

AUTHORIZATION FOR APPROVAL OF TAX INCREMENT
REDEVELOPMENT PLAN FOR CENTRAL WEST
REDEVELOPMENT PROJECT AREA.

The Committee on Finance submitted the following report:

CHICAGO, February 16, 2000.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance approving the tax increment redevelopment plan for the Central West Redevelopment Project Area, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas-- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Burke, Thomas, Coleman, Peterson, Murphy, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 49.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, It is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (1996 State Bar Edition), as amended (the "Act"); for a proposed redevelopment project area to be known as the Central West Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project attached hereto as Exhibit A (the "Plan"); and

WHEREAS, Pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Community Development Commission (the "Commission") of the City, by authority of the Mayor and the City Council of the City (the "City Council") (with the Mayor and the City Council being collectively defined herein as the "Corporate Authorities") called a public hearing (the "Hearing") concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act on December 14, 1999; and

WHEREAS, The Plan (including the related eligibility study attached thereto as an exhibit) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act prior to the adoption by the Commission of Resolution 99-CDC-232 on October 26, 1999 fixing the time and place for the Hearing, at the offices of the City Clerk and the City's Department of Planning and Development; and

WHEREAS, Due notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act, said notice being given to all taxing districts having property within the Area and to the Department of Commerce and Community Affairs of the State of Illinois by certified mail on October 15, 1999, by publication in the *Chicago Sun-Times* or the *Chicago Tribune* on November 15, 1999 and December 3, 1999, and by certified mail to taxpayers within the Area on November 23, 1999; and

WHEREAS, A meeting of the joint review board (the "Board") established pursuant to Section 5/11-74.4-5(b) of the Act was convened upon the provision of due notice on October 29, 1999 at 2:00 P.M., concerning the approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 99-CDC-255 attached hereto as Exhibit B, adopted on December 14, 1999, recommending to the City Council approval of the Plan, among other related matters; and

WHEREAS, After the Hearing, certain changes were made to the Plan (which changes are reflected in the Plan attached hereto as Exhibit A) and, pursuant to Section 5/11-74.4-5 (a) of the Act, notice of such changes was given by mail to each affected taxing district within the Area and by publication in the *Chicago Sun-Times* or the *Chicago Tribune* not less than ten (10) days prior to the adoption of this ordinance; and

WHEREAS, The Corporate Authorities have reviewed the Plan (including the related eligibility study attached thereto as an exhibit), testimony from the Hearing, if any, the recommendation of the Board, if any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have deemed necessary or appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Area; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Recitals. The above recitals are incorporated herein and made a part hereof.

SECTION 2. The Area. The Area is legally described in Exhibit C attached hereto and incorporated herein. The street location (as near as practicable) for the Area is described in Exhibit D attached hereto and incorporated herein. The map of the Area is depicted on Exhibit E attached hereto and incorporated herein.

SECTION 3. Findings. The Corporate Authorities hereby make the following findings as required pursuant to Section 5/11-74.4-3(n) of the Act:

- a. the Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be expected to be developed without the adoption of the Plan;

b. the Plan:

(i) conforms to the comprehensive plan for the development of the City as a whole; or

(ii) either (A) conforms to the strategic economic development or redevelopment plan issued by the Chicago Plan Commission, or (B) includes land uses that have been approved by the Chicago Plan Commission;

c. the Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance redevelopment project costs is not later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 5/11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the redevelopment project area is adopted, and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than twenty (20) years.

SECTION 4. Approval Of The Plan. The City hereby approves the Plan pursuant to Section 5/11-74.4-4 of the Act.

SECTION 5. Powers Of Eminent Domain. In compliance with Section 5/11-74.4-4(c) of the Act and with the Plan, the Corporation Counsel is authorized to negotiate for the acquisition by the City of parcels contained within the Area. In the event the Corporation Counsel is unable to acquire any of said parcels through negotiation, the Corporation Counsel is authorized to institute eminent domain proceedings to acquire such parcels. Nothing herein shall be in derogation of any proper authority.

SECTION 6. Invalidity Of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

SECTION 7. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 8. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

[Exhibit "E" referred to in this ordinance
printed on page 25409 of this Journal.]

Exhibits "A", "B", "C" and "D" referred to in this ordinance read as follows:

Exhibit "A".
(To Ordinance)

Central West Redevelopment Project Area.

*Tax Increment Financing District
Eligibility Study, Redevelopment Plan And Project.*

October 26, 1999.
(Revised October 29, 1999)
(Revised January 18, 2000)

1.

Executive Summary.

In May, 1999, 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 "Redevelopment Plan"). This report details the eligibility factors found within the Central West Redevelopment Project Area (the "R.P.A.") Tax Increment Financing ("T.I.F.") District 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 Central West R.P.A.

The Central West R.P.A. is located within the near west side community area and consists of two thousand ninety-four (2,094) tax parcels on one hundred ten (110) blocks and contains approximately four hundred sixty-three (463) acres of land.

Determination Of Eligibility.

This report concludes that the Central West R.P.A. is eligible for T.I.F. designation as a "conservation area" because fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more and because the following eligibility factors have been found to be present to a major extent:

- depreciation of physical maintenance;
- deterioration;
- structures below minimum code;
- inadequate utilities; and
- deleterious land-use or layout.

Additionally, two (2) other eligibility factors are present to a minor extent and demonstrate that the Central West R.P.A. is in a state of gradual decline through disinvestment. 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:

- obsolescence; and
- excessive vacancies.

Redevelopment Plan Goal, Objectives And Strategies.

The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the Central West R.P.A. as a conservation area and to provide the direction and mechanisms necessary to create a cohesive and vibrant urban mixed-use community. Redevelopment of the R.P.A. will reduce the number of underutilized properties within the R.P.A., improve the relationship between the area's diverse land-uses and induce redevelopment opportunities. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment.

Objectives. Ten (10) broad objectives support the overall goal of area-wide revitalization of the Central West R.P.A.. These include:

1. facilitate the assembly, preparation and marketing of vacant and underutilized sites for new retail, commercial and residential development, as well as off-street parking areas;
2. remediate environmental problems to provide additional land for new retail, commercial and residential development and redevelopment, as appropriate;
3. facilitate the preservation and/or rehabilitation of residential, commercial, industrial and architecturally or historically significant buildings and encourage the adaptive re-use of vacant, underutilized and obsolete buildings, where appropriate;
4. support the development of a variety of housing types to meet the needs of households with a wide range of income levels;
5. replace or repair infrastructure, including sidewalks, streets, curbs, gutters and underground water and sanitary systems, to improve the overall image of the neighborhood and support new retail, commercial and residential redevelopment;
6. provide resources for streetscaping, landscaping and screening/buffering elements to visually link the area's diverse land uses and create a distinct identity for the area;

7. facilitate the improvement and expansion of existing public facilities as needed, such as schools and parks, and facilitate the development of new public facilities in appropriate locations throughout the R.P.A. as needed and in accordance with the Redevelopment Plan;
8. support and complement the goals and objectives of other underlying redevelopment plans and planning studies, including the Central West Redevelopment Area, Madison/Western Redevelopment Area, the Madison/Racine Redevelopment Area, Enterprise Zone 4, West Side Empowerment Zone, the Near West SNAP and the Near West Side Area Land-Use Plan, and coordinate available federal, state and local resources to further the goals of this redevelopment plan;
9. 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 Central West R.P.A.; and
10. support job training programs and increase employment opportunities for area residents.

Strategies. These objectives will be implemented through four (4) specific and integrated strategies. These include:

1. **Implement Public Improvements.** A series of public improvements throughout the Central West R.P.A. 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 and residential development. These improvements may include new streetscaping; street and sidewalk lighting; resurfacing of alleys, sidewalks and streets; improvements and repairs to underground sewer and water infrastructure; creation of parks and open space; and other public improvements consistent with the 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 Central West R.P.A. is expected to improve the overall image and value of property within the R.P.A.

3. Encourage Private Sector Activities and Support New Development. The City may provide financial and other assistance to encourage the private sector to undertake redevelopment and rehabilitation projects within the R.P.A.. In order to facilitate private investment, the City may enter into agreements within the limits of the Act to facilitate and support projects that support the goals, objectives and strategies of this Redevelopment Plan.
4. Facilitate Property Assembly, Demolition and Site Preparation. Vacant and underutilized sites listed in Appendix 3 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, assistance may be provided to private developers seeking to acquire land and assemble sites in order to undertake projects supportive of this Redevelopment Plan.

Required Findings.

The required conditions for the adoption of the Redevelopment Plan and Project are found to be present within the Central West R.P.A.

First, while some market-based investment has occurred in the Central West R.P.A. between 1994 and 1998, this investment has been minimal in scope and not part of any coordinated development strategy. Much of the growth in Equalized Assessed Valuation ("E.A.V.") during this period of time was limited to a small number of high-growth parcels whose 1998 assessed values were greater than One Hundred Thousand Dollars (\$100,000) and whose assessments grew thirty percent (30%) or more during the study period. These high-growth parcels represent less than one percent (1%) (seven-tenths percent (.7%)) of all parcels within the R.P.A. and account for approximately twenty-six percent (26%) of the R.P.A.'s total growth in E.A.V.. An additional three percent (3%) of the parcels within the R.P.A. grew in value as a result of public subsidy. These properties accounted for thirteen percent (13%) of the total growth in E.A.V. during this period of time. Combined, the high-growth and publically subsidized parcels have had minimal impact on the taxable value of surrounding properties. Excluding these parcels, the compound annual growth rate of E.A.V. in the R.P.A. was two and eighty-eight hundredths percent

(2.88%) between 1994 and 1998. This is six percent (6%) lower than the three and six hundredths percent (3.06%) growth experienced by the City of Chicago during this period and twenty-three percent (23%) lower than the three and seventy-four hundredths percent (3.74%) growth rate experienced by West Chicago Township.

As another method to examine the scope of new investment in the Central West R.P.A., S. B. Friedman & Company examined building permit data provided by the City of Chicago Department of Buildings for the period January 1994 to December 1998. This data revealed that five hundred one (501) permits totaling Sixty-seven Million Seven Hundred Thousand Dollars (\$67,700,000) were issued within the Central West R.P.A.. Approximately ninety (90) of these permits were for building demolition and thirty-two (32) were for code compliance. The remaining three hundred seventy-nine (379) were for new construction, rehabilitation, mechanical upgrades or minor repairs not in response to code violations. Of these, approximately Thirty-nine Million Three Hundred Thousand Dollars (\$39,300,000) (sixty percent (60%)) was publicly initiated and Thirteen Million Four Hundred Thousand Dollars (\$13,400,000) (twenty-one percent (21%)) required some type of public assistance. Overall, it is estimated that approximately Twelve Million Five Hundred Thousand Dollars (\$12,500,000) of the Sixty-five Million Two Hundred Thousand Dollars (\$65,200,000) in new investment (excluding demolitions and code compliance permits) in the R.P.A. (nineteen percent (19%)) was completed by the private sector on its own, without public mandate or subsidy. This represents Two Million Five Hundred Thousand Dollars (\$2,500,000) per year, or approximately two and six-tenths percent (2.6%) of the total market value of all property within the T.I.F. district. At this rate, it would take a substantial amount of time to replace all of the existing value in the R.P.A.

Second, without the support of public resources, the redevelopment objectives of the Central West R.P.A. will most likely not be realized. Because of the extensive scope of area-wide improvements and development needed to re-establish the Central West R.P.A. as an active and vibrant mixed-use district, the private market would not likely be able to absorb these costs without assistance. T.I.F. 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 Central West R.P.A., these types of projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without the benefits associated with the designation of the Central West R.P.A. as a tax increment financing district.

Third, the Central West R.P.A. includes only those contiguous parcels of real property that are expected to substantially benefit from the proposed Redevelopment Plan Improvements.

Finally, the proposed land uses described in this 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 Redevelopment Plan.

2.

Introduction.

The Study Area.

This document serves as the eligibility study ("Eligibility Study") and Redevelopment Plan and Project for the Central West Redevelopment Project Area. The Central West R.P.A. is located within the near west side community area of the City of Chicago (the "City"), in Cook County (the "County"). In May 1999, 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 Central West R.P.A. is detailed on Map 1.

The Central West R.P.A. consists of two thousand ninety-four (2,094) tax parcels on one hundred ten (110) blocks and contains approximately four hundred sixty-three (463) acres of land. The R.P.A. is irregularly shaped and is generally bounded by West Madison and West Lake Streets on the north; South Peoria Street and North Ogden Avenue on the east; West Van Buren Street on the south; and Western Avenue on the west.

Map 2 details the boundary of the Central West R.P.A. which includes only those contiguous parcels of real property that are expected to substantially benefit from the Redevelopment Plan improvements discussed herein. The boundaries encompass a mixed-use area containing commercial, residential, industrial and public/institutional land uses that serve the surrounding neighborhood. As a whole, the area suffers from inadequate utilities, depreciated and deteriorated buildings and infrastructure and incompatible land uses that lack adequate buffering and screening elements. Without a comprehensive approach to address these issues, the R.P.A. could fall into further disrepair, thereby minimizing future development opportunities. The redevelopment plan addresses these issues by providing resources for repairs and improvements to the area's infrastructure and public facilities, streetscaping and screening/buffering elements. These area-wide improvements will benefit all of the property within the R.P.A.

The United Center and its associated parking lots were not included within the boundary of the R.P.A. because they do not qualify according to the eligibility criteria set forth in the Act.

Appendix 1 contains the legal description of the Central West R.P.A.

The Eligibility Study covers events and conditions that exist and that were determined to support the designation of the Central West R.P.A. as a "conservation area" under the Act at the completion of our research on August 11, 1999 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

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 Redevelopment Plan in designating the Central West R.P.A. 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 Central West R.P.A. 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

Central West R.P.A., so that the Redevelopment Plan will comply with the Act and that the Central West R.P.A. can be designated as a redevelopment project area in compliance with the Act.

History Of Area.⁽¹⁾

The Central West R.P.A. is located within the near west side community area which is generally bounded by Kinzie Street on the north; 16th Street on the south; the Chicago River on the east; and the Baltimore and Ohio Chicago Terminal Railroad (located between Western Avenue and California Avenue) on the west.

Development in the near west community area began in the early 1800s as a manufacturing center, with lumber yards, foundries and flour mills on the east bank of the Chicago River. During this time, small wooden cottages were built along the river to accommodate the growing immigrant population. The area was annexed by the City of Chicago in 1851, and throughout the 1860s the population of the area tripled to over one hundred sixty thousand (160,000) people. After annexing the near west side, the City bridged the river at Polk Street and laid sewer and gas lines farther west to Western Avenue. This facilitated new residential development west of Ashland Avenue to accommodate workers of the industrial and manufacturing businesses to the east. During this time, mansions were built along Jackson Boulevard, Adams Street and Ashland Avenue. These actions, coupled with the large influx of refugees from other areas of the City that had been displaced by the Chicago fire in 1871, caused the area to reach its peak population of two hundred thousand (200,000) in the late 1870s.

By the early 1900s, the near west side community was built to capacity. However, the area also was badly overcrowded and its residents were poorly housed. The poverty and deterioration that had emerged in the area led to population loss and further deterioration throughout the 1910s and 1920s. These trends continued into

(1) Information on the history of the near west side community 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 95 -- 97 and 98 -- 99, respectively.

the 1930s and 1940s, ushering in a new period of public housing construction in the area to provide quality low-income housing for area residents. From 1930 to 1960, several large-scale public housing projects were built in and around the Central West R.P.A. including Jane Addams Homes, Grace Abbott Homes and Henry Horner Homes. Today, twenty percent (20%) of the near west side's housing stock is publically-owned, one of the highest percentages in the City.

By 1950 Madison Street had become established as the commercial center of the near west side, particularly the mile between Halsted Street and Ashland Avenue. However, throughout the 1950s, transient hotels, cheap restaurants and taverns moved into the area and Madison Street soon became known as "skid row". Also during this time, the aging mansions along Ashland Avenue were converted to boarding houses or business uses due to population loss.

Change has characterized the near west side during the second half of the Twentieth Century. In the 1940s, the Illinois State Legislature approved the development of the area immediately south of Harrison Street as a central medical district for the City. Cook County Hospital, a Veteran's Administration Hospital, and Rush Medical Center all would eventually locate to the area, followed by the University of Illinois Chicago campus. This new institutional community took over land previously occupied by the Hull House complex and an older immigrant community. During the 1950s and 1960s, the growth of the medical campus and later the university, and the construction of the interstate highways displaced many area residents, causing a reduction of the near west side's population.

In 1968, after the assassination of Reverend Dr. Martin Luther King, Jr., a series of riots occurred in cities across the United States. In Chicago, the center of these riots was the west side. Several fires were started in the northwest corner of the community, particularly along Madison Street between Damen Avenue and Ashland Avenue. Not only did these fires displace the population of the near west side, but they created large tracts of vacant land which still remain today.

Statistics suggest that the near west side's population continued to decline throughout the 1970s and 1980s. The 1990 population for the near west side community area was forty-six thousand one hundred ninety-seven (46,197), less than one third ($\frac{1}{3}$) of its 1950 population. Twenty percent (20%) of the resident workforce was unemployed in 1990, with a majority of families living below the poverty level. Within the Central West R.P.A. specifically, fifty-eight percent (58%) of families live below the poverty line, with some census tracts having rates of up to eighty-seven percent (87%).

The physical condition of the community also has deteriorated over the years. Many of the industrial and warehouse buildings in the area are outdated and

economically obsolete, large tracts of vacant land are interspersed with buildings in the northwest portion of the R.P.A., and many of the buildings and the infrastructure throughout the redevelopment area have depreciated and are in need of repair. The age of most of the water mains and all of the sewer lines is greater than one hundred (100) years. Much of this infrastructure even predates the Chicago Fire of 1871. In addition, there is little or no buffering or screening between residential, commercial or industrial uses east of Ashland Avenue. Designating the area as a tax increment financing district will provide resources to address these issues.

Existing Land-Use.

Based upon S. B. Friedman & Company's research, seven (7) land-use patterns have been identified within the Central West R.P.A.:

- residential;
- commercial;
- public/institutional (including public facilities, social services, religious buildings);
- parks and recreation;
- industrial/warehouse;
- vacant land; and
- mixed uses.

The existing land-use pattern in the Central West R.P.A. 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. Almost all blocks within the R.P.A. contain more than one (1) land-use. The mixed-use designation is used in those areas where no one (1) land use category predominates. These areas contain two (2) or more of the following land uses: residential, commercial, institutional, industrial/warehouse or vacant land.

