	\$13,644.00
257	20 - 27 - 423 - 035 - 0000	\$ 5,907	\$13,644.00
258	20 - 27 - 423 - 036 - 0000	\$ 5,907	\$13,644.00
259	20 - 27 - 423 - 037 - 0000	EX	EX
260	20 - 27 - 423 - 038 - 0000	EX	EX
261	20 - 27 - 423 - 039 - 0000	EX	EX
262	20 - 27 - 424 - 029 - 0000	\$ 89,999	\$207,880.00
263	20 - 27 - 424 - 030 - 0000	\$ 111,432	\$257,386.00
264	20 - 27 - 425 - 034 - 0000	\$ 7,697	\$17,779.00
265	20 - 27 - 425 - 037 - 0000	\$ 7,248	\$16,741.00
266	20 - 27 - 425 - 038 - 0000	\$ 77,624	\$179,296.00
267	20 - 27 - 425 - 039 - 0000	\$ 92,126	\$212,793.00
268	20 - 27 - 426 - 046 - 0000	\$ 61,040	\$140,990.00
269	20 - 27 - 426 - 047 - 0000	\$ 102,606	\$236,999.00
270	20 - 27 - 427 - 042 - 0000	\$ 18,683	\$43,154.00
271	20 - 27 - 427 - 043 - 0000	\$ 16,234	\$37,497.00
272	20 - 27 - 427 - 044 - 0000	\$ 16,623	\$38,396.00
273	20 - 27 - 427 - 045 - 0000	\$ 8,869	\$20,486.00
274	20 - 27 - 427 - 046 - 0000	EX	EX
275	20 - 27 - 428 - 032 - 0000	\$ 56,540	\$130,596.00
276	20 - 27 - 428 - 033 - 0000	\$ 25,381	\$58,625.00
277	20 - 27 - 428 - 034 - 0000	\$ 20,399	\$47,118.00
278	20 - 27 - 428 - 035 - 0000	\$ 74,739	\$172,632.00
279	20 - 27 - 429 - 035 - 0000	\$ 5,154	\$11,905.00
280	20 - 27 - 429 - 036 - 0000	\$ 26,224	\$60,572.00
281	20 - 27 - 429 - 037 - 0000	\$ 39,345	\$90,879.00
282	20 - 27 - 429 - 038 - 0000	\$ 10,381	\$23,978.00
283	20 - 27 - 429 - 039 - 0000	\$ 164,130	\$379,107.00
284	20 - 27 - 430 - 037 - 0000	\$ 4,105	\$9,482.00
285	20 - 27 - 430 - 038 - 0000	\$ 19,647	\$45,381.00
286	20 - 27 - 430 - 039 - 0000	\$ 12,210	\$28,203.00
287	20 - 27 - 430 - 040 - 0000	\$ 20,049	\$46,309.00

Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
288	20 - 27 - 430 - 041 - 0000	\$ 118,386	\$273,448.00
289	20 - 27 - 431 - 016 - 0000	\$ 172,448	\$398,320.00
290	20 - 27 - 431 - 019 - 0000	\$ 14,354	\$33,155.00
291	20 - 27 - 431 - 020 - 0000	\$ 39,563	\$91,383.00
292	20 - 27 - 431 - 021 - 0000	\$ 37,350	\$86,271.00
293	20 - 27 - 431 - 022 - 0000	\$ 37,350	\$86,271.00
294	20 - 27 - 431 - 023 - 0000	\$ 37,308	\$86,174.00
295	20 - 27 - 431 - 024 - 0000	\$ 37,444	\$86,488.00
296	20 - 27 - 431 - 027 - 0000	\$ 22,128	\$51,111.00
297	20 - 27 - 431 - 028 - 0000	\$ 22,128	\$51,111.00
298	20 - 27 - 431 - 029 - 0000	\$ 22,128	\$51,111.00
299	20 - 27 - 431 - 030 - 0000	\$ 22,128	\$51,111.00
300	20 - 27 - 431 - 031 - 0000	\$ 111,597	\$257,767.00
301	20 - 27 - 431 - 032 - 0000	\$ 100,383	\$231,865.00
302	20 - 27 - 431 - 033 - 0000	\$ 141,647	\$327,176.00
303	20 - 27 - 500 - 001 - 0000	EX	EX
304	20 - 34 - 200 - 001 - 0000	EX	EX
305	20 - 34 - 200 - 004 - 0000	\$ 26,648	\$61,552.00
306	20 - 34 - 200 - 005 - 0000	\$ 41,494	\$95,843.00
307	20 - 34 - 200 - 035 - 0000	\$ 45,530	\$105,165.00
308	20 - 34 - 201 - 001 - 0000	\$ 71,455	\$165,047.00
309	20 - 34 - 201 - 002 - 0000	\$ 27,021	\$62,413.00
310	20 - 34 - 201 - 003 - 0000	\$ 42,292	\$97,686.00
311	20 - 34 - 201 - 032 - 0000	\$ 24,221	\$55,946.00
312	20 - 34 - 201 - 033 - 0000	\$ 19,146	\$44,223.00
313	20 - 34 - 201 - 034 - 0000	\$ 24,069	\$55,595.00
314	20 - 34 - 202 - 001 - 0000	\$ 55,060	\$127,178.00
315	20 - 34 - 202 - 002 - 0000	\$ 46,249	\$106,826.00
316	20 - 34 - 202 - 003 - 0000	\$ 11,134	\$25,717.00
317	20 - 34 - 202 - 004 - 0000	\$ 72,297	\$166,992.00
318	20 - 34 - 203 - 001 - 0000	\$ 187,347	\$432,734.00
319	20 - 34 - 203 - 029 - 0000	\$ 3,026	\$6,989.00
320	20 - 34 - 203 - 031 - 0000	\$ 37,780	\$87,264.00
321	20 - 34 - 203 - 032 - 0000	\$ 72,195	\$166,756.00
322	20 - 34 - 204 - 005 - 0000	\$ 3,025	\$6,987.00
323	20 - 34 - 204 - 006 - 0000	\$ 3,025	\$6,987.00
324	20 - 34 - 204 - 007 - 0000	\$ 3,025	\$6,987.00
325	20 - 34 - 204 - 008 - 0000	\$ 3,905	\$9,020.00
326	20 - 34 - 204 - 033 - 0000	\$ 19,029	\$43,953.00
327	20 - 34 - 205 - 001 - 0000	\$ 59,041	\$136,373.00
328	20 - 34 - 205 - 002 - 0000	\$ 13,317	\$30,760.00

Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
329	20 - 34 - 205 - 003 - 0000	\$ 23,655	\$54,638.00
330	20 - 34 - 205 - 004 - 0000	\$ 86,564	\$199,946.00
331	20 - 34 - 206 - 001 - 0000	\$ 55,307	\$127,748.00
332	20 - 34 - 206 - 003 - 0000	\$ 12,037	\$27,803.00
333	20 - 34 - 206 - 004 - 0000	\$ 7,353	\$16,984.00
334	20 - 34 - 206 - 005 - 0000	\$ 8,708	\$20,114.00
335	20 - 34 - 206 - 006 - 0000	\$ 9,289	\$21,456.00
336	20 - 34 - 206 - 007 - 0000	\$ 12,747	\$29,443.00
337	20 - 34 - 206 - 030 - 0000	\$ 37,311	\$86,181.00
338	20 - 34 - 206 - 031 - 0000	\$ 20,634	\$47,660.00
339	20 - 34 - 207 - 001 - 0000	\$ 49,152	\$113,531.00
340	20 - 34 - 207 - 002 - 0000	\$ 30,650	\$70,795.00
341	20 - 34 - 207 - 003 - 0000	\$ 378,030	\$873,174.00
342	20 - 34 - 207 - 018 - 0000	\$ 4,247	\$9,810.00
343	20 - 34 - 207 - 019 - 0000	\$ 4,258	\$9,835.00
344	20 - 34 - 207 - 020 - 0000	\$ 4,258	\$9,835.00
345	20 - 34 - 207 - 021 - 0000	\$ 4,794	\$11,073.00
346	20 - 34 - 207 - 022 - 0000	\$ 4,794	\$11,073.00
347	20 - 34 - 207 - 023 - 0000	\$ 4,794	\$11,073.00
348	20 - 34 - 207 - 024 - 0000	\$ 4,794	\$11,073.00
349	20 - 34 - 207 - 025 - 0000	\$ 4,794	\$11,073.00
350	20 - 34 - 207 - 026 - 0000	\$ 14,593	\$33,707.00
351	20 - 34 - 207 - 027 - 0000	\$ 4,854	\$11,212.00
352	20 - 34 - 207 - 034 - 0000	\$ 646,530	\$1,493,355.00
353	20 - 34 - 215 - 016 - 0000	\$ 111,100	\$256,619.00
354	20 - 34 - 215 - 017 - 0000	\$ 53,211	\$122,907.00
355	20 - 34 - 215 - 018 - 0000	\$ 5,209	\$12,032.00
356	20 - 34 - 215 - 019 - 0000	\$ 5,209	\$12,032.00
357	20 - 34 - 215 - 020 - 0000	\$ 28,203	\$65,143.00
358	20 - 34 - 215 - 021 - 0000	\$ 28,203	\$65,143.00
359	20 - 34 - 215 - 022 - 0000	\$ 25,219	\$58,251.00
360	20 - 34 - 215 - 023 - 0000	\$ 32,272	\$74,542.00
361	20 - 34 - 215 - 024 - 0000	\$ 25,219	\$58,251.00
362	20 - 34 - 215 - 025 - 0000	\$ 30,558	\$70,583.00
363	20 - 34 - 215 - 032 - 0000	\$ 23,222	\$53,638.00
364	20 - 34 - 215 - 033 - 0000	\$ 5,200	\$12,011.00
365	20 - 34 - 215 - 034 - 0000	\$ 5,355	\$12,369.00
366	20 - 34 - 215 - 036 - 0000	\$ 29,769	\$68,760.00
367	20 - 34 - 215 - 037 - 0000	\$ 83,985	\$193,989.00
368	20 - 34 - 215 - 038 - 0000	\$ 23,222	\$53,638.00
369	20 - 34 - 223 - 022 - 0000	\$ 36,890	\$85,209.00

Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
370	20 - 34 - 223 - 023 - 0000	\$ 57,999	\$133,966.00
371	20 - 34 - 223 - 024 - 0000	\$ 2,707	\$6,253.00
372	20 - 34 - 223 - 025 - 0000	\$ 2,707	\$6,253.00
373	20 - 34 - 223 - 026 - 0000	\$ 27,414	\$63,321.00
374	20 - 34 - 223 - 027 - 0000	\$ 41,849	\$96,663.00
375	20 - 34 - 223 - 028 - 0000	\$ 2,707	\$6,253.00
376	20 - 34 - 223 - 029 - 0000	\$ 5,428	\$12,538.00
377	20 - 34 - 223 - 030 - 0000	\$ 5,428	\$12,538.00
378	20 - 34 - 223 - 031 - 0000	\$ 36,346	\$83,952.00
379	20 - 34 - 223 - 032 - 0000	\$ 2,707	\$6,253.00
380	20 - 34 - 223 - 033 - 0000	\$ 20,972	\$48,441.00
381	20 - 34 - 223 - 034 - 0000	\$ 7,086	\$16,367.00
382	20 - 34 - 223 - 035 - 0000	\$ 2,707	\$6,253.00
383	20 - 34 - 223 - 036 - 0000	\$ 62,738	\$144,912.00
384	20 - 34 - 223 - 039 - 0000	\$ 66,500	\$153,602.00
385	20 - 34 - 231 - 017 - 0000	\$ 32,946	\$76,099.00
386	20 - 34 - 231 - 022 - 0000	\$ 2,707	\$6,253.00
387	20 - 34 - 231 - 023 - 0000	\$ 4,800	\$11,087.00
388	20 - 34 - 231 - 024 - 0000	\$ 4,800	\$11,087.00
389	20 - 34 - 231 - 025 - 0000	\$ 24,163	\$55,812.00
390	20 - 34 - 231 - 026 - 0000	\$ 71,625	\$165,439.00
391	20 - 34 - 231 - 027 - 0000	\$ 19,152	\$44,237.00
392	20 - 34 - 231 - 028 - 0000	\$ 19,152	\$44,237.00
393	20 - 34 - 231 - 029 - 0000	\$ 24,582	\$56,780.00
394	20 - 34 - 231 - 035 - 0000	\$ 14,627	\$33,785.00
395	20 - 34 - 231 - 036 - 0000	\$ 14,627	\$33,785.00
396	20 - 34 - 231 - 037 - 0000	\$ 15,052	\$34,767.00
397	20 - 34 - 231 - 038 - 0000	\$ 25,156	\$58,105.00
398	20 - 34 - 231 - 040 - 0000	\$ 24,052	\$55,555.00
399	20 - 34 - 231 - 041 - 0000	\$ 84,209	\$194,506.00
400	20 - 34 - 231 - 042 - 0000	\$ 92,491	\$213,636.00
401	20 - 34 - 413 - 019 - 0000	\$ 19,004	\$43,895.00
402	20 - 34 - 413 - 020 - 0000	\$ 247,852	\$572,489.00
403	20 - 34 - 413 - 021 - 0000	\$ 7,336	\$16,945.00
404	20 - 34 - 413 - 022 - 0000	\$ 104,564	\$241,522.00
405	20 - 34 - 413 - 032 - 0000	\$ 828,543	\$1,913,769.00
406	20 - 34 - 413 - 033 - 0000	\$ 17,419	\$40,234.00
407	20 - 34 - 413 - 034 - 0000	\$ 144,202	\$333,078.00
408	20 - 34 - 413 - 035 - 0000	\$ 282,878	\$653,392.00
409	20 - 34 - 413 - 036 - 0000	\$ 13,200	\$30,489.00
410	20 - 34 - 413 - 037 - 0000	\$ 341,441	\$788,660.00

Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
411	20 - 34 - 413 - 039 - 0000	\$ 254,961	\$588,909.00
412	20 - 34 - 413 - 046 - 0000	\$ 97,092	\$224,263.00
413	20 - 34 - 413 - 055 - 0000	EX	EX
414	20 - 34 - 413 - 057 - 0000	\$ 138,527	\$319,970.00
415	20 - 34 - 413 - 058 - 0000	EX	EX
416	20 - 34 - 413 - 059 - 0000	\$ 180,500	\$416,919.00
417	20 - 35 - 100 - 001 - 0000	\$ 86,650	\$200,144.00
418	20 - 35 - 100 - 002 - 0000	\$ 33,479	\$77,330.00
419	20 - 35 - 100 - 003 - 0000	\$ 3,025	\$6,987.00
420	20 - 35 - 100 - 004 - 0000	\$ 3,025	\$6,987.00
421	20 - 35 - 100 - 005 - 0000	\$ 13,100	\$30,258.00
422	20 - 35 - 100 - 006 - 0000	\$ 80,450	\$185,823.00
423	20 - 35 - 100 - 008 - 0000	\$ 91,068	\$210,349.00
424	20 - 35 - 100 - 009 - 0000	\$ 2,200	\$5,082.00
425	20 - 35 - 100 - 010 - 0000	\$ 2,200	\$5,082.00
426	20 - 35 - 100 - 011 - 0000	\$ 2,200	\$5,082.00
427	20 - 35 - 100 - 012 - 0000	\$ 2,200	\$5,082.00
428	20 - 35 - 100 - 013 - 0000	\$ 2,200	\$5,082.00
429	20 - 35 - 100 - 014 - 0000	\$ 2,200	\$5,082.00
430	20 - 35 - 100 - 015 - 0000	\$ 2,200	\$5,082.00
431	20 - 35 - 100 - 027 - 0000	\$ 18,591	\$42,941.00
432	20 - 35 - 100 - 029 - 0000	\$ 45,064	\$104,089.00
433	20 - 35 - 101 - 001 - 0000	\$ 60,515	\$139,778.00
434	20 - 35 - 101 - 013 - 0000	\$ 35,476	\$81,942.00
435	20 - 35 - 102 - 001 - 0000	\$ 62,700	\$144,824.00
436	20 - 35 - 102 - 008 - 0000	\$ 66,499	\$153,599.00
437	20 - 35 - 103 - 001 - 0000	\$ 24,321	\$56,177.00
438	20 - 35 - 103 - 002 - 0000	\$ 17,518	\$40,463.00
439	20 - 35 - 103 - 003 - 0000	\$ 17,518	\$40,463.00
440	20 - 35 - 103 - 004 - 0000	\$ 17,518	\$40,463.00
441	20 - 35 - 103 - 005 - 0000	\$ 14,325	\$33,088.00
442	20 - 35 - 103 - 006 - 0000	\$ 2,200	\$5,082.00
443	20 - 35 - 103 - 007 - 0000	\$ 2,200	\$5,082.00
444	20 - 35 - 103 - 020 - 0000	\$ 28,783	\$66,483.00
445	20 - 35 - 104 - 016 - 0000	\$ 47,492	\$109,697.00
446	20 - 35 - 104 - 039 - 1001	\$ 3,719	\$8,590.00
447	20 - 35 - 104 - 039 - 1002	\$ 3,719	\$8,590.00
448	20 - 35 - 104 - 039 - 1003	\$ 3,719	\$8,590.00
449	20 - 35 - 104 - 039 - 1004	\$ 2,242	\$5,179.00
450	20 - 35 - 104 - 039 - 1005	\$ 2,184	\$5,045.00
451	20 - 35 - 104 - 039 - 1006	\$ 2,184	\$5,045.00

Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
452	20 - 35 - 104 - 039 - 1007	\$ 3,101	\$7,163.00
453	20 - 35 - 104 - 039 - 1008	\$ 3,867	\$8,932.00
454	20 - 35 - 104 - 039 - 1009	\$ 3,867	\$8,932.00
455	20 - 35 - 104 - 039 - 1010	\$ 3,101	\$7,163.00
456	20 - 35 - 104 - 039 - 1011	\$ 3,867	\$8,932.00
457	20 - 35 - 104 - 039 - 1012	\$ 3,867	\$8,932.00
458	20 - 35 - 104 - 039 - 1013	\$ 2,242	\$5,179.00
459	20 - 35 - 104 - 039 - 1014	\$ 2,184	\$5,045.00
460	20 - 35 - 104 - 039 - 1015	\$ 2,184	\$5,045.00
461	20 - 35 - 104 - 039 - 1016	\$ 3,719	\$8,590.00
462	20 - 35 - 104 - 039 - 1017	\$ 3,719	\$8,590.00
463	20 - 35 - 104 - 039 - 1018	\$ 3,719	\$8,590.00
464	20 - 35 - 105 - 001 - 0000	\$ 34,224	\$79,051.00
465	20 - 35 - 105 - 002 - 0000	\$ 34,224	\$79,051.00
466	20 - 35 - 105 - 003 - 0000	\$ 5,037	\$11,634.00
467	20 - 35 - 105 - 004 - 0000	\$ 34,224	\$79,051.00
468	20 - 35 - 105 - 005 - 0000	\$ 34,224	\$79,051.00
469	20 - 35 - 105 - 021 - 0000	\$ 2,467	\$5,698.00
470	20 - 35 - 105 - 022 - 0000	\$ 1,500	\$3,465.00
471	20 - 35 - 105 - 023 - 0000	\$ 1,552	\$3,585.00
472	20 - 35 - 105 - 024 - 0000	\$ 1,500	\$3,465.00
473	20 - 35 - 105 - 025 - 0000	\$ 2,062	\$4,763.00
474	20 - 35 - 105 - 026 - 0000	\$ 2,062	\$4,763.00
475	20 - 35 - 105 - 027 - 0000	\$ 2,062	\$4,763.00
476	20 - 35 - 105 - 028 - 0000	\$ 2,062	\$4,763.00
477	20 - 35 - 107 - 001 - 0000	\$ 103,137	\$238,226.00
478	20 - 35 - 107 - 002 - 0000	\$ 68,733	\$158,759.00
479	20 - 35 - 107 - 010 - 0000	\$ 5,802	\$13,401.00
480	20 - 35 - 107 - 011 - 0000	\$ 5,802	\$13,401.00
481	20 - 35 - 107 - 012 - 0000	\$ 11,885	\$27,452.00
482	20 - 35 - 107 - 013 - 0000	\$ 5,802	\$13,401.00
483	20 - 35 - 107 - 014 - 0000	\$ 5,802	\$13,401.00
484	20 - 35 - 107 - 015 - 0000	\$ 86,887	\$200,692.00
485	20 - 35 - 107 - 029 - 0000	\$ 172,340	\$398,071.00
486	20 - 35 - 114 - 001 - 0000	\$ 21,845	\$50,458.00
487	20 - 35 - 114 - 002 - 0000	\$ 20,240	\$46,750.00
488	20 - 35 - 114 - 003 - 0000	\$ 20,240	\$46,750.00
489	20 - 35 - 114 - 004 - 0000	\$ 6,225	\$14,379.00
490	20 - 35 - 114 - 005 - 0000	\$ 15,599	\$36,031.00
491	20 - 35 - 114 - 006 - 0000	\$ 15,599	\$36,031.00
492	20 - 35 - 114 - 007 - 0000	\$ 6,225	\$14,379.00

Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
493	20 - 35 - 114 - 008 - 0000	\$ 41,725	\$96,376.00
494	20 - 35 - 114 - 009 - 0000	\$ 228,001	\$526,637.00
495	20 - 35 - 114 - 010 - 0000	\$ 27,697	\$63,975.00
496	20 - 35 - 114 - 027 - 0000	\$ 80,023	\$184,837.00
497	20 - 35 - 114 - 028 - 0000	\$ 110,449	\$255,115.00
498	20 - 35 - 120 - 001 - 0000	\$ 25,012	\$57,773.00
499	20 - 35 - 120 - 002 - 0000	\$ 76,513	\$176,730.00
500	20 - 35 - 120 - 003 - 0000	\$ 3,025	\$6,987.00
501	20 - 35 - 120 - 004 - 0000	\$ 3,025	\$6,987.00
502	20 - 35 - 120 - 005 - 0000	\$ 3,025	\$6,987.00
503	20 - 35 - 120 - 006 - 0000	\$ 7,061	\$16,309.00
504	20 - 35 - 120 - 007 - 0000	\$ 7,768	\$17,943.00
505	20 - 35 - 120 - 012 - 0000	\$ 14,250	\$32,915.00
506	20 - 35 - 120 - 013 - 0000	\$ 14,250	\$32,915.00
507	20 - 35 - 120 - 014 - 0000	\$ 14,250	\$32,915.00
508	20 - 35 - 120 - 015 - 0000	\$ 14,250	\$32,915.00
509	20 - 35 - 120 - 016 - 0000	\$ 47,095	\$108,780.00
510	20 - 35 - 120 - 017 - 0000	\$ 47,095	\$108,780.00
511	20 - 35 - 120 - 018 - 0000	\$ 12,802	\$29,570.00
512	20 - 35 - 120 - 019 - 0000	\$ 8,151	\$18,827.00
513	20 - 35 - 120 - 020 - 0000	\$ 9,446	\$21,818.00
514	20 - 35 - 120 - 042 - 0000	\$ 75,280	\$173,882.00
515	20 - 35 - 300 - 006 - 0000	\$ 23,160	\$53,495.00
516	20 - 35 - 300 - 007 - 0000	\$ 30,945	\$71,477.00
517	20 - 35 - 300 - 008 - 0000	\$ 5,873	\$13,565.00
518	20 - 35 - 300 - 009 - 0000	\$ 6,067	\$14,014.00
519	20 - 35 - 300 - 010 - 0000	\$ 6,067	\$14,014.00
520	20 - 35 - 300 - 011 - 0000	\$ 5,873	\$13,565.00
521	20 - 35 - 300 - 012 - 0000	\$ 28,422	\$65,649.00
522	20 - 35 - 300 - 022 - 0000	\$ 11,428	\$26,396.00
523	20 - 35 - 300 - 023 - 0000	\$ 11,428	\$26,396.00
524	20 - 35 - 300 - 024 - 0000	\$ 11,428	\$26,396.00
525	20 - 35 - 300 - 025 - 0000	\$ 11,535	\$26,644.00
526	20 - 35 - 300 - 042 - 0000	\$ 51,184	\$118,225.00
527	20 - 35 - 300 - 043 - 0000	\$ 86,449	\$199,680.00
528	20 - 35 - 304 - 010 - 0000	\$ 29,356	\$67,806.00
529	20 - 35 - 304 - 011 - 0000	\$ 57,267	\$132,275.00
530	20 - 35 - 304 - 012 - 0000	\$ 8,488	\$19,606.00
531	20 - 35 - 304 - 016 - 0000	\$ 25,357	\$58,570.00
532	20 - 35 - 304 - 017 - 0000	\$ 24,732	\$57,126.00
533	20 - 35 - 304 - 018 - 0000	\$ 24,732	\$57,126.00

Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
534	20 - 35 - 304 - 048 - 0000	\$ 192,234	\$444,022.00
535	20 - 35 - 304 - 049 - 0000	\$ 44,133	\$101,938.00
536	20 - 35 - 304 - 050 - 0000	\$ 55,676	\$128,600.00
537	20 - 35 - 309 - 006 - 0000	\$ 18,430	\$42,570.00
538	20 - 35 - 309 - 007 - 0000	\$ 31,624	\$73,045.00
539	20 - 35 - 309 - 014 - 0000	\$ 22,791	\$52,643.00
540	20 - 35 - 309 - 015 - 0000	\$ 22,791	\$52,643.00
541	20 - 35 - 309 - 016 - 0000	\$ 24,320	\$56,174.00
542	20 - 35 - 309 - 017 - 0000	\$ 26,822	\$61,953.00
543	20 - 35 - 309 - 018 - 0000	\$ 26,822	\$61,953.00
544	20 - 35 - 309 - 019 - 0000	\$ 30,108	\$69,543.00
545	20 - 35 - 309 - 020 - 0000	\$ 30,108	\$69,543.00
546	20 - 35 - 309 - 021 - 0000	\$ 30,108	\$69,543.00
547	20 - 35 - 309 - 024 - 0000	\$ 24,554	\$56,715.00
548	20 - 35 - 309 - 045 - 0000	\$ 30,175	\$69,698.00
549	20 - 35 - 309 - 046 - 0000	\$ 17,192	\$39,710.00
550	20 - 35 - 309 - 047 - 0000	\$ 95,340	\$220,216.00
551	20 - 35 - 309 - 048 - 0000	\$ 90,654	\$209,393.00
552	20 - 35 - 314 - 001 - 0000	\$ 32,741	\$75,625.00
553	20 - 35 - 314 - 002 - 0000	\$ 33,641	\$77,704.00
554	20 - 35 - 314 - 003 - 0000	\$ 24,602	\$56,826.00
555	20 - 35 - 314 - 004 - 0000	\$ 24,602	\$56,826.00
556	20 - 35 - 314 - 005 - 0000	\$ 22,196	\$51,268.00
557	20 - 35 - 314 - 006 - 0000	\$ 25,105	\$57,988.00
558	20 - 35 - 314 - 007 - 0000	\$ 25,105	\$57,988.00
559	20 - 35 - 314 - 008 - 0000	\$ 24,528	\$56,655.00
560	20 - 35 - 314 - 009 - 0000	\$ 24,528	\$56,655.00
561	20 - 35 - 314 - 010 - 0000	\$ 24,528	\$56,655.00
562	20 - 35 - 314 - 011 - 0000	\$ 24,528	\$56,655.00
563	20 - 35 - 314 - 012 - 0000	\$ 23,510	\$54,303.00
564	20 - 35 - 314 - 013 - 0000	\$ 23,510	\$54,303.00
565	20 - 35 - 314 - 014 - 0000	\$ 22,284	\$51,472.00
566	20 - 35 - 314 - 015 - 0000	\$ 22,284	\$51,472.00
567	20 - 35 - 314 - 016 - 0000	\$ 22,816	\$52,700.00
568	20 - 35 - 314 - 017 - 0000	\$ 23,508	\$54,299.00
569	20 - 35 - 314 - 018 - 0000	\$ 23,508	\$54,299.00
570	20 - 35 - 314 - 019 - 0000	\$ 20,826	\$48,104.00
571	20 - 35 - 314 - 020 - 0000	\$ 29,191	\$67,425.00
572	20 - 35 - 314 - 021 - 0000	\$ 156,391	\$361,232.00
573	20 - 35 - 314 - 058 - 0000	\$ 301,598	\$696,631.00
574	20 - 35 - 315 - 066 - 0000	\$ 198,547	\$458,604.00

Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
575	20 - 35 - 315 - 067 - 0000	\$ 20,686	\$47,781.00
576	20 - 35 - 316 - 024 - 0000	\$ 6,377	\$14,730.00
577	20 - 35 - 316 - 025 - 0000	\$ 4,907	\$11,334.00
578	20 - 35 - 316 - 026 - 0000	\$ 61,031	\$140,969.00
579	20 - 35 - 316 - 027 - 0000	\$ 33,121	\$76,503.00
580	20 - 35 - 316 - 043 - 0000	\$ 7,133	\$16,476.00
581	20 - 35 - 316 - 052 - 0000	\$ 49,015	\$113,215.00
582	20 - 35 - 317 - 007 - 0000	\$ 30,322	\$70,038.00
583	20 - 35 - 317 - 008 - 0000	\$ 36,701	\$84,772.00
584	20 - 35 - 317 - 009 - 0000	\$ 90,053	\$208,004.00
585	20 - 35 - 317 - 013 - 0000	\$ 27,131	\$62,667.00
586	25 - 02 - 100 - 003 - 0000	\$ 23,176	\$53,532.00
587	25 - 02 - 100 - 007 - 0000	\$ 6,979	\$16,120.00
588	25 - 02 - 100 - 008 - 0000	\$ 6,979	\$16,120.00
589	25 - 02 - 100 - 009 - 0000	\$ 29,611	\$68,395.00
590	25 - 02 - 100 - 010 - 0000	\$ 28,937	\$66,839.00
591	25 - 02 - 100 - 011 - 0000	\$ 28,937	\$66,839.00
592	25 - 02 - 100 - 012 - 0000	\$ 6,979	\$16,120.00
593	25 - 02 - 100 - 013 - 0000	\$ 7,000	\$16,169.00
594	25 - 02 - 100 - 014 - 0000	\$ 8,125	\$18,767.00
595	25 - 02 - 100 - 015 - 0000	\$ 7,387	\$17,062.00
596	25 - 02 - 100 - 016 - 0000	\$ 14,752	\$34,074.00
597	25 - 02 - 100 - 017 - 0000	\$ 5,078	\$11,729.00
598	25 - 02 - 100 - 018 - 0000	\$ 9,892	\$22,849.00
599	25 - 02 - 100 - 019 - 0000	\$ 9,529	\$22,010.00
600	25 - 02 - 100 - 020 - 0000	\$ 9,529	\$22,010.00
601	25 - 02 - 100 - 021 - 0000	\$ 6,110	\$14,113.00
602	25 - 02 - 100 - 022 - 0000	\$ 6,414	\$14,815.00
603	25 - 02 - 100 - 023 - 0000	\$ 1,400	\$3,234.00
604	25 - 02 - 100 - 024 - 0000	\$ 33,005	\$76,235.00
605	25 - 02 - 100 - 025 - 0000	\$ 33,005	\$76,235.00
606	25 - 02 - 100 - 026 - 0000	\$ 6,975	\$16,111.00
607	25 - 02 - 100 - 027 - 0000	\$ 7,817	\$18,056.00
608	25 - 02 - 100 - 028 - 0000	\$ 2,944	\$6,800.00
609	25 - 02 - 100 - 046 - 0000	\$ 1,960	\$4,527.00
610	25 - 02 - 100 - 047 - 0000	\$ 2,182	\$5,040.00
611	25 - 02 - 100 - 048 - 0000	\$ 2,194	\$5,068.00
612	25 - 02 - 100 - 054 - 0000	\$ 91,150	\$210,538.00
613	25 - 02 - 100 - 055 - 0000	\$ 73,803	\$170,470.00
614	25 - 02 - 101 - 001 - 0000	EX	EX
615	25 - 02 - 103 - 005 - 0000	\$ 11,481	\$26,519.00

Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
616	25 - 02 - 103 - 006 - 0000	\$ 3,976	\$9,184.00
617	25 - 02 - 103 - 041 - 0000	\$ 8,195	\$18,929.00
618	25 - 02 - 103 - 042 - 0000	\$ 17,522	\$40,472.00
619	25 - 02 - 103 - 043 - 0000	\$ 18,393	\$42,484.00
620	25 - 02 - 103 - 044 - 0000	\$ 23,930	\$55,274.00
621	25 - 02 - 103 - 045 - 1001	\$ 4,404	\$10,172.00
622	25 - 02 - 103 - 045 - 1002	\$ 4,441	\$10,258.00
623	25 - 02 - 103 - 045 - 1003	\$ 4,479	\$10,346.00
624	25 - 02 - 103 - 045 - 1004	\$ 2,686	\$6,204.00
625	25 - 02 - 103 - 045 - 1005	\$ 4,479	\$10,346.00
626	25 - 02 - 103 - 045 - 1006	\$ 4,479	\$10,346.00
627	25 - 02 - 103 - 045 - 1007	\$ 4,068	\$9,396.00
628	25 - 02 - 103 - 045 - 1008	\$ 4,143	\$9,570.00
629	25 - 02 - 103 - 045 - 1009	\$ 4,143	\$9,570.00
630	25 - 02 - 104 - 004 - 0000	\$ 75,240	\$173,789.00
631	25 - 02 - 104 - 005 - 0000	\$ 6,999	\$16,166.00
632	25 - 02 - 104 - 006 - 0000	\$ 8,227	\$19,003.00
633	25 - 02 - 104 - 007 - 0000	\$ 4,795	\$11,075.00
634	25 - 02 - 104 - 008 - 0000	\$ 15,389	\$35,546.00
635	25 - 02 - 104 - 009 - 0000	\$ 9,094	\$21,005.00
636	25 - 02 - 104 - 045 - 0000	\$ 6,244	\$14,422.00
637	25 - 02 - 104 - 046 - 0000	\$ 6,379	\$14,734.00
638	25 - 02 - 104 - 047 - 0000	\$ 6,326	\$14,612.00
639	25 - 02 - 104 - 048 - 0000	\$ 6,279	\$14,503.00
640	25 - 02 - 104 - 049 - 0000	\$ 6,374	\$14,723.00
641	25 - 02 - 104 - 050 - 0000	\$ 70,886	\$163,732.00
642	25 - 02 - 105 - 001 - 0000	\$ 8,762	\$20,238.00
643	25 - 02 - 105 - 002 - 0000	\$ 9,889	\$22,842.00
644	25 - 02 - 105 - 003 - 0000	\$ 9,037	\$20,874.00
645	25 - 02 - 105 - 004 - 0000	\$ 39,603	\$91,475.00
646	25 - 02 - 105 - 005 - 0000	\$ 39,603	\$91,475.00
647	25 - 02 - 105 - 006 - 0000	\$ 67,318	\$155,491.00
648	25 - 02 - 105 - 007 - 0000	\$ 23,601	\$54,514.00
649	25 - 02 - 105 - 008 - 0000	\$ 23,601	\$54,514.00
650	25 - 02 - 105 - 009 - 0000	\$ 43,724	\$100,994.00
651	25 - 02 - 106 - 001 - 0000	\$ 58,465	\$135,042.00
652	25 - 02 - 106 - 002 - 0000	\$ 59,527	\$137,495.00
653	25 - 02 - 106 - 003 - 0000	\$ 10,238	\$23,648.00
654	25 - 02 - 106 - 004 - 0000	\$ 9,015	\$20,823.00
655	25 - 02 - 106 - 043 - 0000	\$ 78,855	\$182,139.00
656	25 - 02 - 106 - 044 - 0000	\$ 56,584	\$130,698.00

Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
657	25 - 02 - 107 - 001 - 0000	\$ 74,593	\$172,295.00
658	25 - 02 - 107 - 002 - 0000	\$ 57,860	\$133,645.00
659	25 - 02 - 107 - 003 - 0000	\$ 57,967	\$133,892.00
660	25 - 02 - 107 - 005 - 0000	\$ 51,196	\$118,253.00
661	25 - 02 - 107 - 034 - 0000	\$ 6,342	\$14,649.00
662	25 - 02 - 107 - 035 - 0000	\$ 6,316	\$14,589.00
663	25 - 02 - 107 - 036 - 0000	\$ 6,388	\$14,755.00
664	25 - 02 - 107 - 037 - 0000	\$ 6,316	\$14,589.00
665	25 - 02 - 107 - 038 - 0000	\$ 6,362	\$14,695.00
666	25 - 02 - 111 - 001 - 0000	\$ 71,532	\$165,225.00
667	25 - 02 - 111 - 002 - 0000	\$ 61,639	\$142,374.00
668	25 - 02 - 111 - 003 - 0000	\$ 25,139	\$58,066.00
669	25 - 02 - 111 - 004 - 0000	\$ 58,369	\$134,821.00
670	25 - 02 - 111 - 005 - 0000	\$ 73,499	\$169,768.00
671	25 - 02 - 112 - 001 - 0000	EX	EX
672	25 - 02 - 112 - 002 - 0000	EX	EX
673	25 - 02 - 112 - 003 - 0000	EX	EX
674	25 - 02 - 112 - 004 - 0000	\$ 12,152	\$28,069.00
675	25 - 02 - 112 - 005 - 0000	\$ 39,901	\$92,163.00
676	25 - 02 - 112 - 006 - 0000	EX	EX
677	25 - 02 - 300 - 001 - 0000	\$ 14,106	\$32,582.00
678	25 - 02 - 300 - 002 - 0000	\$ 9,450	\$21,828.00
679	25 - 02 - 300 - 003 - 0000	\$ 2,876	\$6,643.00
680	25 - 02 - 300 - 004 - 0000	\$ 80,320	\$185,523.00
681	25 - 02 - 300 - 005 - 0000	EX	EX
682	25 - 02 - 300 - 006 - 0000	\$ 70,504	\$162,850.00
683	25 - 02 - 300 - 007 - 0000	\$ 81,456	\$188,147.00
684	25 - 02 - 300 - 030 - 0000	\$ 6,417	\$14,822.00
685	25 - 02 - 300 - 031 - 0000	\$ 6,537	\$15,099.00
686	25 - 02 - 300 - 032 - 0000	\$ 6,537	\$15,099.00
687	25 - 02 - 300 - 033 - 0000	\$ 6,513	\$15,044.00
688	25 - 02 - 300 - 034 - 0000	\$ 6,410	\$14,806.00
689	25 - 02 - 300 - 035 - 0000	\$ 6,438	\$14,870.00
690	25 - 02 - 300 - 036 - 0000	\$ 6,438	\$14,870.00
691	25 - 02 - 300 - 037 - 0000	\$ 6,438	\$14,870.00
692	25 - 02 - 300 - 038 - 0000	\$ 6,526	\$15,074.00
693	25 - 02 - 300 - 039 - 0000	\$ 6,556	\$15,143.00
694	25 - 02 - 300 - 040 - 0000	\$ 6,424	\$14,838.00
695	25 - 02 - 300 - 041 - 0000	\$ 6,424	\$14,838.00
696	25 - 02 - 300 - 042 - 0000	\$ 6,424	\$14,838.00
697	25 - 02 - 300 - 043 - 0000	\$ 6,424	\$14,838.00

Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
698	25 - 02 - 300 - 044 - 0000	\$ 6,453	\$14,905.00
699	25 - 02 - 300 - 045 - 0000	\$ 6,432	\$14,857.00
700	25 - 02 - 300 - 046 - 0000	\$ 6,473	\$14,951.00
701	25 - 02 - 300 - 047 - 0000	\$ 6,438	\$14,870.00
702	25 - 02 - 300 - 048 - 0000	\$ 6,438	\$14,870.00
703	25 - 02 - 300 - 049 - 0000	\$ 6,494	\$15,000.00
704	25 - 02 - 300 - 050 - 0000	\$ 6,414	\$14,815.00
705	25 - 02 - 300 - 051 - 0000	\$ 6,438	\$14,870.00
706	25 - 02 - 300 - 052 - 0000	\$ 6,540	\$15,106.00
707	25 - 02 - 300 - 053 - 0000	\$ 6,468	\$14,940.00
708	25 - 02 - 300 - 054 - 0000	\$ 6,438	\$14,870.00
709	25 - 02 - 300 - 055 - 0000	\$ 5,758	\$13,300.00
710	25 - 02 - 300 - 056 - 0000	\$ 6,444	\$14,884.00
711	25 - 02 - 300 - 057 - 0000	\$ 6,438	\$14,870.00
712	25 - 02 - 300 - 058 - 0000	\$ 6,465	\$14,933.00
713	25 - 02 - 300 - 059 - 0000	\$ 6,438	\$14,870.00
714	25 - 02 - 300 - 060 - 0000	\$ 6,468	\$14,940.00
715	25 - 02 - 300 - 061 - 0000	\$ 6,451	\$14,901.00
716	25 - 02 - 300 - 062 - 0000	\$ 6,834	\$15,785.00
717	25 - 02 - 300 - 063 - 0000	\$ 6,876	\$15,882.00
718	25 - 02 - 300 - 064 - 0000	\$ 6,723	\$15,529.00
719	25 - 02 - 300 - 065 - 0000	\$ 6,727	\$15,538.00
720	25 - 02 - 300 - 066 - 0000	\$ 6,734	\$15,554.00
721	25 - 02 - 307 - 006 - 0000	\$ 3,854	\$8,902.00
722	25 - 02 - 307 - 007 - 0000	EX	EX
723	25 - 02 - 307 - 008 - 0000	EX	EX
724	25 - 02 - 307 - 009 - 0000	EX	EX
725	25 - 02 - 307 - 010 - 0000	\$ 25,649	\$59,244.00
726	25 - 02 - 307 - 011 - 0000	\$ 61,571	\$142,217.00
727	25 - 02 - 307 - 012 - 0000	\$ 6,838	\$15,794.00
728	25 - 02 - 307 - 032 - 1001	\$ 4,607	\$10,641.00
729	25 - 02 - 307 - 032 - 1002	\$ 4,607	\$10,641.00
730	25 - 02 - 307 - 032 - 1003	\$ 4,863	\$11,233.00
731	25 - 02 - 307 - 032 - 1004	\$ 4,863	\$11,233.00
732	25 - 02 - 307 - 032 - 1005	\$ 4,620	\$10,671.00
733	25 - 02 - 307 - 032 - 1006	\$ 4,863	\$11,233.00
734	25 - 02 - 307 - 032 - 1007	\$ 4,863	\$11,233.00
735	25 - 02 - 307 - 032 - 1008	\$ 4,863	\$11,233.00
736	25 - 02 - 307 - 032 - 1009	\$ 4,863	\$11,233.00
737	25 - 02 - 307 - 032 - 1010	\$ 4,863	\$11,233.00
738	25 - 02 - 307 - 033 - 1001	\$ 3,996	\$9,230.00

Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
739	25 - 02 - 307 - 033 - 1002	\$ 4,308	\$9,951.00
740	25 - 02 - 307 - 033 - 1003	\$ 4,470	\$10,325.00
741	25 - 02 - 307 - 033 - 1004	\$ 4,547	\$10,503.00
742	25 - 02 - 307 - 033 - 1005	\$ 4,547	\$10,503.00
743	25 - 02 - 307 - 033 - 1006	\$ 4,547	\$10,503.00
744	25 - 02 - 307 - 033 - 1007	\$ 4,547	\$10,503.00
745	25 - 02 - 307 - 033 - 1008	\$ 4,547	\$10,503.00
746	25 - 02 - 307 - 033 - 1009	\$ 4,547	\$10,503.00
747	25 - 02 - 307 - 033 - 1010	\$ 4,547	\$10,503.00
748	25 - 02 - 307 - 034 - 1001	\$ 3,323	\$7,675.00
749	25 - 02 - 307 - 034 - 1002	\$ 3,497	\$8,077.00
750	25 - 02 - 307 - 034 - 1003	\$ 3,190	\$7,368.00
751	25 - 02 - 307 - 034 - 1004	\$ 3,497	\$8,077.00
752	25 - 02 - 307 - 034 - 1005	\$ 3,497	\$8,077.00
753	25 - 02 - 307 - 034 - 1006	\$ 3,497	\$8,077.00
754	25 - 02 - 307 - 034 - 1007	\$ 3,497	\$8,077.00
755	25 - 02 - 307 - 034 - 1008	\$ 3,497	\$8,077.00
756	25 - 02 - 307 - 034 - 1009	\$ 3,497	\$8,077.00
757	25 - 02 - 307 - 034 - 1010	\$ 3,497	\$8,077.00
758	25 - 02 - 307 - 034 - 1011	\$ 3,323	\$7,675.00
759	25 - 02 - 307 - 034 - 1012	\$ 3,497	\$8,077.00
760	25 - 02 - 307 - 034 - 1013	\$ 3,497	\$8,077.00
761	25 - 02 - 307 - 034 - 1014	\$ 3,323	\$7,675.00
762	25 - 02 - 307 - 034 - 1015	\$ 3,497	\$8,077.00
763	25 - 02 - 307 - 034 - 1016	\$ 3,497	\$8,077.00
764	25 - 02 - 307 - 034 - 1017	\$ 3,497	\$8,077.00
765	25 - 02 - 307 - 034 - 1018	\$ 3,497	\$8,077.00
766	25 - 02 - 307 - 034 - 1019	\$ 3,497	\$8,077.00
767	25 - 02 - 307 - 034 - 1020	\$ 3,497	\$8,077.00
768	25 - 02 - 315 - 001 - 0000	\$ 51,531	\$119,026.00
769	25 - 02 - 315 - 002 - 0000	\$ 6,050	\$13,974.00
770	25 - 02 - 315 - 003 - 0000	\$ 10,212	\$23,588.00
771	25 - 02 - 315 - 004 - 0000	\$ 3,025	\$6,987.00
772	25 - 02 - 315 - 008 - 0000	EX	EX
773	25 - 02 - 315 - 009 - 0000	\$ 14,781	\$34,141.00
774	25 - 02 - 315 - 010 - 0000	\$ 9,705	\$22,417.00
775	25 - 02 - 315 - 011 - 0000	\$ 3,025	\$6,987.00
776	25 - 02 - 315 - 012 - 0000	EX	EX
777	25 - 02 - 315 - 013 - 0000	\$ 2,994	\$6,916.00
778	25 - 02 - 315 - 014 - 0000	\$ 3,025	\$6,987.00
779	25 - 02 - 315 - 015 - 0000	\$ 3,025	\$6,987.00

Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
780	25 - 02 - 315 - 018 - 0000	\$ 9,446	\$21,818.00
781	25 - 02 - 315 - 019 - 0000	\$ 48,000	\$110,870.00
782	25 - 02 - 315 - 023 - 0000	EX	EX
783	25 - 02 - 315 - 024 - 0000	EX	EX
784	25 - 02 - 315 - 025 - 0000	\$ 26,267	\$60,672.00
785	25 - 02 - 318 - 005 - 0000	EX	EX
786	25 - 02 - 318 - 006 - 0000	\$ 14,476	\$33,437.00
787	25 - 02 - 318 - 007 - 0000	EX	EX
788	25 - 02 - 318 - 033 - 0000	\$ 3,365	\$7,772.00
789	25 - 02 - 318 - 034 - 0000	\$ 2,552	\$5,895.00
790	25 - 03 - 203 - 001 - 0000	\$ 7,423	\$17,146.00
791	25 - 03 - 203 - 002 - 0000	\$ 7,032	\$16,243.00
792	25 - 03 - 203 - 003 - 0000	\$ 7,423	\$17,146.00
793	25 - 03 - 203 - 004 - 0000	\$ 7,423	\$17,146.00
794	25 - 03 - 203 - 005 - 0000	\$ 7,372	\$17,028.00
795	25 - 03 - 203 - 006 - 0000	\$ 8,118	\$18,751.00
796	25 - 03 - 203 - 007 - 0000	\$ 6,648	\$15,356.00
797	25 - 03 - 203 - 008 - 0000	\$ 9,386	\$21,680.00
798	25 - 03 - 203 - 009 - 0000	\$ 17,393	\$40,174.00
799	25 - 03 - 203 - 010 - 0000	\$ 17,393	\$40,174.00
800	25 - 03 - 203 - 011 - 0000	\$ 38,110	\$88,026.00
801	25 - 03 - 203 - 012 - 0000	\$ 16,959	\$39,172.00
802	25 - 03 - 203 - 013 - 0000	\$ 6,982	\$16,127.00
803	25 - 03 - 203 - 035 - 0000	\$ 59,510	\$137,456.00
804	25 - 03 - 203 - 036 - 0000	\$ 71,202	\$164,462.00
805	25 - 03 - 203 - 037 - 0000	\$ 18,420	\$42,547.00
806	25 - 03 - 203 - 038 - 0000	\$ 3,025	\$6,987.00
807	25 - 03 - 203 - 039 - 0000	\$ 3,025	\$6,987.00
808	25 - 03 - 203 - 040 - 0000	\$ 3,025	\$6,987.00
809	25 - 03 - 203 - 041 - 0000	\$ 3,025	\$6,987.00
810	25 - 03 - 203 - 042 - 0000	\$ 3,025	\$6,987.00
811	25 - 03 - 203 - 043 - 0000	\$ 6,921	\$15,986.00
812	25 - 03 - 203 - 044 - 0000	\$ 67,477	\$155,858.00
813	25 - 03 - 207 - 030 - 0000	\$ 38,929	\$89,918.00
814	25 - 03 - 207 - 031 - 0000	\$ 3,025	\$6,987.00
815	25 - 03 - 207 - 032 - 0000	\$ 2,768	\$6,394.00
816	25 - 03 - 207 - 033 - 0000	\$ 3,025	\$6,987.00
817	25 - 03 - 207 - 034 - 0000	\$ 3,025	\$6,987.00
818	25 - 03 - 207 - 035 - 0000	\$ 9,605	\$22,186.00
819	25 - 03 - 207 - 036 - 0000	\$ 34,225	\$79,053.00
820	25 - 03 - 207 - 037 - 0000	\$ 24,329	\$56,195.00

Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
821	25 - 03 - 207 - 038 - 0000	\$ 19,808	\$45,753.00
822	25 - 03 - 207 - 039 - 0000	\$ 16,661	\$38,484.00
823	25 - 03 - 211 - 029 - 0000	\$ 11,592	\$26,775.00
824	25 - 03 - 211 - 030 - 0000	\$ 13,362	\$30,864.00
825	25 - 03 - 211 - 035 - 0000	\$ 13,623	\$31,466.00
826	25 - 03 - 211 - 036 - 0000	\$ 2,904	\$6,708.00
827	25 - 03 - 211 - 037 - 0000	\$ 7,957	\$18,379.00
828	25 - 03 - 211 - 038 - 0000	\$ 7,957	\$18,379.00
829	25 - 03 - 211 - 039 - 0000	\$ 9,710	\$22,428.00
830	25 - 03 - 211 - 042 - 0000	\$ 50,132	\$115,795.00
831	25 - 03 - 211 - 043 - 0000	\$ 57,750	\$133,391.00
832	25 - 03 - 215 - 030 - 0000	\$ 11,236	\$25,953.00
833	25 - 03 - 215 - 031 - 0000	\$ 5,585	\$12,900.00
834	25 - 03 - 215 - 032 - 0000	\$ 5,776	\$13,341.00
835	25 - 03 - 215 - 033 - 0000	\$ 5,157	\$11,912.00
836	25 - 03 - 215 - 038 - 0000	EX	EX
837	25 - 03 - 215 - 039 - 0000	EX	EX
838	25 - 03 - 215 - 040 - 0000	\$ 2,620	\$6,052.00
839	25 - 03 - 215 - 044 - 0000	EX	EX
840	25 - 03 - 219 - 032 - 0000	\$ 12,696	\$29,325.00
841	25 - 03 - 219 - 033 - 0000	\$ 2,904	\$6,708.00
842	25 - 03 - 219 - 034 - 0000	EX	EX
843	25 - 03 - 219 - 035 - 0000	\$ 19,797	\$45,727.00
844	25 - 03 - 219 - 036 - 0000	EX	EX
845	25 - 03 - 219 - 037 - 0000	\$ 11,338	\$26,189.00
846	25 - 03 - 219 - 038 - 0000	\$ 9,897	\$22,860.00
847	25 - 03 - 219 - 039 - 0000	EX	EX
848	25 - 03 - 219 - 040 - 0000	\$ 5,929	\$13,695.00
849	25 - 03 - 223 - 035 - 0000	\$ 20,689	\$47,787.00
850	25 - 03 - 223 - 036 - 0000	\$ 15,438	\$35,659.00
851	25 - 03 - 223 - 037 - 0000	\$ 24,370	\$56,290.00
852	25 - 03 - 223 - 038 - 0000	EX	EX
853	25 - 03 - 223 - 039 - 0000	EX	EX
854	25 - 03 - 223 - 040 - 0000	EX	EX
855	25 - 03 - 223 - 041 - 0000	\$ 22,895	\$52,883.00
856	25 - 03 - 223 - 042 - 0000	\$ 10,397	\$24,015.00
857	25 - 03 - 223 - 043 - 0000	\$ 11,742	\$27,122.00
858	25 - 03 - 227 - 032 - 0000	\$ 6,300	\$14,552.00
859	25 - 03 - 227 - 033 - 0000	\$ 5,302	\$12,247.00
860	25 - 03 - 227 - 034 - 0000	\$ 21,411	\$49,455.00
861	25 - 03 - 227 - 035 - 0000	\$ 10,556	\$24,382.00

Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
862	25 - 03 - 227 - 036 - 0000	\$ 14,625	\$33,781.00
863	25 - 03 - 227 - 037 - 0000	\$ 9,256	\$21,380.00
864	25 - 03 - 227 - 040 - 0000	\$ 18,587	\$42,932.00
865	25 - 03 - 231 - 025 - 0000	EX	EX
866	25 - 03 - 231 - 026 - 0000	EX	EX
867	25 - 03 - 231 - 030 - 0000	EX	EX
868	25 - 03 - 231 - 031 - 0000	EX	EX
869	25 - 03 - 231 - 032 - 0000	EX	EX
870	25 - 03 - 231 - 033 - 0000	EX	EX
871	25 - 03 - 231 - 034 - 0000	EX	EX
872	25 - 03 - 231 - 035 - 0000	EX	EX
873	25 - 03 - 231 - 041 - 0000	\$ 98,592	\$227,728.00
874	25 - 03 - 403 - 029 - 0000	\$ 30,666	\$70,832.00
875	25 - 03 - 403 - 030 - 0000	\$ 2,640	\$6,098.00
876	25 - 03 - 403 - 031 - 0000	\$ 3,190	\$7,368.00
877	25 - 03 - 403 - 032 - 0000	EX	EX
878	25 - 03 - 403 - 039 - 0000	\$ 135,000	\$311,823.00
879	25 - 03 - 407 - 030 - 0000	\$ 22,103	\$51,054.00
880	25 - 03 - 407 - 031 - 0000	EX	EX
881	25 - 03 - 407 - 040 - 0000	\$ 173,250	\$400,173.00
882	25 - 03 - 411 - 030 - 0000	\$ 64,391	\$148,730.00
883	25 - 03 - 411 - 031 - 0000	\$ 10,801	\$24,948.00
884	25 - 03 - 411 - 032 - 0000	\$ 9,496	\$21,934.00
885	25 - 03 - 411 - 033 - 0000	\$ 32,205	\$74,387.00
886	25 - 03 - 411 - 034 - 0000	\$ 9,836	\$22,719.00
887	25 - 03 - 411 - 035 - 0000	\$ 3,784	\$8,740.00
888	25 - 03 - 411 - 036 - 0000	\$ 9,052	\$20,908.00
889	25 - 03 - 411 - 037 - 0000	\$ 10,313	\$23,821.00
890	25 - 03 - 416 - 031 - 0000	\$ 5,440	\$12,565.00
891	25 - 03 - 416 - 032 - 0000	\$ 9,493	\$21,927.00
892	25 - 03 - 416 - 033 - 0000	\$ 13,734	\$31,723.00
893	25 - 03 - 416 - 034 - 0000	\$ 24,552	\$56,710.00
894	25 - 03 - 416 - 035 - 0000	EX	EX
895	25 - 03 - 416 - 036 - 0000	EX	EX
896	25 - 03 - 416 - 037 - 0000	EX	EX
897	25 - 03 - 416 - 038 - 0000	\$ 3,652	\$8,435.00
898	25 - 03 - 416 - 039 - 0000	\$ 1,848	\$4,269.00
899	25 - 03 - 416 - 040 - 0000	\$ 3,652	\$8,435.00
900	25 - 03 - 423 - 016 - 0000	\$ 10,246	\$23,666.00
901	25 - 03 - 423 - 017 - 0000	EX	EX
902	25 - 03 - 423 - 018 - 0000	EX	EX

Appendix 6: Summary of 2001 EAV by Permanent Index Number (PIN)

No.	PIN	Assessed Value (2001 AV)	Equalized Assessed Value (2001 EAV)*
903	25 - 03 - 423 - 019 - 0000	\$ 18,835	\$43,505.00
904	25 - 03 - 423 - 020 - 0000	\$ 2,593	\$5,989.00
905	25 - 03 - 423 - 021 - 0000	\$ 9,258	\$21,384.00
906	25 - 03 - 423 - 022 - 0000	\$ 9,454	\$21,837.00
907	25 - 03 - 423 - 023 - 0000	\$ 2,593	\$5,989.00
908	25 - 03 - 423 - 024 - 0000	EX	EX
909	25 - 03 - 423 - 025 - 0000	\$ 2,593	\$5,989.00
910	25 - 03 - 423 - 026 - 0000	\$ 22,527	\$52,033.00
911	25 - 03 - 423 - 027 - 0000	\$ 63,342	\$146,307.00
912	25 - 03 - 423 - 028 - 0000	\$ 36,783	\$84,961.00
913	25 - 03 - 423 - 034 - 0000	EX	EX
914	25 - 03 - 423 - 035 - 0000	EX	EX
915	25 - 03 - 424 - 004 - 0000	\$ 13,491	\$31,162.00
916	25 - 03 - 424 - 005 - 0000	\$ 50,789	\$117,312.00
917	25 - 03 - 424 - 006 - 0000	EX	EX
918	25 - 03 - 424 - 007 - 0000	EX	EX
919	25 - 03 - 426 - 019 - 0000	\$ 35,695	\$82,448.00
920	25 - 03 - 433 - 024 - 0000	\$ 4,930	\$11,387.00
921	25 - 03 - 433 - 025 - 0000	\$ 17,289	\$39,934.00
922	25 - 03 - 500 - 003 - 0000	EX	EX
923	25 - 03 - 501 - 003 - 0000	EX	EX

*2001 Equalization Factor = 2.3098

\$ 23,472,956 \$ 54,217,840

EX = Exempt Tax Parcels that register no value