The Central West R.P.A. contains a mix of land uses. There are three (3) distinct land-use areas that can be defined, each with its own land-use mix and character. In the area west of Ashland Avenue, the predominant land-use is residential,

containing single-family homes, duplexes and two-flats, and several publically-subsidized housing developments. Publically- and privately-owned parking lots also are located in this area around the United Center and several large institutional buildings are located south of Adams Street, including Malcolm X College and hospital-related office buildings. The central portion of the R.P.A. from Ashland Avenue to Throop Street contains a cluster of institutional land uses. East of Throop Street, the R.P.A. contains a mix of larger mid-rise warehouse and distribution facilities, and commercial land uses. Many of these buildings offer opportunities for rehabilitation or redevelopment.

Residential. Residential uses are predominant on the west side of the R.P.A., particularly in the areas west of Damen Avenue and those properties located northeast of the United Center between Wolcott Avenue and Ashland Avenue, north of Washington Boulevard. Residential development in the R.P.A. consists mostly of duplexes, two-flats and brick bungalows. There are a few scattered multi-family residential buildings east of Throop Street as well as several large publicly owned or publicly assisted housing complexes, which include Henry Horner Homes, Washington-Hermitage Housing Project, West Point Plaza Senior Housing, Damen Courts Apartments, Saint Stephen Terrace Apartments, Van Buren Park Apartments and Sullivan Senior Housing.

Institutional Uses. A cluster of institutional uses is located in the center of the R.P.A. between Throop Street and Ashland Avenue. This area contains Whitney Young High School, the Chicago Police Academy, the Salvation Army complex and Skinner Elementary School. Malcolm X College, located along Adams Street between Damen Avenue and Wood Street, also has a major presence in the R.P.A..

Additional institutional uses, including public facilities, schools, churches and social service agencies, are distributed throughout the R.P.A.. The public schools within the R.P.A. are Whitney Young High School, Skinner Elementary School, Crane Tech High School, Suder Elementary School, Spalding Elementary and High School, Brown Elementary School, Best Practice High School, Dett Elementary School, Foundations Elementary School, Herbert Elementary School, Nia Elementary School and Wilma Rudolph Learning Center. All public facilities within the R.P.A. are shown in Map 7.

Parks And Recreation. The major open spaces within the R.P.A. are Union Park on Randolph Street and Young/Skinner Park. There also are smaller recreational areas associated with schools throughout the west side of the R.P.A.

Commercial. Commercial development in the form of small office buildings and neighborhood restaurants is interspersed with industrial development on the east side of the R.P.A.. A limited amount of retail development is located west of Ashland Avenue along Washington Boulevard and Madison Street, as well as along Western Avenue.

Warehouse/Industrial. Warehouse/Industrial development is concentrated in the area east of Throop Street. The large Fannie May complex, located on Jackson Boulevard between Aberdeen Street and Throop Street and the Chicago Auto Works complex on Monroe Street between Racine Avenue and Aberdeen Street are two (2) of the larger industrial developments in the area.

Vacant Land. Approximately three hundred twenty (320), or fifteen percent (15%) of the two thousand ninety-four (2,094) parcels within the R.P.A. are vacant. The majority of these parcels are located on the far west side of the R.P.A., along Washington Boulevard, Madison Street, Adams Street and Jackson Boulevard. While several blocks in the R.P.A. are predominantly vacant, none are entirely vacant. Therefore, all of the blocks within the R.P.A. were looked upon as improved for designation purposes.

3.

Eligibility Analysis.

Provisions Of The Illinois Tax Increment Allocation Redevelopment Act.

Based upon the conditions found within the Central West R.P.A. at the completion of S. B. Friedman & Company's research, it has been determined that the Central West R.P.A. 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 (2) 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. These factors are identical for each designation with the exception that "abandonment" is an added eligibility factor under "conservation area" designation.

According to the Act, "blighted areas" must have a combination of five (5) or more of these eligibility factors acting in concert which threaten the health, safety, morals or welfare of the proposed district. "Conservation areas" must have a minimum of fifty percent (50%) of the total structures within the area aged thirty-five (35) years or older, plus a combination of three (3) or more additional 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.

The factors are listed at 65 ILCS 5/11-74.4-3 (a) and (b) and are defined for purposes of this Redevelopment Plan (these factors are not defined in the Act) as follows:

Age Of Structure. Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. These problems and conditions negatively affect building condition, adaptability, re-use, and value.

Deterioration. This is the process of basically sound structures worsening in quality due to deficiencies in primary and secondary building components. Primary components include exterior walls, foundations, roof structure, et cetera. Secondary components include window and door units, porches, exterior surfaces, et cetera. Buildings in this category generally contain defects which seriously impair the usefulness of the structure.

Deterioration of site improvements refers to physical deficiencies or disrepair to roadways, alleys, curbs, sidewalks, parking areas and other site features which require treatment or repair beyond that of normal maintenance.

Dilapidation. Dilapidation is an advanced stage of deterioration. Structures or improvements in this category contain critical deficiencies in structural components which are virtually uncorrectable and present a safety hazard for the occupants of the building.

Obsolescence. This is the condition or process of becoming out-of-date or non-functional for the use or uses the structure or improvement was originally designed for as evidenced by such factors as insufficient width and size, irregular shape and random additions. Buildings are obsolete when conditions limit the use and marketability of such buildings. Site improvements are obsolete in terms of their relationship to contemporary development standards.

Illegal Use Of Individual Structures. Illegal use is the presence of land uses or activities which are contrary to law and/or not permitted by municipal ordinances.

Structure Below Minimum Code. This factor represents structures containing conditions that are less than the accepted minimum standards of zoning, subdivision, fire, housing, building or other governmental codes applicable to the property.

Excessive Vacancy. Excessive vacancy is a condition evidenced by vacant buildings or portions of buildings which are not being utilized which have an adverse impact on the area.

Abandonment. Abandoned properties are those in which the property owner has relinquished all interest and in which it is apparent that no effort will be directed toward future utilization.

Overcrowding Of Structures And Community Facilities. This refers to over-intensive use of buildings, facilities and properties beyond that permitted by ordinance or capacity.

Lack Of Ventilation, Light Or Sanitary Facilities. These are considered to be substandard conditions which are below minimum code standards that adversely affect the health, safety and welfare of building occupants.

Inadequate Utilities. Inadequate utilities could include those that are of insufficient capacity to serve the uses in the Redevelopment Project Area, those that are deteriorated, antiquated, obsolete, or in disrepair or those that are lacking in within the Redevelopment Project Area.

Excessive Land Coverage. Excessive land coverage is the over-intensive use of property evidenced by inadequate yards, setbacks, open space, and the crowding of buildings and accessory facilities onto a site which is out of character with the neighborhood and community as a whole and could have an adverse effect on use of a building.

Deleterious Land-Use Or Layout. Deleterious land-use or layout refers to the configuration of lot and/or improvements which minimize opportunity for redevelopment on a particular parcel, as well as surrounding parcels, thereby minimizing redevelopment opportunities on a more area-wide basis.

Specific problems include inappropriate land-use, inadequate lot frontage, irregular lot shape, insufficient vehicular access, fragmentation of ownership, and other blighting conditions which discourage development and redevelopment.

Depreciation Of Physical Maintenance. This is the lack of normal maintenance of building components, but not to a degree of structural deficiency or inadequate provision for upkeep of site features and landscaping.

Lack Of Community Planning. The absence of an effective planning program at the time the area was originally developed which results in physical obstacles to redevelopment, or failure to implement approved plans for the community is considered to be lack of community planning.

As explained, "blighted areas" must have a combination of five (5) or more of these eligibility factors and "conservation areas" must have a minimum of fifty percent (50%) of the total structures within the area aged thirty-five (35) years or older, plus a combination of three (3) or more additional eligibility factors.

Under the provisions of the "blighted area" section of the Act, if the land is vacant, a combination of two (2) or more of the following factors also may be identified which combine to impact the sound growth in tax base for the proposed district.

Obsolete Platting Of Vacant Land. Obsolete platting of land is the arrangement of parcels of land which is not conducive to supporting contemporary land uses evidenced by layout which is inconsistent with accepted site planning standards and development trends.

Diversity Of Ownership. Diversity of ownership is when adjacent properties are owned by multiple people. This complicates the assembly of small parcels to a size that is large enough to accommodate modern types of development.

Tax And Special Assessment Delinquencies. Evidence of delinquent tax payment.

Flooding On All Or Part Of The Vacant Land. Poor drainage of the soil or the location of the property within a special flood hazard area makes financing or insuring the property impossible or more costly and may hinder redevelopment.

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.

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 (5) or more of the fourteen (14) "blighted area" eligibility factors were present immediately prior to demolition of the area's structures.

The vacant "blighted area" section includes five (5) other tests for establishing eligibility, but none of these are relevant to the conditions within the Central West R.P.A.

Methodology Overview And Determination Of Eligibility.

Analysis of eligibility factors was done through research involving an extensive exterior survey of all properties within the Central West R.P.A., as well as a review of building and property records. Property records included building code violation citations, building permit data, and assessor information. Our survey of the area established that there are seven hundred five (705) buildings within the Central West R.P.A.. In addition, to verify the age for the area buildings, aerial photographs were compared to structure base maps.

The areas located within the Central West R.P.A. are predominantly characterized by commercial, institutional, residential, and mixed-use 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 upon these criteria, the properties within the Central West R.P.A. qualify for designation as a T.I.F. 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 basis and analyzed the distribution of the eligibility factors on a block-by-block basis. The eligibility factors were correlated to buildings using Sanborn Maps, property files created from field observations, and record searches. This information was then graphically plotted on a block map of the Central West R.P.A. 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 R.P.A.. 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 more extensive deterioration and disinvestment.

Conservation Area Findings.

As required by the Act, within a conservation area, at least fifty percent (50%) of the buildings must be thirty-five (35) years of age or older, and at least three (3) of the fourteen (14) other eligibility factors must be found present to a major extent

within the Central West R.P.A..

Establishing that at least fifty percent (50%) of the Central West R.P.A. buildings are thirty-five (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, information from the Cook County Assessor's Office, aerial photographs, structure base maps, and the historic development patterns within the community, we have established that of the seven hundred five (705) buildings. Four hundred ninety-five (495) seventy percent (70%) within the Central West R.P.A. are thirty-five (35) years of age or older.

In addition to establishing that the Central West R.P.A. meets the age requirement, our research has revealed that the following factors are present to a major extent:

- depreciation of physical maintenance;
- deterioration;
- structures below minimum code;
- inadequate utilities; and
- deleterious land-use or layout.

The widespread presence of both depreciation of physical maintenance and deterioration of buildings illustrates the level of building deficiencies within the Central West R.P.A.. Of the seven hundred five (705) buildings within the R.P.A., sixty-one percent (61%) (four hundred thirty-one (431)) exhibited one (1) of these factors and an additional four percent (4%) were deemed to be dilapidated; this represents a total of nearly two (2) out of every three (3) buildings throughout the area with some level of deficiency in building components. In addition, code violation citations have implicated thirty-six percent (36%) of the buildings within the Central West R.P.A. between 1993 and 1998. This further underscores the documented physical depreciation and deterioration of buildings throughout the R.P.A.

Much of the surface infrastructure within the R.P.A. also is deteriorated or depreciated. Of the seventy-nine thousand four hundred seventy-five (79,475) linear feet of right-of-way in the R.P.A., forty-four thousand one hundred fifty (44,150) (fifty-six percent (56%)) exhibit depreciation of physical maintenance and eight thousand three hundred seventy-five (8,375) (eleven percent (11%)) exhibit deterioration; this represents a total of sixty-seven percent (67%) of the

infrastructure in the R.P.A.. Combined, the presence of depreciated buildings or infrastructure affects seventy-nine percent (79%) of the blocks within the Central West R.P.A. and deterioration of buildings or infrastructure affects fifty-six percent (56%) of the blocks. In total, ninety-three percent (93%) (one hundred two (102)) of the blocks are affected in some manner by either depreciation or deterioration.

The condition of underground utilities within the R.P.A. is largely inadequate. Of the one hundred ten (110) blocks within the R.P.A., seventy-one (71) (sixty-five percent (65%)) are serviced by antiquated water mains that are scheduled for or overdue for replacement due to insufficient capacities or age and one hundred percent (100%) of the blocks are serviced by sewer lines that are one hundred (100) years old or older, with many of them predating the Chicago Fire of 1871. Because of this, every block within the R.P.A. is serviced in some manner by inadequate sewer or water lines.

Deleterious land-use and layout was found to affect six hundred twenty-nine (629) (thirty percent (30%)) of the two thousand ninety-four (2,094) parcels (P.I.N.s) in the Central West R.P.A.. The entire area east of Ashland Avenue exhibits deleterious land-use or layout.

Overall, this factor was found to be present to a meaningful extent on forty-two (42) (thirty-eight percent (38%)) of the one hundred ten (110) blocks in the R.P.A..

The Factors-By-Block Table in Appendix 2 details the conservation eligibility factors by block within the Central West R.P.A.. Maps 4a through 4f 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 Central West R.P.A..

1. Depreciation Of Physical Maintenance.

Widespread lack of maintenance for properties within an area is a strong indicator that the area is beginning to fall into disrepair and exhibits blighting conditions that need remediation. Two hundred ninety (290) of the seven hundred five (705) (forty-one percent (41%)) buildings within the Central West R.P.A. exhibit significant deferred maintenance of building components, including missing roof materials, rotted window and door frames, missing brick mortar in exterior walls, peeling paint, or unfinished surfaces.

In addition to depreciated buildings, many of the public rights-of-way also were found to be depreciated. Sidewalks, curbs and gutters, and street surfaces

throughout the R.P.A. were in poor condition, with irregular, cracked and patched surfaces. In addition, many of the parkways were overgrown, strewn with litter, and generally not maintained. Of the seventy-nine thousand four hundred seventy-five (79,475) linear feet of right-of-way within the R.P.A., forty-four thousand one hundred fifty (44,150) (fifty-six percent (56%)) were found to be depreciated.

Depreciation of physical maintenance of buildings and/or infrastructure was found to be present to a meaningful extent on seventy-nine percent (79%) of the blocks within the Central West R.P.A..

2. Deterioration.

One hundred forty-one (141) or twenty percent (20%) of the seven hundred five (705) buildings within the Central West R.P.A. demonstrate a significant level of deterioration. Cataloged deterioration included the occurrence of major defects in building components including collapsed or missing gutters and down spouts, cracked, broken or missing windows, evidence of roof leaks, building foundation problems, and cracked exterior wall surfaces. These are structural conditions not readily correctable through normal maintenance. Structural deterioration, coupled with depreciation of physical maintenance, are indicative of an area that is at risk of becoming blighted without direct intervention.

In addition, deterioration was documented for much of the surface infrastructure within the R.P.A.. Surface infrastructure was found to be deteriorated if damage to the sidewalks, curbs, parkways, or street surfaces was so severe that significant repairs would be needed to restore them. Of the seventy-nine thousand four hundred seventy-five (79,475) linear feet of right-of-way in the R.P.A., eight thousand three hundred seventy-five (8,375) (eleven percent (11%)) were found to be deteriorated.

Overall, deterioration was considered to be present to a meaningful extent on fifty- six percent (56%) of the blocks within the Central West R.P.A..

3. Structures Below Minimum Code.

Relying upon data provided by the City's Department of Buildings, code violation citations were issued for two hundred fifty-four (254) different property addresses within the Central West R.P.A. between 1994 and 1998. This continuing problem underscores the documented depreciation of physical maintenance, and in more extreme cases, deterioration of the area's buildings. The code violation citations have implicated thirty-six percent (36%) of the buildings within the Central West

R.P.A. over this five (5) year period.

This eligibility factor was present to a meaningful extent on sixty-six percent (66%) of the blocks with buildings within the Central West R.P.A.

4. Inadequate Utilities.

A review of the City's water and sewer atlases found that inadequate underground utilities affect all of the blocks within the R.P.A.. Seventy-seven percent (77%) of the blocks within the R.P.A. are serviced by antiquated water mains that are either scheduled for or overdue for replacement. Some replacements are required because the water lines have reached the end of their one hundred (100) year useful service lives and others are needed because the water mains are of insufficient size to comply with modern capacity requirements.

In addition, all of the blocks within the R.P.A. are serviced by sewer mains that are one hundred (100) years old or older. Most of them were built before the Chicago Fire in 1871 and cannot be precisely dated because the City's records were destroyed. Most of the sewer lines have not been modernized or upgraded to current construction standards. Their age and outdated method of construction increases the risk of maintenance problems and structural deficiencies.

Due to the age and condition of the sewer and water lines, inadequate utilities was found to be present to a meaningful extent on one hundred percent (100%) of the blocks within the Central West R.P.A..

5. Deleterious Land-Use Or Layout.

Deleterious land-use or layout can exist even when there is no structure present on a parcel. Therefore, this factor was evaluated on a parcel-by-parcel basis and an area-wide basis. Deleterious land-use or layout generally refers to problems with the use or configuration of a parcel or building in relation to surrounding parcels or traditional standards. This factor was found to be present throughout the R.P.A., particularly in the area east of Ashland Avenue. There are many ways that deleterious land-use can be caused. Some of these include:

- Non-Conforming/Incompatible Land-Use. Non-conforming and incompatible land-use can have a negative impact on the marketability and redevelopment of property in the area, and in some cases may cause health and safety concerns. Non-conforming land uses exist when one (1) or more of the parcels on a block do not conform to the City's zoning ordinance. An example of this is the location of several residential

buildings near the Racine Avenue and Jackson Street intersection in an area zoned for manufacturing. In this instance the use in place was neither compliant with the area's zoning requirements nor was it aesthetically or physically complementary to neighboring uses.

In some situations, a parcel's use is technically compliant with current zoning but is still aesthetically or functionally incompatible with surrounding uses. An example of this is the industrial building located on the south side of Monroe Street, adjacent to Skinner School. The two (2) uses coexist with no buffering or screening between them. Despite the fact that both the school and the industrial development are legal uses, the potential for parking, access, and traffic conflicts is high, especially in light of the residential development occurring immediately north of these two (2) uses.

- Street Layout. The design or configuration of some of the streets in the R.P.A. also leads to deleterious layout. Potential problems caused by the design of the some of the streets in the area were identified in the Near West Side Area Land-Use Plan prepared by the Lakota Group. Ashland Avenue, which is a major thoroughfare running north/south through the middle of the R.P.A., is one (1) example. The width of the street is irregular, varying from two (2) to three (3) lanes in each direction with on-street parking provided sporadically in certain locations. This configuration causes confusion and traffic flow problems, and potentially could be dangerous for drivers and pedestrians.

Another example is the stretch of Washington Boulevard which cuts across Union Park. This portion of Washington Boulevard serves as a link between Randolph Street, Ogden Avenue and Ashland Avenue and is part of a complex intersection that no longer supports a high volume of traffic. In addition to confusing motorists, this segment of Washington Boulevard divides Union Park in half, making the southern half isolated and less accessible to users. While the roadway may not be able to be eliminated all together because of its high traffic volume, it could be reconfigured to allow for more efficient use of the green space.

A third (3rd) example of the difficulties relating to the R.P.A.'s streets is the intersection at Adams Street and Laflin Street near Whitney Young High School. North and southbound Latin Street traffic is controlled only with stop signs. Adams Street traffic is not required to stop at Laflin Street at all. However, pedestrian traffic from the high school often crosses Adams Street at this location, posing a potential safety risk. Further study of this and other area intersections is needed to assess

whether or not traffic controls correspond to current area needs.

- Property Design Or Condition. The design or condition of the property itself also can have a deleterious effect on neighboring parcels. In several locations throughout the R.P.A. there are vacant buildings that are boarded up and not maintained. In addition, there are large industrial/warehouse buildings that have no windows, an exterior of corrugated metal, exposed shipping and receiving bays, or shallow setbacks. Because the area lacks adequate buffering between uses, the appearance of these buildings often contrasts sharply with neighboring office and residential buildings. In many instances the condition and/or quality of construction of buildings is so out of context that it negatively impacts the overall image of the community and the marketability of surrounding property.

- Irregular Parcel Size, Shape, Orientation, Or Configuration. When a parcel or building has an irregular size, shape, or orientation that is inconsistent or out of context with surrounding parcels or buildings, private redevelopment of the site and surrounding property can be deterred. This condition, particularly when the building itself is irregular, is often coupled with functional or economic obsolescence. For example, a building with shallow lot depths and inadequate receiving and shipping bays may have truck loading and unloading patterns that interfere with traffic or neighboring properties. Such a configuration would discourage and deter the development of surrounding parcels.

- Configuration Of Vacant Land. Some blocks also exhibit deleterious land-use and layout due to the configuration of vacant parcels of land. This is a problem on five (5) blocks on the west side of the R.P.A. where there is a high proportion of vacant land. On some blocks, several small and/or irregular vacant parcels are interspersed between buildings. Often the parcels are too small to be developed individually. On other blocks there are larger tracts of vacant land owned by multiple parties. This diversity of ownership coupled with the size and irregular configuration of these parcels creates a situation where land assembly is difficult and the likelihood of successful redevelopment is decreased.

Overall, deleterious land-use and layout affects six hundred twenty-nine (629) (thirty percent (30%)) of the two thousand ninety-four (2,094) parcels (P.I.N.s) in the Central West R.P.A.. Overall, it was found to be present to a meaningful extent on forty-two (42) (thirty-eight percent

(38%)) of the one hundred ten (110) blocks in the R.P.A.

Minor Supporting Factors.

In addition to the factors that previously have been documented as being present to a major extent within the Central West R.P.A., two (2) additional factors are present to a minor extent: obsolescence and excessive vacancies. These (2) two additional factors demonstrate that the Central West R.P.A. 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 R.P.A. as a conservation area, could lead to more widespread and intensive disinvestment.

1. Obsolescence.

An appreciable amount of functional obsolescence exists within the Central West R.P.A.. The vast majority of the buildings within the Central West R.P.A. were built at least thirty-five (35) years ago and the floor layouts of these buildings were designed for business operations that have become outmoded, or were designed to accommodate specific types of businesses. Reconfiguration and rehabilitation of such structures would result in substantial cost to any future user and therefore would render the structure functionally obsolete. This functional obsolescence directly inhibits the redevelopment of these properties due to the enormous practical disadvantages faced by potential new users.

In addition to functional obsolescence, the economic obsolescence of many area properties is demonstrated by the stagnant, or in some cases declining, assessed valuation (other than routine increases attributable to the effect of inflation upon triennial reassessment values), and lack of viable tenants for commercial space. The high incidence of excessively vacant buildings further indicates economic obsolescence, as disuse is a strong indicator of obsolescence.

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.

Obsolescence, either functional, economic, or some combination of both, has been documented for ninety-seven (97) of the seven hundred five (705) (fourteen percent (14%)) buildings within the Central West R.P.A.. This eligibility factor was

found to be meaningfully present on twenty-eight percent (28%) of the blocks with buildings within the Central West R.P.A..

2. Excessive Vacancies.

A building was judged to be excessively vacant if it appeared to be at least one-third ($\frac{1}{3}$) vacant. One hundred five (105) of the seven hundred five (705) buildings (fifteen percent (15%)) within the Central West R.P.A. were documented as suffering from an excessive level of vacancy. This finding, coupled with the high age of structures in the area, corresponds with the declining population trends the Near West Side has seen during the past century. This eligibility factor was considered to be present to a meaningful extent on twenty-eight percent (28%) of the blocks with buildings within the Central West R.P.A..

4.

Redevelopment Project And Plan.

Redevelopment Needs Of The Central West R.P.A.

The existing land-use pattern and physical conditions in the Central West R.P.A. suggest six (6) redevelopment needs for the area:

1. property assembly, demolition and site preparation;
2. infrastructure improvements, streetscaping and buffering/screening between land uses;
3. commercial and residential development and rehabilitation;
4. rehabilitation and adaptive re-use of vacant, underutilized and obsolete buildings;
5. improvement and expansion of public facilities and other supportive land-uses; and
6. job training assistance.

The Redevelopment Plan identifies the tools that the City will use to guide redevelopment in the Central West R.P.A. to create a cohesive and vibrant mixed-use community. Currently, the Central West R.P.A. is characterized by deteriorated infrastructure, conflicting land uses, vacant and underutilized parcels, depreciated buildings and obsolete structures.

The goals, objectives and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the Central West R.P.A.. The proposed public improvements outlined in the Redevelopment Plan will help create an environment conducive to private investment and redevelopment within the Central West R.P.A.. To support specific projects and encourage future investment in the R.P.A., public resources, including tax increment financing, may be used to: facilitate property assembly, demolition and site preparation for redevelopment activities; support building rehabilitation; modernize, improve or repair R.P.A. infrastructure; provide streetscaping, landscaped buffers and screening elements between land uses; create new and improve and/or expand existing public facilities.

Goals, Objectives And Strategies.

Goals, objectives and strategies designed to address the needs of the community form the overall framework of the Redevelopment Plan for the use of anticipated tax increment funds generated within the Central West R.P.A..

Goal. The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the Central West R.P.A. as a conservation area and to provide the direction and mechanisms necessary to create a cohesive and vibrant mixed-use community. Redevelopment of the R.P.A. will reduce the number of underutilized properties within the R.P.A., 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. Ten (10) broad objectives support the overall goal of area-wide revitalization of the Central West R.P.A.. These include:

1. facilitate the assembly, preparation, and marketing of vacant and underutilized sites for new retail, commercial and residential development, as well as off-street parking areas;
2. remediate environmental problems to provide additional land for new retail, commercial and residential development and redevelopment, as appropriate;

3. facilitate the preservation and/or rehabilitation of residential, commercial, industrial and architecturally or historically significant buildings and encourage the adaptive re-use of vacant, underutilized and obsolete buildings, where appropriate;
4. support the development of a variety housing types to meet the needs of households with a wide range of income levels;
5. replace or repair infrastructure, including sidewalks, streets, curbs, gutters and underground water and sanitary systems, to improve the overall image of the neighborhood and support new retail, commercial and residential redevelopment;
6. provide resources for streetscaping, landscaping and screening/buffering elements to visually link the area's diverse land uses and create a distinct identity for the area;
7. facilitate the improvement and expansion of existing public facilities as needed, such as schools and parks, and facilitate the development of new public facilities in appropriate locations throughout the R.P.A. as needed and in accordance with the Redevelopment Plan;
8. support and complement the goals and objectives of other underlying redevelopment plans and planning studies, including the Central West Redevelopment Area, Madison/Western Redevelopment Area, the Madison/Racine Redevelopment Area, Enterprise Zone 4, West Side Empowerment Zone, the Near West SNAP and the Near West Side Area Land-Use Plan, and coordinate available federal, state and local resources to further the goals of this redevelopment plan;
9. 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 Central West R.P.A.; and
10. support job training programs and increase employment opportunities for area residents.

Strategies. These objectives will be implemented through four (4) specific and integrated strategies. These include:

1. Implement Public Improvements. A series of public improvements throughout the Central West R.P.A. 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 and residential development. 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 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 (1) or more parcels.

2. **Develop Vacant And Underutilized Sites.** The redevelopment of vacant and underutilized sites within the Central West R.P.A. is expected to stimulate private investment and enhance the R.P.A.. 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.** The City may provide financial and other assistance to encourage the private sector to undertake redevelopment and rehabilitation projects within the R.P.A.. In order to facilitate private investment, the City may enter into agreements within the limits of the Act to facilitate and support projects that support the goals, objectives and strategies of this Redevelopment Plan.
4. **Facilitate Property Assembly, Demolition And Site Preparation.** Vacant and underutilized sites listed in Appendix 3 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, assistance may be provided to private developers seeking to acquire land and assemble sites in order to undertake projects supportive of this Redevelopment Plan.

Map 5, Properties Previously Approved For Acquisition In Underlying Redevelopment Area Plans, indicates those properties in the Central West R.P.A. that have been identified for acquisition in previously adopted underlying Redevelopment Plans and Appendix 3 contains a list of these acquisition parcels by block and Permanent Index Number (P.I.N.). The Central West Redevelopment Area Plan and the Madison/Western Redevelopment Area Plan and subsequent amendments to these plans established City authority to acquire and assemble property. Such acquisition and assembly under that authority is consistent with this T.I.F. Redevelopment Plan. Nothing in this Redevelopment Plan shall be

deemed to limit or adversely affect the authority of the City under the Central West Redevelopment Area Plan or the Madison/Western Redevelopment Area Plan to acquire and assemble property. Accordingly, incremental property taxes from the R.P.A. may be used to fund the acquisition and assembly of property by the City under the authority of the Central West Redevelopment Area Plan and the Madison/Western Redevelopment Area Plan within the Central West Redevelopment Project Area.

In connection with the City exercising its powers to acquire real property not currently identified on Map 5 and listed in Appendix 3, including the exercise of the power of eminent domain, under the Act in implementing the Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan.

Redevelopment Plan Elements.

There are three (3) general categories of activities that may be supported by tax increment funds under the provisions of the Act:

1. Development/redevelopment/rehabilitation activities, such as:
 - site assembly, demolition and site preparation;
 - interest subsidies;
 - rehabilitation costs;
 - relocation costs; and
 - environmental remediation.

2. Public improvements, such as:
 - provision or rehabilitation of public improvements, including open space and taxing district facilities; and
 - capital costs, as they are incurred as a result of, or in furtherance of, the redevelopment plan.

3. Administrative support and financing, such as:
 - job training and related educational programs;
 - analysis, administration, studies, legal, et cetera; and
 - financing costs.

The City may enter into redevelopment agreements with public or private entities for the furtherance of these activities. A number of key types of projects, activities and improvements were identified for the Central West R.P.A. and are described below. These activities are those which could be undertaken as resources become available. As community needs and market conditions change, it is likely that additional projects may be suggested throughout the life of the Central West R.P.A.. To the extent that these projects are consistent with the goals of this Redevelopment Plan and the related costs are eligible under the Act, these projects may be considered for funding.

Site Assembly, Demolition And Preparation. Land may be acquired for the purposes of land assembly for future redevelopment in accordance with the "Facilitate Property Assembly, Demolition and Site Preparation", under the Strategies section of this report*. Relocation assistance may be provided in order to facilitate redevelopment of portions of the Central West R.P.A., and to meet other City objectives. Business 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. Site preparation may include demolition of existing improvements and environmental remediation, where appropriate.

Marketing. In conjunction with site assembly activities, the City may market sites to commercial and retail developers, by means of site signage, direct mailings, audio/visual marketing materials and site brochures.

Public Improvements. Public improvements within the Central West R.P.A. along all arterial and collector streets, and railroad and public right-of-way overpasses may be undertaken to facilitate redevelopment activities, including but not limited to, the following:

* Strategies section referred to in this Eligibility Report printed on pages 25282 through 25283 of this Journal.

- street, alley and sidewalk resurfacing;
- street lighting;
- traffic signalization;
- reconstruction of street curbs and gutters;
- underground water and sanitary systems;
- streetscaping; and
- open space.

These public improvements should be designed to enhance the area for private commercial and retail investment.

Environmental Remediation Of Redevelopment Sites. Many of the improved and vacant redevelopment opportunity sites within the Central West R.P.A. at one time accommodated commercial or residential structures, and the possibility exists that these parcels may contain hazardous building materials that were left on-site which must be removed prior to any new construction.

Commercial, Residential, Industrial And Institutional Rehabilitation. Existing commercial and industrial properties may be targeted for rehabilitation to improve their market competitiveness, stabilize the commercial and industrial segments within the Central West R.P.A., and provide opportunities for commercial and industrial job retention and attraction. Residential properties also may benefit from T.I.F. assistance to repair structural and/or mechanical elements. Similarly, community institutional resources also may be eligible to receive T.I.F. assistance to improve their facilities to better serve the surrounding communities.

These activities are representative of the types of projects contemplated to be undertaken during the life of the Central West R.P.A.. 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 Central West R.P.A.. To the extent that these projects meet the goals of this 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 requires that developers who receive T.I.F. assistance for market rate housing set aside twenty percent (20%) of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than one hundred twenty percent (120%) of the area median income, and affordable rental units should be affordable to persons earning no more than eighty percent (80%) of the area median income.

Proposed Future Land-Use.

The proposed future land-use of the Central West R.P.A. reflects the objectives of the Redevelopment Plan, which work to provide direction for the marketing of vacant sites in the R.P.A. 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.

Housing Impact And Related Matters.

The Area contains one hundred twenty-nine (129) single-family buildings, two hundred sixty-six (266) multi-family buildings and eighteen (18) mixed-use buildings with upper story residential for an estimated total of four thousand seven hundred forty-four (4,744) residential units. It is estimated that three thousand four hundred fourteen (3,414) of the four thousand seven hundred forty-four (4,744) residential units in the Area are inhabited. Because the Area includes a significant number of residential units, information is provided regarding this Plan's potential impact on housing.

Included in the Plan are the following maps: (1) "Properties Previously Approved for Acquisition in Underlying Redevelopment Project Area Plans" (Map 5), and (2) "Proposed Land-Use" (Map 6). Some of these maps indicate parcels of real property on which there are buildings containing residential units that may be removed if the Plan is implemented in this regard, and that to the extent those units are inhabited, the residents thereof might be displaced. The Plan also includes information on the condition of buildings within the Area. Some of the residential buildings exhibit characteristics such as dilapidation or a combination of deterioration, excessive vacancies, and obsolescence which might result in a building's removal and the displacement of residents, during the time that this Plan is in place.

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

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

Map And Survey Overview.

The map of "Properties Previously Approved for Acquisition in Underlying Redevelopment Project Area Plans" (Map 5) indicates those properties in the Area that have been identified for acquisition in a previously adopted underlying redevelopment plan. The "Central West Redevelopment Plan" and the "Madison/Western Redevelopment Plan" ("Underlying Redevelopment Area Plans") and their subsequent amendments established City authority to acquire and assemble property. Such acquisition and assembly under that authority is consistent with this Plan. Nothing in this Plan shall be deemed to limit or adversely affect the authority of the City under the Underlying Redevelopment Area Plans to acquire and assemble property. Accordingly, incremental property taxes from the Area may be used to fund the acquisition and assembly of property by the City under the authority of the Underlying Redevelopment Area Plans within the Area.

There are six (6) residential properties consisting of thirty (30) residential units, twenty-four (24) of which are occupied, listed on the "Properties Previously Approved for Acquisition in Underlying Redevelopment Project Area Plans" map (Map 5) which might be removed under the Underlying Redevelopment Area Plans, but funded by

incremental property taxes from the Area. Of the twenty-four (24) occupied units, one (1) is estimated to be occupied by residents classified as low-income, and twenty-two (22) are estimated to be occupied by residents classified as very low-income.

Based on the Plan's "Proposed Land-Use" map (Map 6), where compared to the "Existing Predominant Land-Use" map (Map 3) included herein, there are certain parcels of property currently containing residential uses and units that, if the Plan is implemented in that regard, could result in such buildings being removed. There are one hundred seventy-two (172) residential units potentially affected by land-use changes as reflected on the "Proposed Land-Use" map (Map 6) of which one hundred seventy-one (171) are occupied. Of this number, none are estimated to be occupied by residents classified as low-income, and one hundred sixty-eight (168) units are estimated to be occupied by residents classified as very low-income.

In addition to the various maps discussed previously, the building condition survey revealed that forty-three (43) residential or mixed use buildings exhibit characteristics such as dilapidation or a combination of deterioration, functional and economic obsolescence and excessive vacancies. These conditions, if left unchecked, may result in the removal of buildings and the displacement of residents. Based on the building conditions survey, it is possible that one hundred forty-eight (148) residential units could be removed of which nineteen (19) are estimated to be occupied. Of this number, two (2) are estimated to be occupied by residents classified as low-income, and fifteen (15) are estimated to be occupied by residents classified as very low-income. Some of the vacant units could become occupied in the future and residents could potentially be displaced. Such units may be located anywhere within the Area, but will be limited to a total of seventy-nine (79) to be removed without amendment of this Plan in accordance with the requirements of the Act.

Appendix 4, "Summary of E.A.V. (by P.I.N.)" contains references to reflect the parcels containing buildings and units of residential housing that are impacted by the discussion presented in the previous paragraphs. The methodology and results of the building condition survey are included in Section 3 of the Plan, "Eligibility Analysis".

Other Public Entities.

It is possible that a variety of other governmental agencies may acquire and demolish residential units that happen to be located within the boundaries of the Area to accommodate public purposes including the construction or expansion of

schools, parks, libraries, and other public facilities: The Chicago Housing Authority has announced that it plans to demolish seven hundred seventy-two (772) units, none of which are currently occupied, as part of the Henry Horner Homes Redevelopment. While these demolitions will not be assisted with tax increment financing, they have been publicly announced and, as such, are disclosed herein.

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 will become eligible costs under the Act pursuant to an amendment to the Act which will become effective November 1, 1999. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan, including but not limited to, staff and professional service costs for architectural, engineering, development advisors, development managers, legal, marketing sites within the area to prospective businesses, developers and investors, financial, planning or other services, 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.
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures and leasehold improvements.

4. Up to fifty percent (50%) of the cost of construction, renovation, and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act.
5. Costs of the construction of public works or improvements including 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.
6. Costs of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the redevelopment project area.
7. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter and including reasonable reserves related thereto and interest accruing during a construction period.
8. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and project, to the extent the municipality by written agreement accepts and approves such costs.
9. An elementary, secondary or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act.
10. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.

11. Payment in lieu of taxes.
12. 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 (1) 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 redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality 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 3-41.1 of the Public and Community College Act as cited in the Act and by the school districts of cost pursuant to Section 10-22.20a and 10-23.3a of the School Code as cited in the Act.
13. 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 (1) year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer/user with regard to the development project during that year;
 - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph thirteen (13) 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 thirty percent (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 a municipality pursuant to the Act; and
 - e. the percentage increases from thirty percent (30%) to seventy-five percent (75%) for the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
14. The cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed eighty percent (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.
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.

Estimated Redevelopment Project Costs.

The estimated eligible costs of this Redevelopment Plan are shown in Table 1. 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 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 1.

Estimated T.I.F. Eligible Costs.

Project/Improvements	Estimated Project Costs*
Professional Services	\$ 3,000,000
Property Assembly: land assembly, demolition, site preparation, environmental remediation	17,000,000
Eligible Construction Costs ⁽³⁾	5,000,000
Rehabilitation Costs	18,000,000
Public Works or Improvements ⁽¹⁾	32,000,000
Relocation	2,000,000
Job Training, Including Welfare To Work ⁽³⁾	4,000,000
Interest Costs ⁽³⁾	12,000,000
Day Care ⁽³⁾	<u>5,000,000</u>
TOTAL REDEVELOPMENT COSTS ⁽²⁾ :	\$98,000,000

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

(1) This category also may include the reimbursement of capital costs of taxing districts including schools resulting from the redevelopment project necessarily incurred in the furtherance of the objectives of the Redevelopment Project Area Plan and Project to the extent the City by written agreement accepts and approves such costs.

(2) All costs are in 1999 dollars and may be increased by the rate of inflation reflected in the Consumer Price Index (C.P.I.) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL/IN/WI C.M.S.A. published by the United States Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment 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) Certain costs included in this line item will be eligible costs as of November 1, 1999 pursuant to

Adjustments to the estimated line item costs in Table 1 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.

Phasing And Scheduling Of The Redevelopment.

Each private project within the Central West R.P.A. shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City and approved by the City Council. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The Redevelopment Plan 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 (23rd) calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2024).

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 require 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 of each taxable lot, block, tract or parcel of real property in the redevelopment project area 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 municipality and developer from time to time may deem appropriate.

The Central West R.P.A. is contiguous to the Kinzie Industrial R.P.A. and the Near West R.P.A., 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 Central West R.P.A. 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 Central West R.P.A. 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 Central West R.P.A., shall not at any time exceed the total Redevelopment Project Costs described in Table 1 of this Redevelopment Plan.

The Central West R.P.A. 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 Central West R.P.A., 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 Central West R.P.A. 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 Central West R.P.A. 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 Central West R.P.A. and such areas. The amount of revenue from the Central West R.P.A. so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Central West R.P.A. or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 1 of this 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 Central West R.P.A., or such other bonds or obligations as the City may deem as appropriate. The City may require 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 Redevelopment Plan and the Act shall be retired within the time frame described above. Also, the final maturity date of any such obligations which are issued may not be later than twenty (20) years from their respective dates of issue. One (1) or more of a series of obligations may be sold at one (1) or more times in order to implement this 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, and for reserves, bond sinking funds and redevelopment project costs. To the extent that real property tax increment is not required for such purposes, revenues shall be declared surplus and become available for distribution annually to area taxing districts 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 ("E.A.V.") of the Central West R.P.A. is to provide an estimate of the initial E.A.V. which the Cook County Clerk will certify for the purpose of annually calculating the incremental E.A.V. and incremental property taxes of the Central West R.P.A. The 1998 E.A.V. of all taxable parcels in the Central West R.P.A. is approximately Sixty-three Million Eight Hundred Thousand Dollars (\$63,800,000). This total E.A.V. amount by P.I.N. is summarized in Appendix 4. The E.A.V. 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 E.A.V. from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County. If the 1999 E.A.V. shall become available prior to the date of adoption of the Redevelopment Plan by the City Council, the City may update the

Redevelopment Plan by replacing the 1998 E.A.V. with the 1999 E.A.V. without further City Council action.

Anticipated Equalized Assessed Valuation.

By 2023, the E.A.V. for the Central West R.P.A. will be approximately Two Hundred One Million Four Hundred Thousand Dollars (\$201,400,000). This estimate is based on several key assumptions, including: 1) an inflation factor of two percent (2%) per year on the E.A.V. of all properties within the Central West R.P.A., with its cumulative impact occurring in each triennial reassessment year; 2) an equalization factor of 2.1799; and 3) a tax rate of 8.872% for the duration of the Central West R.P.A.

6.

Required Findings And Tests.

Lack Of Growth And Private Investment.

The City is required to evaluate whether or not the R.P.A. 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.

First, while some market-based investment has occurred in the Central West R.P.A. between 1994 and 1998, this investment has been minimal in scope and not part of any coordinated development strategy. Much of the growth in Equalized Assessed Valuation ("E.A.V.") during this period of time was limited to a small number of high-growth parcels whose 1998 assessed values were greater than One Hundred Thousand Dollars (\$100,000) and whose assessments grew thirty percent (30%) or more during the study period. These high-growth parcels represent less than one percent seven-tenths percent (.7%) of all parcels within the R.P.A. and account for approximately twenty-six percent (26%) of the R.P.A.'s total growth in E.A.V. An additional three percent (3%) of the parcels within the R.P.A. grew in value as a result of public subsidy. These properties accounted for thirteen percent (13%) of the total growth in E.A.V. during this period of time. Combined, the high-growth and publically subsidized parcels have had minimal impact on the taxable value of surrounding properties. Excluding these parcels, the compound annual growth rate of E.A.V. in the R.P.A. was two and eighty-eight hundredths percent (2.88%) between 1994 and 1998. This is six percent (6%) lower than the three and six hundredths percent (3.06%) growth experienced by the City of Chicago during

this period and twenty-three percent (23%) lower than the three and seventy-four hundredths percent (3.74%) growth rate experienced by West Chicago Township.

As another method to examine the scope of new investment in the Central West R.P.A., S. B. Friedman & Company examined building permit data provided by the City of Chicago Department of Buildings for the period January, 1994 to December, 1998. This data revealed that five hundred one (501) permits totaling Sixty-seven Million Seven Hundred Thousand Dollars (\$67,700,000) were issued within the Central West R.P.A.. Approximately ninety (90) of these permits were for building demolition and thirty-two (32) were for code compliance. The remaining three hundred seventy-nine (379) were for new construction, rehabilitation, mechanical upgrades or minor repairs not in response to code violations. Of these, approximately Thirty-nine Million Three Hundred Thousand Dollars (\$39,300,000) (sixty percent (60%)) was publicly initiated and Thirteen Million Four Hundred Thousand Dollars (\$13,400,000) (twenty-one percent (21%)) required some type of public assistance. Overall, it is estimated that approximately Twelve Million Five Hundred Thousand Dollars (\$12,500,000) of the Sixty-five Million Two Hundred Thousand Dollars (\$65,200,000) in new investment (excluding demolitions and code compliance permits) in the R.P.A. (nineteen percent (19%)) was completed by the private sector on its own, without public mandate or subsidy. This represents Two Million Five Hundred Thousand Dollars (\$2,500,000) per year, or approximately two and six-tenths percent (2.6%) of the total market value of all property within the T.I.F. district. At this rate, it would take a substantial amount of time to replace all of the existing value in the R.P.A.

The impact on surrounding properties of the property investment on which building permits were issued has been minimal. These new investments and existing property improvements have not stimulated widespread new private investment in the Central West R.P.A.

Finding: The Redevelopment Project Area (Central West R.P.A.) on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

But For....

The City is required to find that, but for the designation of the T.I.F. district and the use of tax increment financing, it is unlikely that significant investment will occur in the Central West R.P.A.

Without the support of public resources, the redevelopment objectives of the Central West R.P.A. would most likely not be realized. The scope of area-wide

improvements and development assistance resources needed to rehabilitate the Central West R.P.A. as a viable mixed-use district are expensive, and the private market, on its own, is not likely to absorb all of these costs. Resources to assist with site assembly and preparation, public infrastructure improvements, and private property rehabilitation are needed to leverage private investment and facilitate area-wide redevelopment consistent with the Redevelopment Plan. T.I.F. funds will be used to fund land assembly, site preparation, infrastructure improvements, and building rehabilitation. Accordingly, but for creation of the Central West R.P.A., these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without T.I.F. designation for the Central West R.P.A.

Finding: But for the adoption of this Redevelopment Plan, critical resources will be lacking that would otherwise support the redevelopment of the Central West R.P.A. and the Central West R.P.A. would not reasonably be anticipated to be developed.

Conformance To The Plans Of The City.

The Central West R.P.A. 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 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 above.

Financial Impact Of The Redevelopment Project.

As explained above, without the adoption of this Redevelopment Plan and tax increment financing, the Central West R.P.A. 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.

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 Central West R.P.A. 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 Central West R.P.A.

This 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 E.A.V. over and above the certified initial E.A.V. (established at the time of adoption of this document by the City) may be used to pay eligible redevelopment project costs for the Central West R.P.A. At the time when the Central West R.P.A. is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the Central West R.P.A. will be distributed to all taxing district levying taxes against property located in the Central West R.P.A. 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 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 Central West R.P.A. and maintain the listed facilities within the boundaries of the R.P.A., or within close proximity (three (3) to four (4) blocks) to the R.P.A. boundaries:

- = those facilities located within the boundaries of the R.P.A.; and
- = those facilities located within close proximity (but outside the boundaries) of the R.P.A.

City of Chicago:

- Chicago Police Academy (1301 West Adams Street)

- Chicago Fire Department Station House E-26 (10 North Leavitt Street)
- Chicago Fire Department Station House E-103 (25 South Laflin Street)
- 911 Dispatch Center (1411 West Madison Street)

Chicago Board of Education:

- Whitney Young High School (211 South Laflin Street)
- Crane Tech High School (2245 West Jackson Boulevard)
- Skinner (Elementary) School (111 South Throop Street)
- Suder (Elementary) School (2022 West Washington Boulevard)
- Spaulding (High and Elementary) School (1628 West Washington Boulevard)
- Brown (Elementary) School (54 North Hermitage Avenue)
- Best Practices High School (2040 West Adams Street)
- Dett (Elementary) School (2306 West Maypole Avenue)
- Foundations (Elementary) School (2040 West Monroe Street)
- Herbert (Elementary) School (2131 West Monroe Street)
- Nia (Elementary) School (2040 West Adams Street)
- Wilma Rudolph (Elementary) Learning Center (110 North Paulina Street)
- Jackson (Elementary) Academy (1340 West Harrison Street)
- Dodge (Elementary) School (2651 West Washington Boulevard) -- not shown on map
- Grant (Elementary) School (145 South Campbell Avenue)
- Octavio Paz (Elementary) Charter School (2401 West Congress Parkway)

Chicago School Finance Authority.

Chicago Park District.

- Union Park (1501 West Randolph Street)
- Skinner Park (1331 West Adams Street)
- Young Park (210 South Loomis Street)
- Touhy-Herbert School Park (2106 West Adams Street)
- Park Number 497 (2306 West Maypole Avenue)
- Park Number 498 (1804 West Washington Boulevard)

Chicago Community College District 508.

- Malcolm X Community College (1900 West Van Buren Street)

Metropolitan Water Reclamation District of Greater Chicago.

County of Cook.

Cook County Forest Preserve District.

Map 7 illustrates the locations of facilities operated by the above listed taxing districts within or in close proximity to the Central West R.P.A.

Redevelopment activity may cause increased demand for services from one (1) or more of the above listed taxing districts. In 1994, the Act was amended to require an assessment of any financial impact of the Redevelopment Project Area on, or any increased demand for service from, any taxing district affected by the Redevelopment Plan, and a description of any program to address such financial impacts or increased demand.

The 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 code.

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. 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 Central West R.P.A. can be handled adequately by City police, fire protection, library, sanitary collection and recycling services, and programs maintained and operated by the City. In addition to several public service facilities operated by the City within the Central West R.P.A., there also are public facilities in close proximity to the area. Therefore, no special programs are proposed for the City. In addition, to the extent that the revitalization efforts result in reduced crime and physical improvements which reduce the risk of fire, the Redevelopment Plan may actually result in some cost savings.

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 (12th) grade.

It is likely that some families who purchase housing or rent new apartments in the Central West R.P.A. 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. 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 by the Office of Planning and Educational Programming at the Chicago Public Schools (C.P.S.). These data reveal that for all the public schools that serve the area immediately surrounding the Central West R.P.A. for which capacity data was available, existing enrollment is at approximately fifty percent (50%) of existing capacity. This means that an increase in the number of students in the area can be supported. The City intends to monitor development in the Central West R.P.A. 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.

The replacement of vacant and underutilized properties with residential and non-residential development may result in an increase in population within the Central West R.P.A., which may result in additional demand for services from the district. It is expected that the households that may be added to the Central West R.P.A. 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 Central West R.P.A. 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 Number 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 Central West R.P.A. 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 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 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 Redevelopment Plan. However, the City may implement programs aimed at assisting small businesses which may not be subject to these requirements.

- A. The assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan and project, including, but not limited to, hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, terminations, et cetera without regard to race, color, religion, sex, age, handicapped status,

national origin, sexual preference, creed, or ancestry.

- 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.

[Appendix 1 referred to in this Central West Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project constitutes Exhibit "C" to the ordinance and printed on pages 25400 through 25407 of this Journal.]

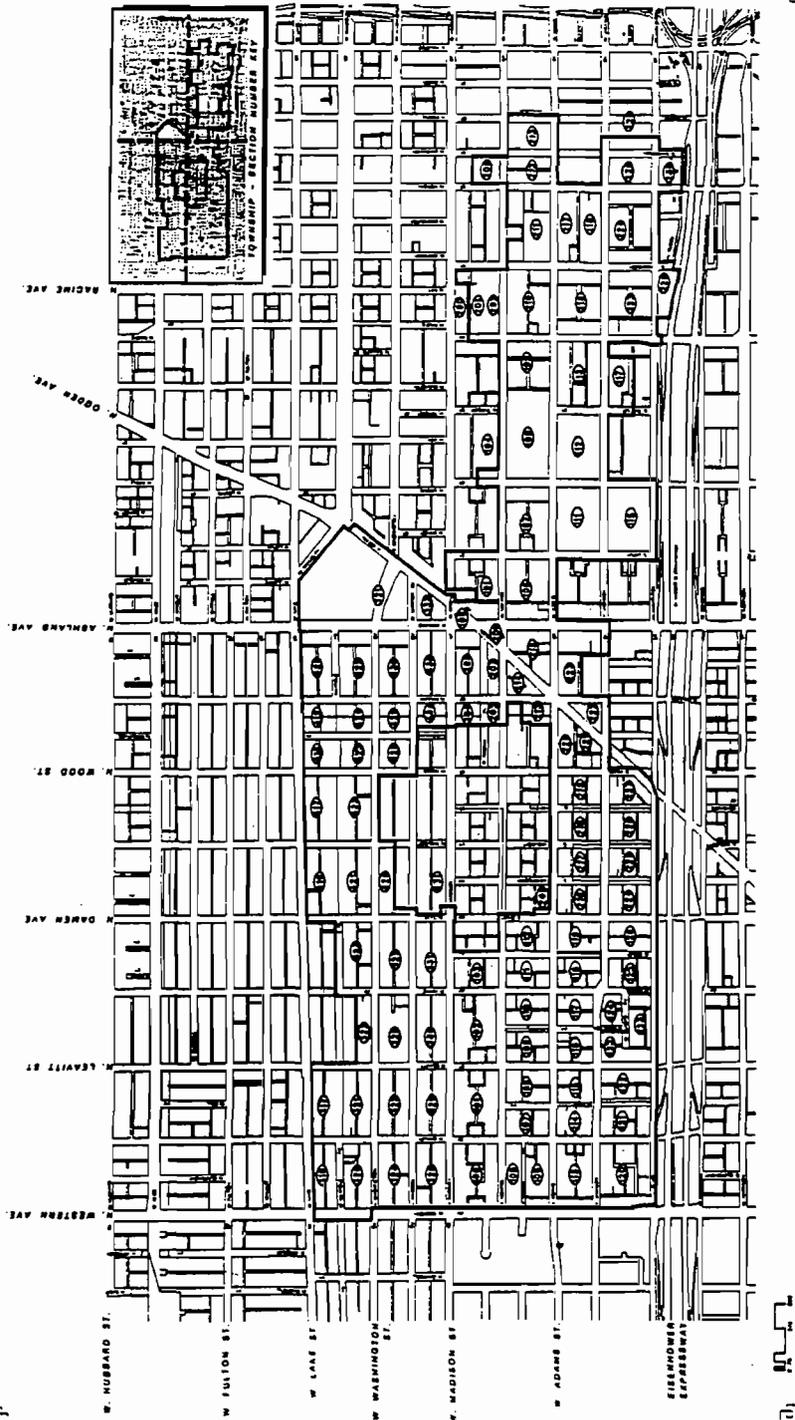
[Appendixes 2, 3 and 4 referred to in this Central West Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project printed on pages 25344 through 25394 of this Journal.]

[Maps 1, 2, 3, 4A, 4B, 4C, 4D, 4E, 4F, 5, 6 and 7 referred to in this Central West Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment and Project printed on pages 25332 through 25343 of this Journal.]

Map 2.

(To Central West Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

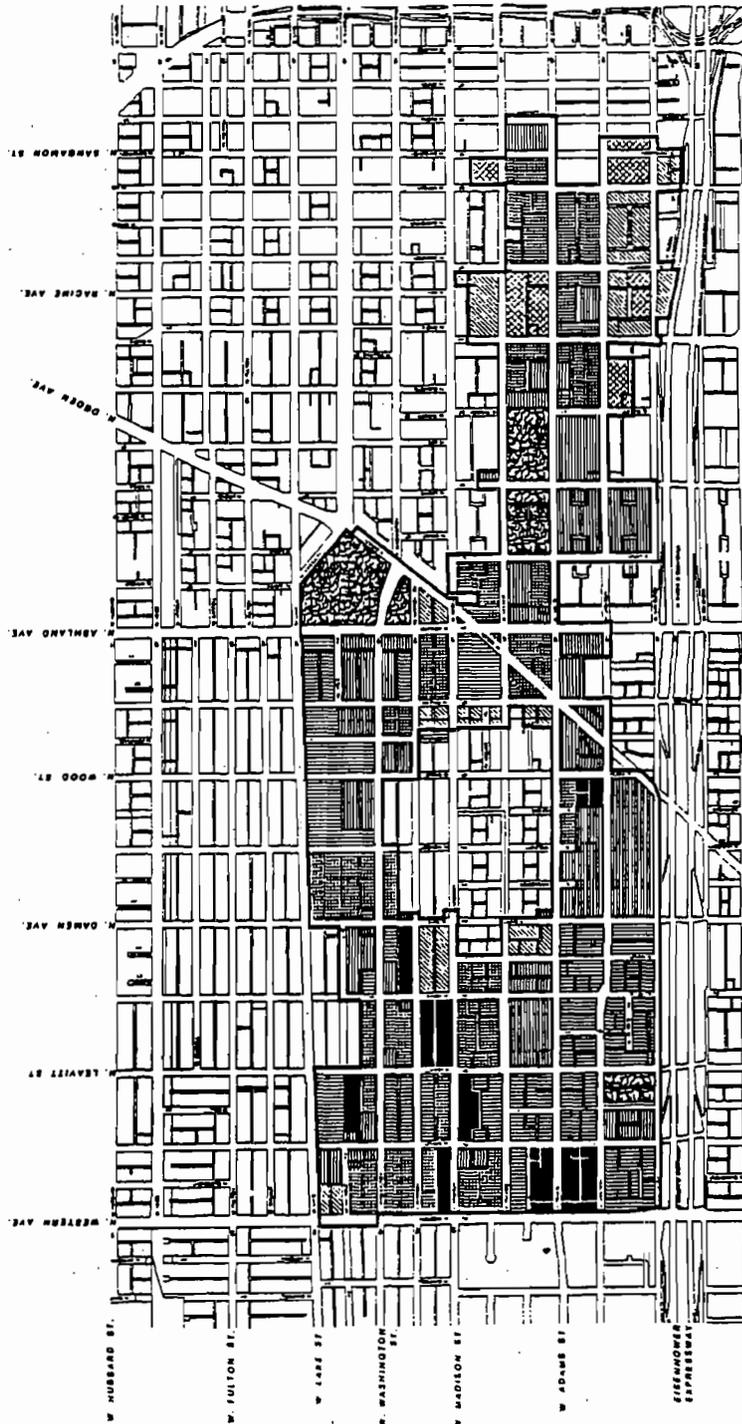
Boundary Map.



Map 3.

(To Central West Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

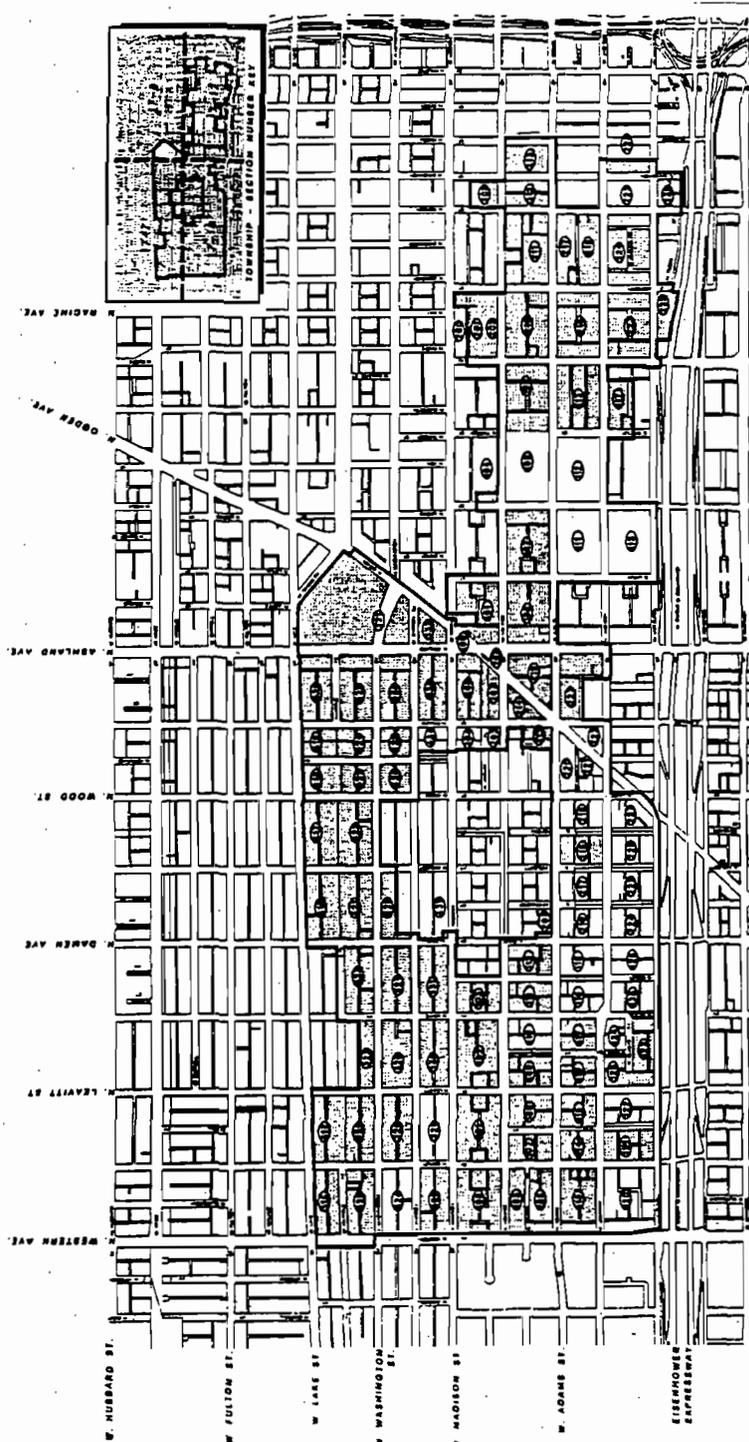
Existing Predominant Land-Use.



Map 4A.

(To Central West Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

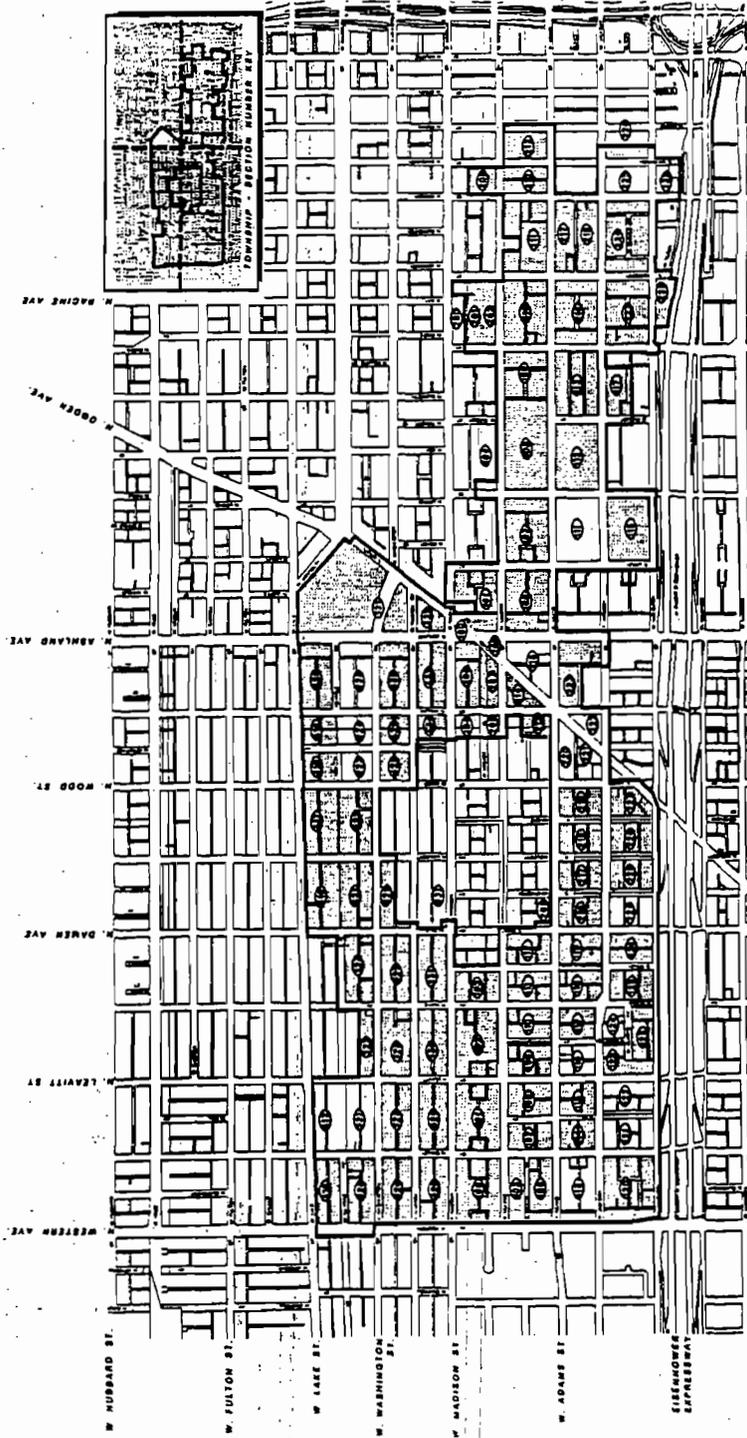
Conservation Factors -- Age.



Map 4B.

(To Central West Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

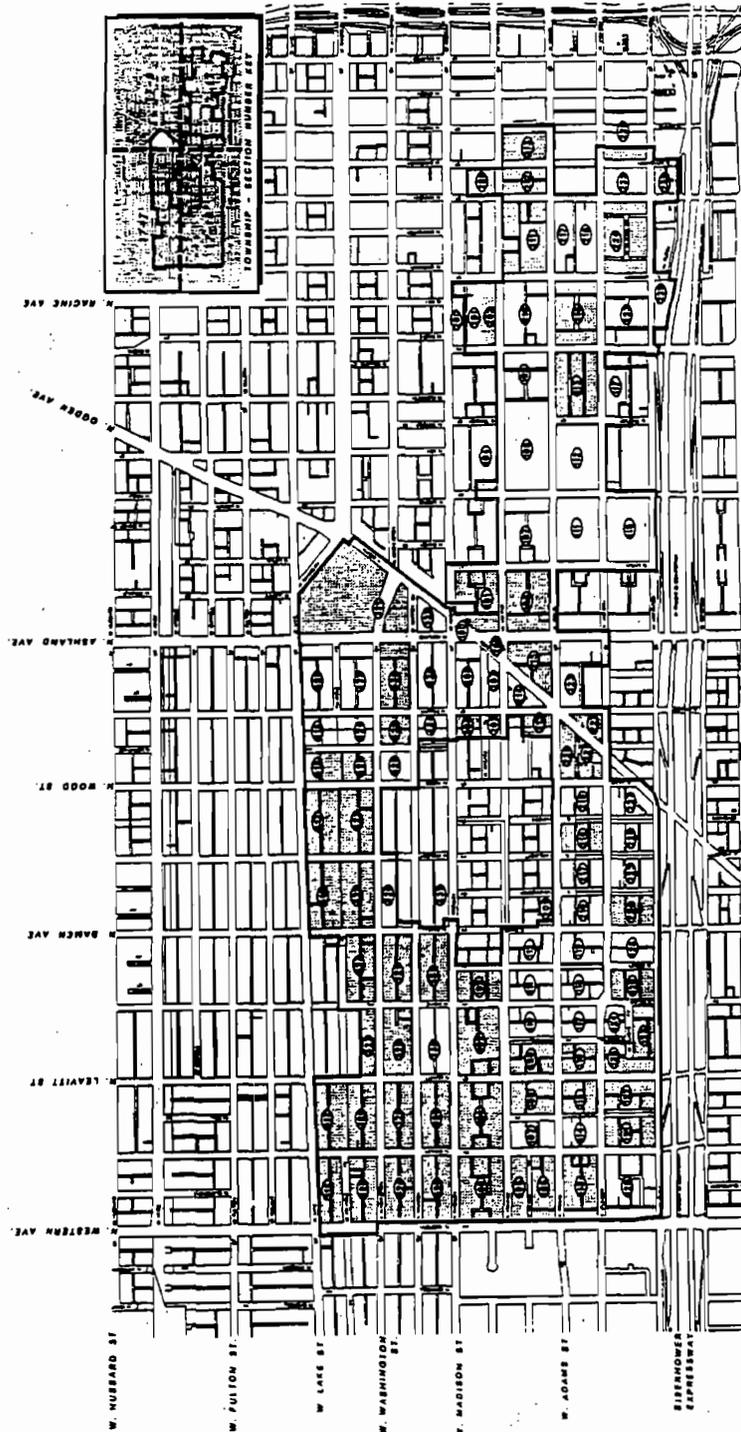
Conservation Factors -- Depreciation Of Physical Maintenance.



Map 4C.

(To Central West Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

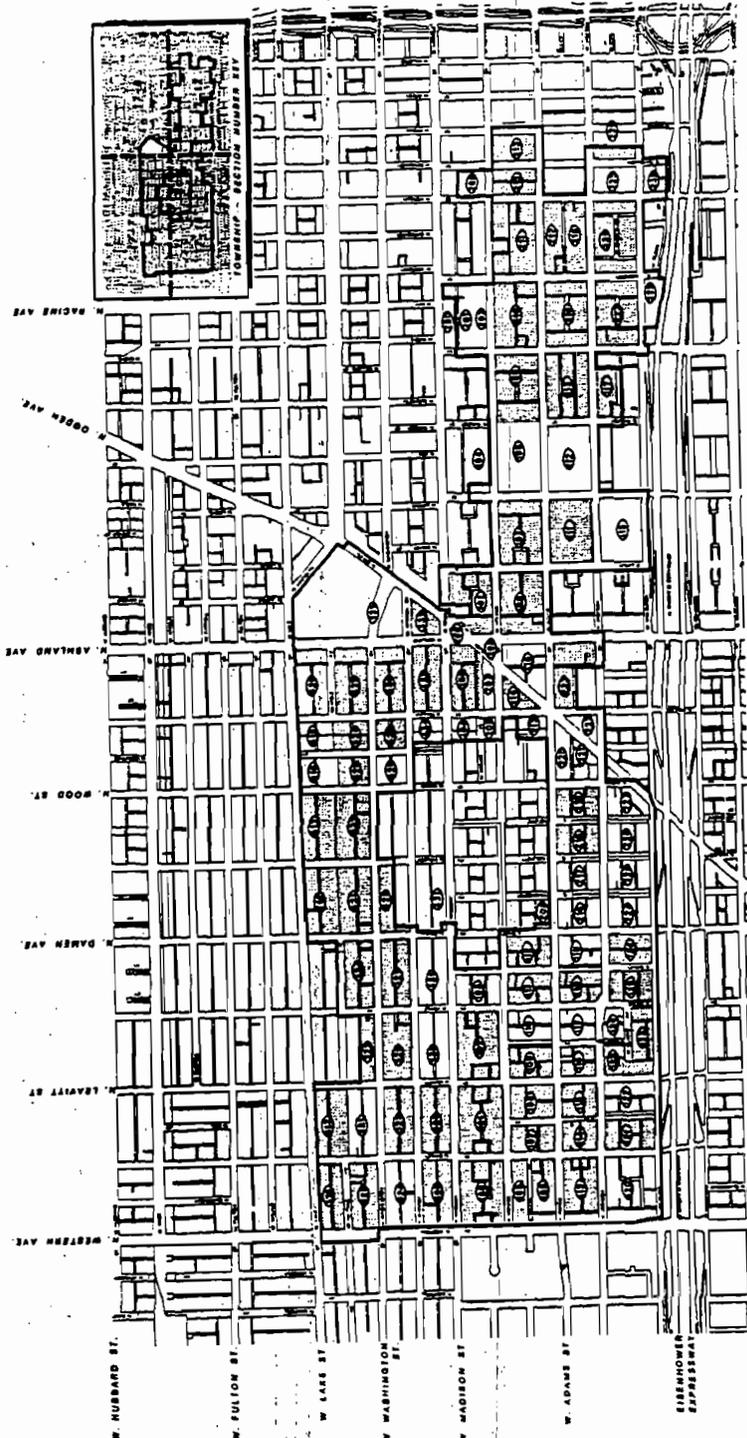
Conservation Factors -- Deterioration.



Map 4D.

(To Central West Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

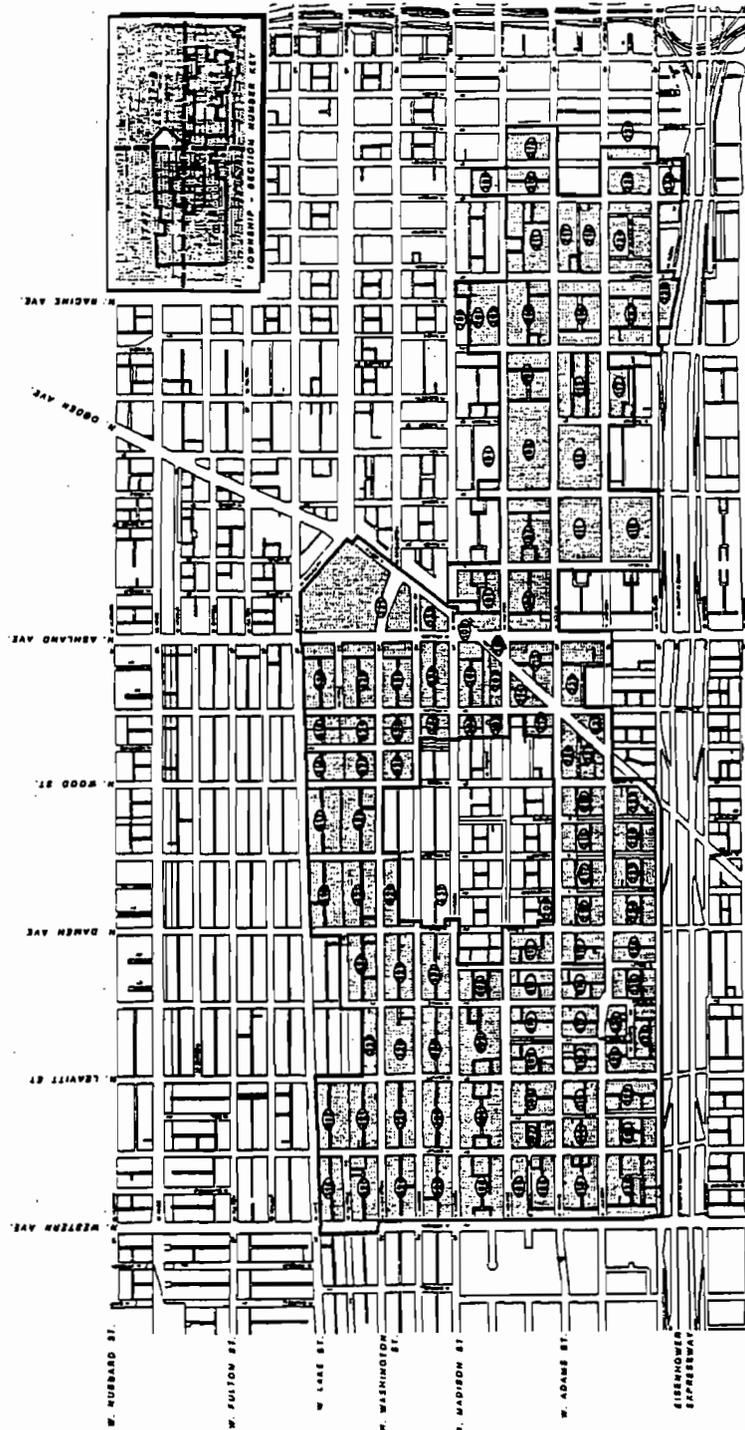
Conservation Factors -- Structures Below Minimum Code.



Map 4E.

(To Central West Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

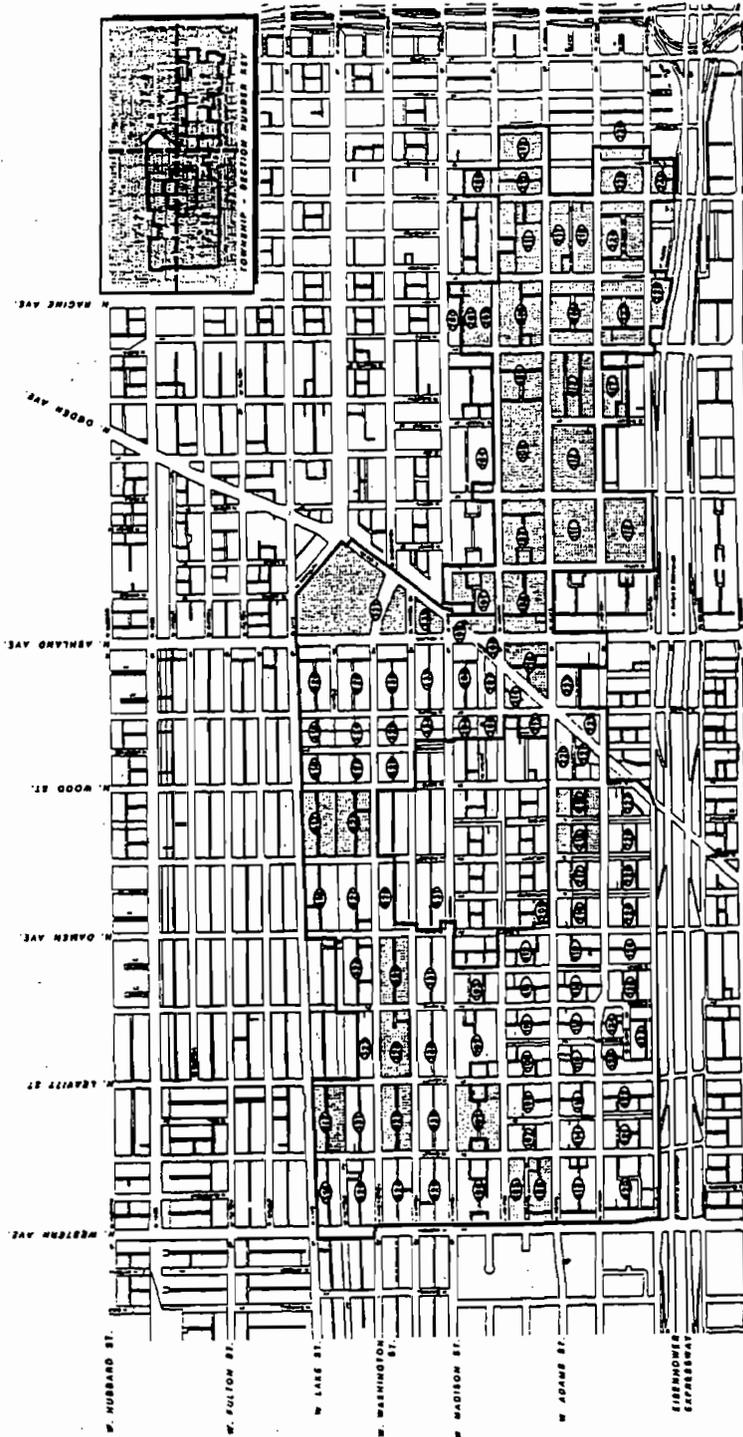
Conservation Factors -- Inadequate Utilities.



Map 4F.

(To Central West Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

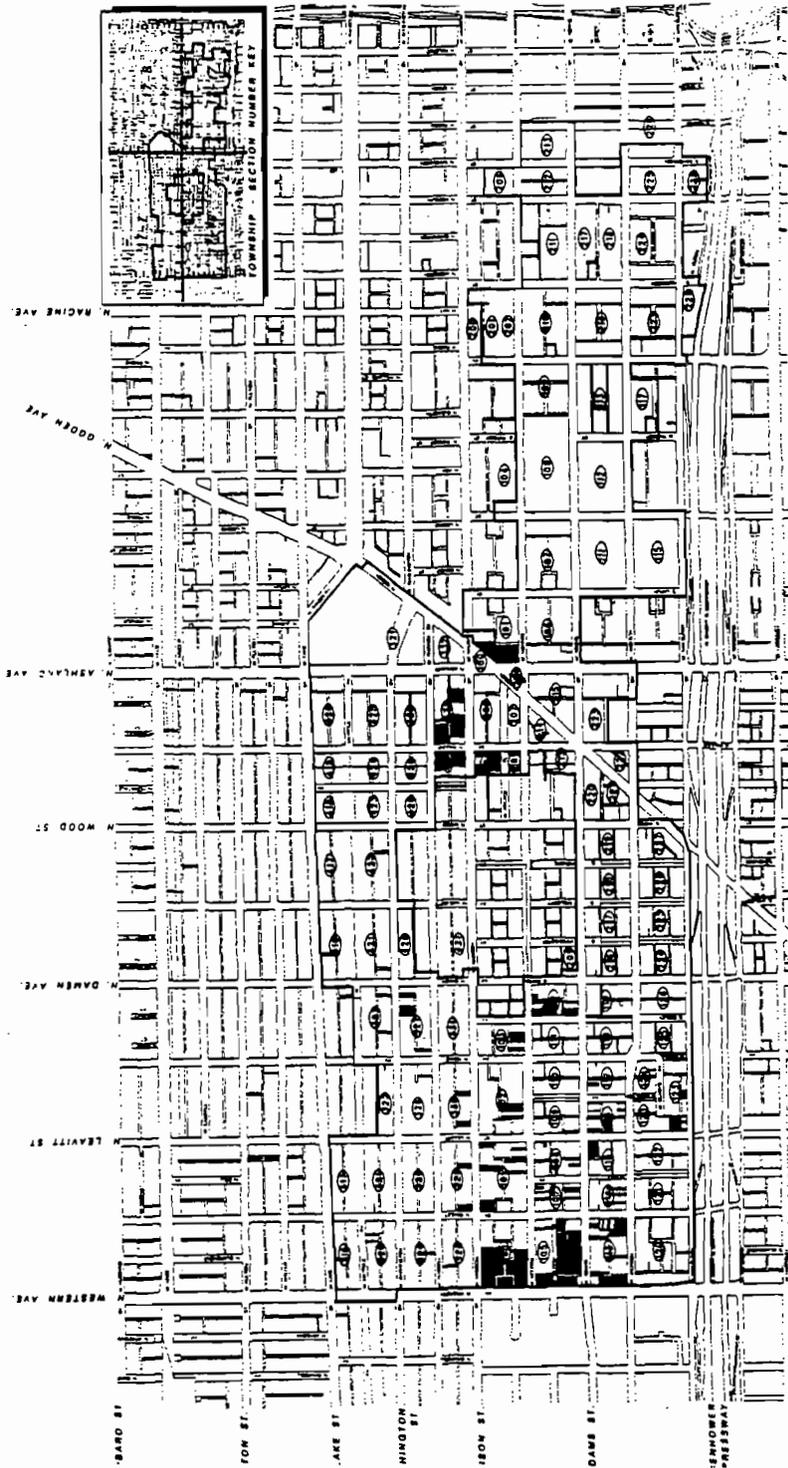
Conservation Factors -- Deleterious Land-Use Or Layout.



Map 5.

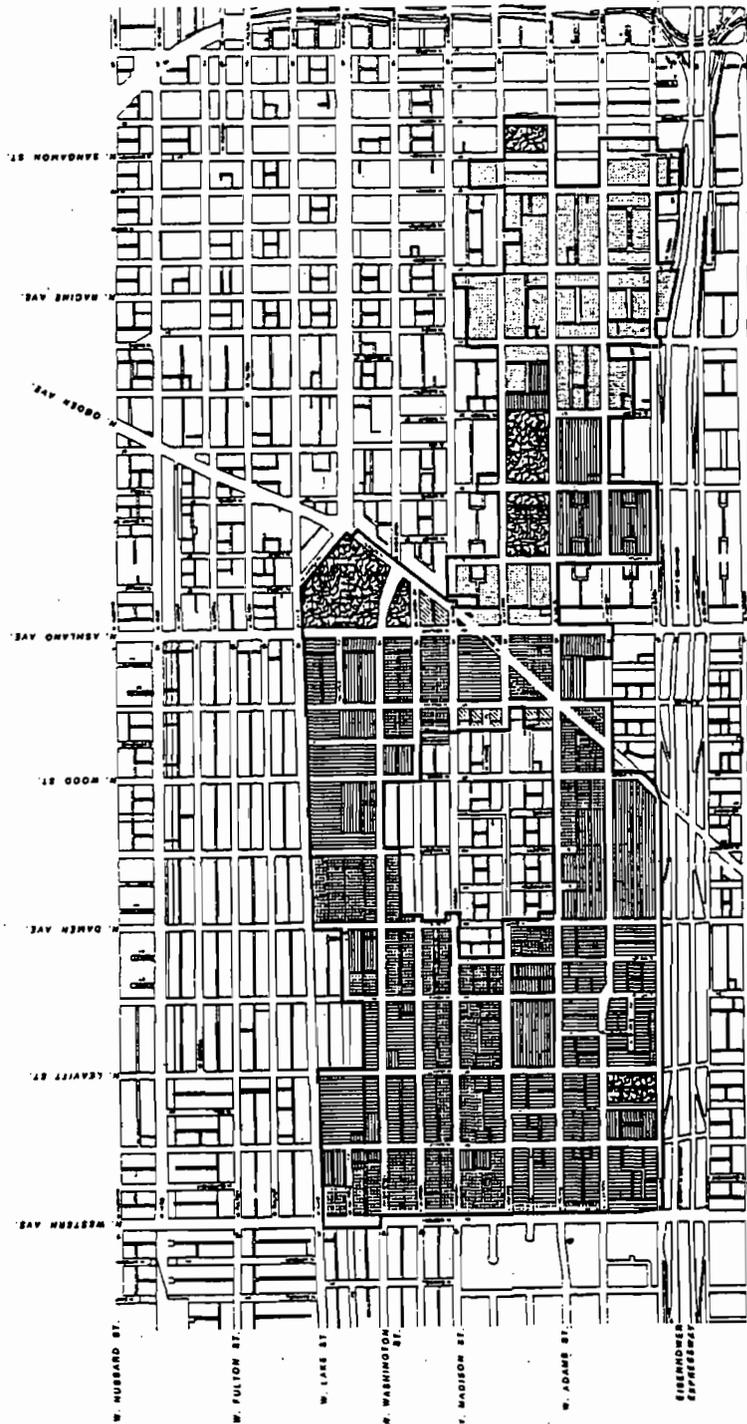
(To Central West Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

Properties Approved For Acquisition In Underlying Redevelopment Project Area Plans.



Map 6.
(To Central West Redevelopment Project Area Tax Increment Financing
District Eligibility Study, Redevelopment Plan And Project)

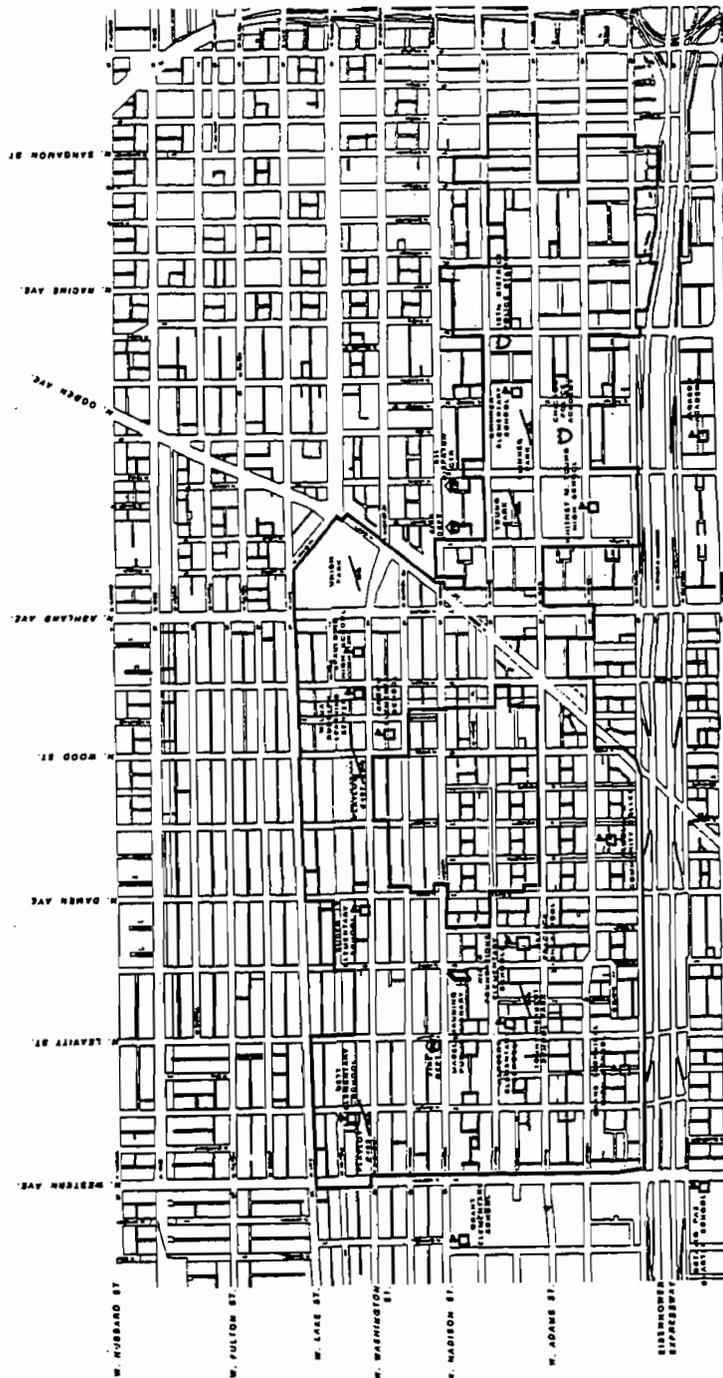
Proposed Land-Use.



Map 7.

(To Central West Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

Community Facilities.



Appendix 2.

(To Central West Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

Eligibility Factors By Block Table.
(Page 3 of 4)

Number of Blocks	School Block Numbers	Age	Disagitation	Overcrowding	Distraction	Illegal Use	Below Minimum Code	Abandonment	Excessive Vacancies	Overcrowding	Lack of Vent, Light, or Sanitary Facilities	Inadequate Utilities	Land Coverage	Deteriorated Land Use or Layout	Deterioration	Lack of Community Planning
67	17 18 105	XX			XX		XX				XX			XX		
68	17 18 106	XX			XX		XX				XX			XX		
69	17 18 107	XX			XX		XX				XX			XX		
70	17 18 108	XX			XX		XX				XX			XX		
71	17 18 109	XX			XX		XX		X		XX			XX		
72	17 18 110	XX			XX		XX				XX			XX		
73	17 18 111	XX			XX		XX				XX			XX		
74	17 18 112	XX	X		XX		XX		X		XX			XX		
75	17 18 113	XX	X	XX	XX		XX				XX			XX		
76	17 18 114	XX			XX		XX				XX			XX		
77	17 18 115	XX			XX		XX				XX			XX		
78	17 18 116	XX			XX		XX		X		XX			XX		
79	17 18 117	XX			XX		XX				XX			XX		
80	17 18 118	XX			XX		XX				XX			XX		
81	17 18 119	XX			XX		XX				XX			XX		
82	17 18 120	XX			XX		XX				XX			XX		
83	17 18 121	XX			XX		XX				XX			XX		
84	17 18 122*	XX			XX		XX				XX			XX		
85	17 18 123	XX			XX		XX				XX			XX		
86	17 18 124	XX			XX		XX				XX			XX		
87	17 18 125	XX			XX		XX				XX			XX		
88	17 18 126	XX			XX		XX				XX			XX		
89	17 18 204*	XX			XX		XX				XX			XX		
90	17 18 205*	XX			XX		XX				XX			XX		
91	17 18 206	XX			XX		XX				XX			XX		
92	17 18 207	XX			XX		XX				XX			XX		
93	17 18 208	XX			XX		XX		X		XX			XX		
94	17 18 209	XX			XX		XX				XX			XX		
95	17 18 213	XX			XX		XX				XX			XX		
96	17 18 214	XX			XX		XX		X		XX			XX		
97	17 18 215	XX			XX		XX		X		XX			XX		
98	17 18 216	XX	X	XX	XX		XX				XX		XX	XX		
99	17 18 217*	XX			XX		XX				XX			XX		

Appendix 2.
 (To Central West Redevelopment Project Area Tax Increment Financing
 District Eligibility Study, Redevelopment Plan And Project)

Eligibility Factors By Block Table.
 (Page 4 of 4)

Number of Blocks	Sidwell Block Numbers	AF	Depreciation	Obsolescence	Detention	Illegal Use	Below Minimum Code	Abandonment	Excessive Vacancies	Overcrowding	Lack of Veh. Lck. or Sanitary Facilities	Inadequate Utilities	Land Coverage	Detrimental Land Use or Layout	Depreciation	Lack of Community Planning
100	17 18 218	xx		x			xx		x		xx		xx	xx		
101	17 18 219	xx					xx				xx		xx	xx		
102	17 18 220				xx						xx			xx		
103	17 18 221*				xx						xx			xx		
104	17 18 222*				xx						xx			xx		
105	17 18 223	xx		x			xx				xx				xx	
106	17 18 224*				xx						xx			xx		
107	17 18 225										xx			xx		
108	17 18 226										xx			xx		
109	17 18 227*										xx			xx		
110	17 18 301*				xx						xx			xx		

Notes:
 (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.
 (4) * indicates that those blocks do not contain buildings.

Appendix 3.

(To Central West Redevelopment Project Area Tax Increment Financing
District Eligibility Study, Redevelopment Plan And Project)

Previously Approved Acquisition Parcels By Permanent Index Number.
(Page 1 of 4)

Properties in the Central West Redevelopment Plan

		PIN					Property Address	Use
Amendment 10	1	17	18	100	012	0000	15 S. Western	Vacant Land
	2	17	18	100	013	0000	21 S. Western	Vacant Land
	3	17	18	100	015	0000	2346 W. Monroe	Vacant Land
	4	17	18	100	020	0000	2348 W. Monroe	Vacant Land
	5	17	18	100	021	0000	2346 W. Monroe	Vacant Land
	6	17	18	100	022	0000	2344 W. Monroe	Vacant Land
	7	17	18	100	023	0000	2342 W. Monroe	Vacant Land
	8	17	18	100	025	0000	2338 W. Monroe	Vacant Land
	9	17	18	100	026	0000	2336 W. Monroe	Vacant Land
	10	17	18	100	027	0000	2332-34 W. Monroe	Vacant Land
	11	17	18	100	028	0000	2326-28 W. Monroe	Vacant Land
	12	17	18	101	041	0000	2214 W. Monroe	Vacant Land
	13	17	18	101	042	0000	2212 W. Monroe	Vacant Land
	14	17	18	102	033	0000	2138 W. Monroe	Vacant Land
	15	17	18	102	034	0000	2136 W. Monroe	Vacant Land
	16	17	18	102	035	0000	2134 W. Monroe	Vacant Land
	17	17	18	103	015	0000	2054 W. Monroe	Vacant Land
	18	17	18	103	017	0000	2046 W. Monroe	Vacant Land
	19	17	18	103	019	0000	2042 W. Monroe	Vacant Land
	20	17	18	103	020	0000	2040 W. Monroe	Vacant Land
	21	17	18	106	001	0000	133 S. Western	Commercial-Parking-Auto Repair
	22	17	18	106	002	0000	137 S. Western	Commercial-Parking-Auto Repair
	23	17	18	106	003	0000	139 S. Western	Commercial-Parking-Auto Repair
	24	17	18	106	005	0000	143 S. Western	Commercial-Parking-Auto Repair
	25	17	18	106	006	0000	145-49 S. Western	Vacant Land
	26	17	18	106	008	0000	2346 W. Adams	Vacant Land
	27	17	18	106	010	0000	2330 W. Adams	Vacant Land
	28	17	18	106	011	0000	2320-28 W. Adams	Vacant Land
	29	17	18	106	012	0000	2301 W. Wilcox	Vacant Land
	30	17	18	106	022	0000	2332 W. Adams	Vacant Land
	31	17	18	107	006	0000	2249 W. Monroe	Vacant Land
	32	17	18	107	009	0000	2243 W. Monroe	Vacant Land
	33	17	18	107	019	0000	116 S. Bell	Vacant Land
	34	17	18	107	028	0000	2242 W. Adams	Vacant Land
	35	17	18	107	029	0000	2240 W. Adams	Vacant Land
	36	17	18	108	020	0000	2222 W. Adams	Parking Lot
	37	17	18	108	041	0000	110 S. Leavitt	Vacant Single-Family Residential
	38	17	18	109	012	0000	2158 W. Adams	Vacant Land
	39	17	18	112	001	0000	2025 W. Monroe	Parking Lot
	40	17	18	112	002	0000	2023 W. Monroe	Parking Lot
	41	17	18	112	003	0000	2021 W. Monroe	Parking Lot
	42	17	18	112	006	0000	2015 W. Monroe	Parking Lot
	43	17	18	112	007	0000	111 S. Seeley	Parking Lot
	44	17	18	112	008	0000	113 S. Seeley	Parking Lot
	45	17	18	112	009	0000	115 S. Seeley	Parking Lot

Appendix 3.

(To Central West Redevelopment Project Area Tax Increment Financing
District Eligibility Study, Redevelopment Plan And Project)

Previously Approved Acquisition Parcels By Permanent Index Number.
(Page 2 of 4)

	PIN					Property Address	Use	
46	17	18	112	010	0000	117 S. Seeley	Parking Lot	
47	17	18	112	028	0000	2250 W. Jackson	Vacant Land	
48	17	18	112	033	0000	2011 W. Monroe	Parking Lot	
49	17	18	112	034	0000	2009 W. Monroe	Parking Lot	
50	17	18	113	010	0000	2347 W. Adams	Vacant Land	
51	17	18	113	025	0000	2307 W. Adams	Vacant Land	
52	17	18	113	026	0000	2305 W. Adams	Vacant Land	
53	17	18	113	030	0000	210 S. Oakley	Vacant Land	
54	17	18	113	033	0000	2346 W. Jackson	Vacant Land	
55	17	18	113	038	0000	2332 W. Jackson	Vacant Land	
56	17	18	113	049	0000	224 S. Oakley	Parking Lot	
57	17	18	113	056	0000	2319 W. Adams	Vacant Land	
58	17	18	113	057	0000	2317 W. Adams	Vacant Land	
59	17	18	114	025	0000	2244 W. Jackson	Vacant Land	
60	17	18	114	027	0000	2238 W. Jackson	Vacant Land	
61	17	18	115	011	0000	200-210 S. Leavitt	Vacant Land	
62	17	18	116	007	0000	217 S. Leavitt	Vacant Land	
63	17	18	116	008	0000	219-21 S. Leavitt	Vacant Land	
64	17	18	116	015	0000	2135 W. Adams	Vacant Land	
65	17	18	116	023	0000	2140 W. Jackson	Vacant Residential-Three-Flat	
66	17	18	116	024	0000	2138 W. Jackson	Vacant Land	
67	17	18	116	026	0000	2134 W. Jackson	Vacant Residential-Three-Flat	
68	17	18	117	004	0000	2119 W. Adams	Vacant Land	
69	17	18	123	013	0000	333 S. Leavitt	Vacant Land	
70	17	18	123	014	0000	335 S. Leavitt	Vacant Land	
71	17	18	123	015	0000	337 S. Leavitt	Vacant Land	
72	17	18	123	016	0000	2158 W. Van Buren	Vacant Land	
73	17	18	123	019	0000	2152 W. Van Buren	Industrial Building	
Amendment 12	74	17	07	434	004	0000	1715 W. Warren	Parking Lot
	75	17	07	434	005	0000	1713 W. Warren	Parking Lot
	76	17	07	434	006	0000	1709 W. Warren	Parking Lot
	77	17	07	434	007	0000	1701 W. Warren	Parking Lot
	78	17	07	434	021	0000	1708 W. Madison	Parking Lot
	79	17	07	434	020	0000	1710-20 W. Madison	Parking Lot
	80	17	07	434	022	0000	1704-06 W. Madison	Parking Lot
	81	17	07	434	023	0000	1700-02 W. Madison	Parking Lot
	82	17	07	435	001	0000	1601 W. Warren	Industrial
	83	17	07	435	002	0000	1643 W. Warren	Parking Lot
	84	17	07	435	004	0000	1639 W. Warren	Vacant Land
	85	17	07	435	018	0000	1634 W. Madison	Parking Lot
	86	17	07	435	020	0000	1620-24 W. Madison	Parking Lot
	87	17	07	435	021	0000	1616 W. Madison	Parking Lot
	88	17	07	435	024	0000	1632 W. Madison	Parking Lot
	89	17	07	435	026	0000	1658 W. Madison	Vacant Land
	90	17	07	435	027	0000	1656 W. Madison	Vacant Land
	91	17	07	435	028	0000	1654 W. Madison	Vacant Land
	92	17	07	435	029	0000	1646 W. Madison	Vacant Land
	93	17	07	435	030	0000	1636-44 W. Madison	Parking Lot
	94	17	17	100	001	0000	1551-53 W. Madison	Greenspace-With Sculpture

Appendix 3.

(To Central West Redevelopment Project Area Tax Increment Financing
District Eligibility Study, Redevelopment Plan And Project)

Previously Approved Acquisition Parcel By Permanent Index Number.

(Page 3 of 4)

	PIN					Property Address	Use	
95	17	17	101	001	0000	1569-89 W. Ogden	Vacant Land	
96	17	17	101	008	0000	37-39 S. Ashland	Institutional-Union Hall Building	
97	17	17	101	033	0000	21 S. Ashland	Parking Lot	
98	17	18	204	014	0000	1717 W. Madison	Parking Lot	
99	17	18	204	015	0000	1715 W. Madison	Parking Lot	
100	17	18	204	016	0000	1713 W. Madison	Parking Lot	
101	17	18	204	019	0000	1701-03 W. Madison	Parking Lot	
102	17	18	204	022	0000	1714-16 W. Arcade	Parking Lot	
103	17	18	204	023	0000	1712 W. Arcade	Parking Lot	
104	17	18	204	024	0000	1708-10 W. Arcade	Parking Lot	
105	17	18	204	025	0000	1706 W. Arcade	Parking Lot	
106	17	18	204	026	0000	1700-04 W. Arcade	Parking Lot	
107	17	18	205	015	0000	1716 W. Monroe	Parking Lot	
108	17	18	205	021	0000	1700-02 W. Monroe	Parking Lot	
109	17	18	208	001	0000	1607-21 W. Odgen	Mixed-Use-Commercial/Residential	
Amendment 13	110	17	18	100	014	0000	23 S. Western	Commercial-Car Wash
	111	17	18	100	018	0000	35 S. Western	Commercial-Restaurant
	112	17	18	100	019	0000	2350 W. Monroe	Vacant Land
	113	17	18	100	024	0000	2340 W. Monroe	Single-Family-Residential
	114	17	18	101	037	0000	2226 W. Monroe	Vacant Land
	115	17	18	101	046	0000	2204 W. Monroe	Vacant Land
	116	17	18	102	030	0000	2142 W. Monroe	Vacant Land
	117	17	18	103	018	0000	2044 W. Monroe	Parking Lot
	118	17	18	105	001	0000	137 S. Western	Vacant Land
	119	17	18	105	002	0000	2347 W. Monroe	Vacant Land
	120	17	18	105	018	0000	2307 W. Monroe	Vacant Land
	121	17	18	106	004	0000	141 S. Western	Commercial-Auto Repair Building
	122	17	18	106	009	0000	2334 W. Adams	Vacant Land
	123	17	18	107	025	0000	2248 W. Adams	Vacant Land
	124	17	18	107	032	0000	2239 W. Monroe	Vacant Land
	125	17	18	108	006	0000	2215 W. Monroe	Vacant Land
	126	17	18	108	014	0000	121 S. Bell	Vacant Land
	127	17	18	112	023	0000	2024 W. Adams	Parking Lot
	128	17	18	112	024	0000	2022 W. Adams	Parking Lot
	129	17	18	112	025	0000	2020 W. Adams	Parking Lot
	130	17	18	113	001	0000	203 S. Western	Vacant Land
	131	17	18	113	003	0000	211 S. Western	Vacant Land
	132	17	18	113	004	0000	215 S. Western	Commercial-Liquor Store
	133	17	18	113	005	0000	221 S. Western	Commercial-Liquor Store
	134	17	18	113	006	0000	2356 W. Jackson	Commercial-Restaurant
	135	17	18	113	007	0000	2354 W. Jackson	Vacant Land
	136	17	18	113	008	0000	2352 W. Jackson	Vacant Land
	137	17	18	113	009	0000	2348 W. Jackson	Vacant Land
	138	17	18	113	047	0000	2312 W. Jackson	Vacant Commercial Building
	139	17	18	113	050	0000	2306 W. Jackson	Vacant Land
	140	17	18	113	051	0000	2304 W. Jackson	Vacant Land
	141	17	18	113	052	0000	2302 W. Jackson	Parking Lot
	142	17	18	114	021	0000	2252 W. Jackson	Vacant Land
	143	17	18	116	001	0000	209 S. Leavitt	Vacant Land

Appendix 3.

(To Central West Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

Previously Approved Acquisition Parcels By Permanent Index Number.
(Page 4 of 4)

	PIN					Property Address	Use
144	17	18	116	006	0000	2149 W. Adams	Vacant Land
145	17	18	123	044	0000	2128 W. Van Buren	Vacant Land
146	17	18	123	045	0000	2126 W. Van Buren	Vacant Land

Projects in the Madison-Western Redevelopment Plan

	PIN					Address	Use	
Original Plan	147	17	07	329	023 0000	9 N. Oakley	Vacant Land	
	148	17	07	329	024 0000	2258 W. Madison	Vacant Land	
	149	17	07	329	025 0000	2254 W. Madison	Vacant Land	
	150	17	07	329	034 0000	2222 W. Madison	Vacant Land	
	151	17	07	330	024 0000	2152 W. Madison	Vacant Land	
	152	17	07	330	025 0000	2150 W. Madison	Vacant Land	
	153	17	07	330	031 0000	2124 W. Madison	Vacant Land	
	154	17	18	101	001 0000	2259 W. Madison	Vacant Land	
	155	17	18	101	002 0000	2255 W. Madison	Vacant Land	
	156	17	18	101	003 0000	2251 W. Madison	Vacant Land	
	157	17	18	101	011 0000	2221 W. Madison	Vacant Land	
	158	17	18	101	014 0000	2225 W. Madison	Vacant Land	
	Amendment 3	159	17	07	327	009 0000	2021 W. Washington	Vacant Land
		160	17	07	327	010 0000	2019 W. Washington	Vacant Land
161		17	07	327	015 0000	2007 W. Washington	Vacant Land	
162		17	07	327	016 0000	2007 W. Washington	Residential-Two-Flat	
163		17	07	327	020 0000	2054 W. Washington	Vacant Land	
164		17	18	100	001 0000	2347 W. Madison	Parking Lot	
165		17	18	100	002 0000	2347 W. Madison	Parking Lot	
166		17	18	100	003 0000	2347 W. Madison	Commercial-Liquor Store	
167		17	18	100	004 0000	2347 W. Madison	Commercial-Liquor Store	
168		17	18	100	005 0000	2347 W. Madison	Commercial-Liquor Store	
169		17	18	100	006 0000	2347 W. Madison	Commercial-Liquor Store	
170		17	18	100	008 0000	2327-2333 W. Madison	Institutional-Mission Building	
171		17	18	100	009 0000	2327-2333 W. Madison	Vacant Land	
172		17	18	100	016 0000	2325 W. Madison	Vacant Land	
173	17	18	100	040 0000	2341-43 W. Madison	Vacant Land		
174	17	18	100	041 0000	2335 W. Madison	Vacant Land		

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

Appendix 4.

(To Central West Redevelopment Project Area Tax Increment Financing
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Summary Of 1998 E.A.V. By Permanent Index Number.

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Summary of 1998 EAV By Permanent Index Number (PIN)

							Assessed Value	Equalized
PIN Number							1998 (AV)	Assessed Value
								1998 (EAV)
1	17	07	316	001	0000	\$	4,521	\$ 9,855
2	17	07	316	002	0000	\$	2,821	\$ 6,149
3	17	07	316	003	0000	\$	35,050	\$ 76,405
4	17	07	316	004	0000	\$	8,397	\$ 18,305
5	17	07	316	005	0000	\$	988	\$ 2,154
6	17	07	316	006	0000	\$	991	\$ 2,160
7	17	07	316	007	0000	\$	922	\$ 2,010
8	17	07	316	008	0000	\$	922	\$ 2,010
9	17	07	316	009	0000	\$	6,637	\$ 14,468
*10	17	07	316	010	0000	\$	16,658	\$ 36,313
11	17	07	316	011	0000		EX	EX
12	17	07	316	022	0000	\$	3,643	\$ 7,941
13	17	07	316	023	0000	\$	2,885	\$ 6,289
14	17	07	316	024	0000	\$	1,863	\$ 4,061
15	17	07	316	025	0000	\$	1,966	\$ 4,286
16	17	07	316	026	0000	\$	1,870	\$ 4,076
17	17	07	316	027	0000	\$	1,823	\$ 3,974
18	17	07	316	028	0000	\$	1,109	\$ 2,418
19	17	07	316	029	0000		EX	EX
20	17	07	316	030	0000		EX	EX
21	17	07	316	031	0000		EX	EX
22	17	07	316	032	0000		EX	EX
23	17	07	316	042	0000		EX	EX
24	17	07	316	043	0000		EX	EX
25	17	07	316	048	0000		EX	EX
26	17	07	316	052	0000		EX	EX
27	17	07	316	053	0000		EX	EX
28	17	07	316	054	0000		EX	EX
29	17	07	316	055	0000		EX	EX
30	17	07	316	056	0000		EX	EX
31	17	07	316	057	0000		EX	EX
32	17	07	317	044	0000		EX	EX
33	17	07	320	002	0000	\$	2,381	\$ 5,190
34	17	07	320	003	0000	\$	6,331	\$ 13,801
35	17	07	320	004	0000	\$	840	\$ 1,831
36	17	07	320	005	0000	\$	5,087	\$ 11,089
37	17	07	320	006	0000	\$	6,230	\$ 13,581
38	17	07	320	007	0000	\$	6,066	\$ 13,223
39	17	07	320	008	0000	\$	829	\$ 1,807
40	17	07	320	009	0000	\$	6,406	\$ 13,964
41	17	07	320	010	0000	\$	1,603	\$ 3,494
42	17	07	320	011	0000	\$	1,236	\$ 2,694
43	17	07	320	012	0000	\$	1,252	\$ 2,729
44	17	07	320	013	0000	\$	1,259	\$ 2,744
45	17	07	320	014	0000	\$	1,275	\$ 2,779
46	17	07	320	015	0000		EX	EX
47	17	07	320	016	0000		EX	EX
48	17	07	320	017	0000		EX	EX

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Summary Of 1998 E.A.V. By Permanent Index Number.
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	PIN Number					Assessed Value	Equalized
						1998 (AV)	Assessed Value
						1998 (EAV)	
49	17	07	320	021	0000	\$ 3,848	\$ 8,388
50	17	07	320	022	0000	\$ 6,794	\$ 14,810
51	17	07	320	023	0000	\$ 959	\$ 2,091
52	17	07	320	024	0000	\$ 908	\$ 1,979
53	17	07	320	025	0000	\$ 908	\$ 1,979
54	17	07	320	026	0000	\$ 5,963	\$ 12,999
55	17	07	320	027	0000	\$ 6,091	\$ 13,278
56	17	07	320	028	0000	\$ 4,188	\$ 9,129
57	17	07	320	029	0000	\$ 12,798	\$ 27,898
*58	17	07	320	030	0000	\$ 1,476	\$ 3,218
59	17	07	320	031	0000	\$ 1,107	\$ 2,413
60	17	07	320	032	0000	EX	EX
61	17	07	320	033	0000	EX	EX
62	17	07	320	034	0000	EX	EX
63	17	07	320	036	0000	\$ 27,059	\$ 58,986
64	17	07	320	038	0000	\$ 90,201	\$ 196,629
65	17	07	321	002	0000	EX	EX
66	17	07	321	022	0000	EX	EX
67	17	07	321	023	0000	EX	EX
68	17	07	321	024	0000	EX	EX
69	17	07	321	025	0000	EX	EX
70	17	07	321	026	0000	EX	EX
71	17	07	321	027	0000	\$ 874	\$ 1,905
72	17	07	321	028	0000	EX	EX
73	17	07	321	029	0000	EX	EX
74	17	07	321	030	0000	\$ 3,061	\$ 6,673
75	17	07	321	031	0000	\$ 6,232	\$ 13,585
76	17	07	321	032	0000	\$ 8,149	\$ 17,764
77	17	07	321	033	0000	\$ 8,410	\$ 18,333
78	17	07	321	034	0000	EX	EX
79	17	07	321	035	0000	EX	EX
80	17	07	322	020	0000	EX	EX
81	17	07	322	021	0000	EX	EX
82	17	07	322	022	0000	EX	EX
83	17	07	322	023	0000	EX	EX
84	17	07	322	024	0000	EX	EX
85	17	07	322	025	0000	EX	EX
86	17	07	322	026	0000	EX	EX
87	17	07	322	027	0000	\$ 41,866	\$ 91,264
88	17	07	322	028	0000	\$ 5,326	\$ 11,610
89	17	07	322	029	0000	\$ 1,312	\$ 2,860
90	17	07	322	030	0000	\$ 42,118	\$ 91,813
91	17	07	322	031	0000	\$ 1,312	\$ 2,860
92	17	07	322	032	0000	EX	EX
93	17	07	322	033	0000	EX	EX
94	17	07	322	035	0000	EX	EX
95	17	07	322	036	0000	EX	EX
96	17	07	322	037	0000	\$ 3,852	\$ 8,397
97	17	07	322	038	0000	EX	EX

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Summary Of 1998 E.A.V. By Permanent Index Number.
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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
98	17	07	322	039	0000	\$ 12,610	\$ 27,489
99	17	07	322	040	0000	\$ 1,312	\$ 2,860
100	17	07	322	041	0000	EX	EX
*101	17	07	323	024	0000	\$ 5,272	\$ 11,492
102	17	07	323	025	0000	\$ 5,244	\$ 11,431
103	17	07	323	026	0000	\$ 933	\$ 2,034
*104	17	07	323	027	0000	\$ 5,863	\$ 12,781
*105	17	07	323	028	0000	\$ 5,256	\$ 11,458
106	17	07	323	029	0000	\$ 1,115	\$ 2,431
107	17	07	323	030	0000	EX	EX
108	17	07	323	031	0000	EX	EX
109	17	07	323	045	0000	EX	EX
110	17	07	323	050	0000	EX	EX
111	17	07	323	051	0000	EX	EX
112	17	07	323	052	0000	EX	EX
113	17	07	323	053	0000	EX	EX
114	17	07	323	054	0000	EX	EX
115	17	07	323	055	0000	EX	EX
116	17	07	323	056	0000	EX	EX
117	17	07	324	002	0000	EX	EX
118	17	07	324	003	0000	EX	EX
119	17	07	324	004	0000	\$ 1,056	\$ 2,302
120	17	07	324	005	0000	EX	EX
121	17	07	324	006	0000	\$ 12,600	\$ 27,467
122	17	07	324	007	0000	\$ 7,732	\$ 16,855
123	17	07	324	008	0000	\$ 6,310	\$ 13,755
124	17	07	324	009	0000	EX	EX
125	17	07	324	010	0000	\$ 1,056	\$ 2,302
126	17	07	324	011	0000	\$ 1,056	\$ 2,302
127	17	07	324	012	0000	EX	EX
128	17	07	324	013	0000	EX	EX
129	17	07	324	014	0000	EX	EX
130	17	07	324	015	0000	EX	EX
131	17	07	324	016	0000	EX	EX
132	17	07	324	017	0000	EX	EX
133	17	07	324	018	0000	EX	EX
134	17	07	324	019	0000	\$ 792	\$ 1,726
135	17	07	324	020	0000	\$ 897	\$ 1,955
136	17	07	324	021	0000	\$ 2,053	\$ 4,475
137	17	07	324	022	0000	\$ 55,995	\$ 122,064
138	17	07	324	023	0000	\$ 17,510	\$ 38,170
139	17	07	324	024	0000	\$ 17,581	\$ 38,325
140	17	07	324	025	0000	EX	EX
141	17	07	324	026	0000	EX	EX
142	17	07	324	027	0000	\$ 880	\$ 1,918
143	17	07	324	028	0000	EX	EX
144	17	07	324	029	0000	EX	EX
145	17	07	324	030	0000	\$ 3,884	\$ 8,467
146	17	07	324	031	0000	\$ 3,884	\$ 8,467

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Summary Of 1998 E.A.V. By Permanent Index Number.
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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
147	17	07	324	032	0000	\$ 6,888	\$ 15,015
148	17	07	324	033	0000	EX	EX
149	17	07	324	034	0000	\$ 4,664	\$ 10,167
150	17	07	324	035	0000	\$ 3,845	\$ 8,382
151	17	07	324	037	0000	\$ 4,844	\$ 10,559
152	17	07	324	038	0000	\$ 5,404	\$ 11,780
153	17	07	324	039	0000	EX	EX
154	17	07	324	040	0000	\$ 7,375	\$ 16,077
155	17	07	324	041	0000	\$ 8,084	\$ 17,622
156	17	07	324	042	0000	\$ 8,432	\$ 18,381
157	17	07	324	043	0000	\$ 54,458	\$ 118,713
158	17	07	324	044	0000	\$ 62,904	\$ 137,124
159	17	07	324	045	0000	\$ 70,694	\$ 154,106
160	17	07	324	046	0000	\$ 5,645	\$ 12,306
161	17	07	324	047	0000	\$ 4,664	\$ 10,167
162	17	07	325	001	0000	EX	EX
163	17	07	325	002	0000	EX	EX
164	17	07	325	003	0000	EX	EX
165	17	07	325	004	0000	\$ 11,525	\$ 25,123
166	17	07	325	005	0000	EX	EX
167	17	07	325	006	0000	\$ 9,884	\$ 21,546
168	17	07	325	007	0000	EX	EX
169	17	07	325	008	0000	\$ 9,120	\$ 19,881
170	17	07	325	009	0000	\$ 874	\$ 1,905
171	17	07	325	010	0000	\$ 1,312	\$ 2,860
172	17	07	325	011	0000	\$ 5,549	\$ 12,096
173	17	07	325	012	0000	\$ 1,312	\$ 2,860
174	17	07	325	013	0000	\$ 2,872	\$ 6,261
175	17	07	325	014	0000	\$ 11,091	\$ 24,177
176	17	07	325	015	0000	\$ 9,356	\$ 20,395
177	17	07	325	016	0000	\$ 1,312	\$ 2,860
178	17	07	325	017	0000	\$ 5,161	\$ 11,250
179	17	07	325	018	0000	\$ 4,860	\$ 10,594
180	17	07	325	019	0000	\$ 4,860	\$ 10,594
181	17	07	325	020	0000	\$ 4,208	\$ 9,173
182	17	07	325	021	0000	EX	EX
183	17	07	325	022	0000	EX	EX
184	17	07	325	023	0000	EX	EX
185	17	07	325	024	0000	\$ 1,220	\$ 2,659
186	17	07	325	025	0000	EX	EX
187	17	07	325	026	0000	\$ 625	\$ 1,362
188	17	07	325	027	0000	\$ 7,514	\$ 16,380
189	17	07	325	028	0000	EX	EX
190	17	07	325	029	0000	\$ 10,580	\$ 23,063
191	17	07	325	030	0000	\$ 8,554	\$ 18,647
192	17	07	325	031	0000	\$ 874	\$ 1,905
193	17	07	325	032	0000	\$ 5,838	\$ 12,726
194	17	07	325	033	0000	\$ 4,841	\$ 10,553
195	17	07	325	034	0000	\$ 7,060	\$ 15,390

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Summary Of 1998 E.A.V. By Permanent Index Number.

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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
196	17	07	325	035	0000	\$ 6,975	\$ 15,205
197	17	07	325	036	0000	\$ 6,786	\$ 14,793
*198	17	07	325	037	0000	EX	EX
199	17	07	325	038	0000	\$ 6,717	\$ 14,642
200	17	07	325	039	0000	\$ 6,706	\$ 14,618
*201	17	07	325	040	0000	\$ 6,706	\$ 14,618
*202	17	07	325	041	0000	\$ 998	\$ 2,176
203	17	07	325	042	0000	\$ 8,706	\$ 18,978
204	17	07	325	043	0000	\$ 13,645	\$ 29,745
*205	17	07	325	044	0000	\$ 7,328	\$ 15,974
206	17	07	325	045	0000	EX	EX
207	17	07	326	001	0000	EX	EX
208	17	07	326	002	0000	EX	EX
209	17	07	326	003	0000	EX	EX
210	17	07	326	004	0000	EX	EX
211	17	07	326	005	0000	EX	EX
212	17	07	326	006	0000	\$ 6,955	\$ 15,161
213	17	07	326	007	0000	\$ 7,564	\$ 16,489
214	17	07	326	008	0000	\$ 13,340	\$ 29,080
215	17	07	326	009	0000	EX	EX
216	17	07	326	010	0000	EX	EX
217	17	07	326	011	0000	\$ 895	\$ 1,951
*218	17	07	326	012	0000	\$ 9,904	\$ 21,590
219	17	07	326	013	0000	\$ 10,036	\$ 21,877
220	17	07	326	019	0000	EX	EX
221	17	07	326	020	0000	\$ 6,044	\$ 13,175
222	17	07	326	021	0000	\$ 667	\$ 1,454
223	17	07	326	022	0000	EX	EX
224	17	07	326	023	0000	\$ 1,558	\$ 3,396
225	17	07	326	024	0000	EX	EX
226	17	07	326	025	0000	EX	EX
227	17	07	326	026	0000	EX	EX
228	17	07	326	027	0000	EX	EX
229	17	07	326	028	0000	\$ 9,497	\$ 20,703
230	17	07	326	029	0000	\$ 1,339	\$ 2,919
231	17	07	326	030	0000	\$ 8,742	\$ 19,057
232	17	07	326	031	0000	\$ 1,339	\$ 2,919
233	17	07	326	032	0000	\$ 1,339	\$ 2,919
234	17	07	326	033	0000	\$ 1,118	\$ 2,437
235	17	07	326	034	0000	EX	EX
236	17	07	326	035	0000	EX	EX
237	17	07	326	036	0000	EX	EX
238	17	07	326	039	0000	\$ 440,651	\$ 960,575
239	17	07	326	040	0000	EX	EX
240	17	07	327	002	0000	EX	EX
241	17	07	327	003	0000	EX	EX
242	17	07	327	004	0000	EX	EX
243	17	07	327	005	0000	EX	EX
*244	17	07	327	007	0000	\$ 5,914	\$ 12,892

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Summary Of 1998 E.A.V. By Permanent Index Number.

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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
*245	17	07	327	008	0000	\$ 8,272	\$ 18,032
246	17	07	327	009	0000	\$ 2,640	\$ 5,755
247	17	07	327	010	0000	\$ 1,320	\$ 2,877
*248	17	07	327	011	0000	EX	EX
*249	17	07	327	012	0000	EX	EX
*250	17	07	327	013	0000	EX	EX
251	17	07	327	014	0000	\$ 880	\$ 1,918
252	17	07	327	015	0000	\$ 880	\$ 1,918
*253	17	07	327	016	0000	\$ 6,507	\$ 14,185
254	17	07	327	019	0000	\$ 1,760	\$ 3,837
255	17	07	327	020	0000	\$ 1,097	\$ 2,391
256	17	07	327	021	0000	EX	EX
257	17	07	327	022	0000	\$ 1,320	\$ 2,877
258	17	07	327	023	0000	\$ 3,162	\$ 6,893
259	17	07	327	024	0000	\$ 4,966	\$ 10,825
260	17	07	327	025	0000	\$ 1,320	\$ 2,877
261	17	07	327	026	0000	\$ 1,320	\$ 2,877
262	17	07	327	027	0000	\$ 6,655	\$ 14,507
263	17	07	327	028	0000	EX	EX
264	17	07	327	029	0000	\$ 2,575	\$ 5,613
265	17	07	327	030	0000	\$ 4,436	\$ 9,670
266	17	07	327	031	0000	\$ 1,320	\$ 2,877
267	17	07	327	032	0000	\$ 975	\$ 2,125
268	17	07	327	033	0000	\$ 7,753	\$ 16,901
269	17	07	327	034	0000	\$ 8,939	\$ 19,486
270	17	07	327	035	0000	\$ 968	\$ 2,110
271	17	07	327	036	0000	\$ 6,708	\$ 14,623
272	17	07	327	037	0000	\$ 6,697	\$ 14,599
273	17	07	327	038	0000	\$ 2,518	\$ 5,489
274	17	07	327	039	0000	\$ 2,518	\$ 5,489
275	17	07	327	040	0000	\$ 3,728	\$ 8,127
276	17	07	327	041	0000	EX	EX
277	17	07	327	042	0000	EX	EX
278	17	07	327	043	0000	EX	EX
279	17	07	327	044	0000	\$ 3,356	\$ 7,316
*280	17	07	327	045	0000	\$ 6,207	\$ 13,531
281	17	07	327	046	0000	EX	EX
282	17	07	327	047	0000	EX	EX
283	17	07	327	048	0000	EX	EX
284	17	07	328	010	0000	\$ 6,937	\$ 15,122
285	17	07	328	011	0000	\$ 6,937	\$ 15,122
286	17	07	328	012	0000	\$ 7,076	\$ 15,425
287	17	07	328	013	0000	\$ 7,043	\$ 15,353
288	17	07	328	014	0000	EX	EX
289	17	07	328	015	0000	\$ 7,331	\$ 15,981
290	17	07	328	016	0000	\$ 7,600	\$ 16,567
291	17	07	328	017	0000	\$ 6,698	\$ 14,601
292	17	07	328	018	0000	\$ 6,614	\$ 14,418
293	17	07	328	019	0000	EX	EX

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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
294	17	07	328	020	0000	EX	EX
295	17	07	328	021	0000	EX	EX
296	17	07	328	022	0000	EX	EX
297	17	07	328	023	0000	EX	EX
298	17	07	328	024	0000	EX	EX
299	17	07	328	027	0000	EX	EX
300	17	07	328	028	0000	EX	EX
301	17	07	328	029	0000	EX	EX
302	17	07	328	030	0000	EX	EX
303	17	07	328	031	0000	EX	EX
304	17	07	328	032	0000	EX	EX
305	17	07	328	033	0000	EX	EX
306	17	07	328	034	0000	EX	EX
307	17	07	328	035	0000	EX	EX
308	17	07	328	036	0000	EX	EX
309	17	07	328	037	0000	EX	EX
310	17	07	328	038	0000	EX	EX
311	17	07	328	039	0000	\$ 4,490	\$ 9,788
312	17	07	328	040	0000	\$ 5,550	\$ 12,098
313	17	07	328	041	0000	\$ 27,360	\$ 59,642
314	17	07	328	042	0000	\$ 36,338	\$ 79,213
315	17	07	328	043	0000	\$ 1,979	\$ 4,314
316	17	07	328	044	0000	\$ 777	\$ 1,694
317	17	07	328	045	0000	EX	EX
318	17	07	328	046	0000	\$ 8,140	\$ 17,744
319	17	07	328	047	0000	EX	EX
320	17	07	328	048	0000	\$ 149,468	\$ 325,825
321	17	07	329	002	0000	EX	EX
322	17	07	329	003	0000	\$ 4,787	\$ 10,435
323	17	07	329	004	0000	\$ 3,825	\$ 8,338
324	17	07	329	005	0000	\$ 6,372	\$ 13,890
325	17	07	329	006	0000	\$ 874	\$ 1,905
326	17	07	329	007	0000	EX	EX
327	17	07	329	008	0000	\$ 874	\$ 1,905
328	17	07	329	009	0000	EX	EX
329	17	07	329	010	0000	\$ 7,027	\$ 15,318
330	17	07	329	011	0000	\$ 15,349	\$ 33,459
331	17	07	329	012	0000	\$ 10,811	\$ 23,567
332	17	07	329	013	0000	\$ 11,336	\$ 24,711
333	17	07	329	014	0000	\$ 27,858	\$ 60,728
334	17	07	329	015	0000	\$ 6,353	\$ 13,849
335	17	07	329	016	0000	\$ 6,246	\$ 13,616
336	17	07	329	017	0000	EX	EX
337	17	07	329	018	0000	\$ 1,486	\$ 3,239
338	17	07	329	019	0000	\$ 1,093	\$ 2,383
339	17	07	329	020	0000	EX	EX
340	17	07	329	021	0000	\$ 8,025	\$ 17,494
341	17	07	329	022	0000	\$ 13,645	\$ 29,745
342	17	07	329	023	0000	\$ 1,463	\$ 3,189

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	PIN Number					Assessed Value	Equalized
						1998 (AV)	1998 (EAV)
343	17	07	329	024	0000	\$ 1,009	\$ 2,200
344	17	07	329	025	0000	\$ 756	\$ 1,648
345	17	07	329	026	0000	\$ 19,892	\$ 43,363
346	17	07	329	027	0000	\$ 2,000	\$ 4,360
347	17	07	329	028	0000	EX	EX
348	17	07	329	029	0000	EX	EX
349	17	07	329	030	0000	EX	EX
350	17	07	329	031	0000	EX	EX
351	17	07	329	032	0000	EX	EX
352	17	07	329	033	0000	EX	EX
353	17	07	329	034	0000	\$ 2,755	\$ 6,006
354	17	07	329	035	0000	EX	EX
355	17	07	329	036	0000	EX	EX
356	17	07	329	037	0000	EX	EX
357	17	07	329	038	0000	EX	EX
358	17	07	329	039	0000	EX	EX
359	17	07	329	040	0000	\$ 16,607	\$ 36,202
360	17	07	329	041	0000	\$ 867	\$ 1,890
361	17	07	330	001	0000	EX	EX
362	17	07	330	002	0000	\$ 1,056	\$ 2,302
363	17	07	330	003	0000	\$ 1,056	\$ 2,302
364	17	07	330	004	0000	\$ 7,220	\$ 15,739
365	17	07	330	005	0000	\$ 1,056	\$ 2,302
366	17	07	330	006	0000	\$ 7,071	\$ 15,414
*367	17	07	330	007	0000	\$ 6,441	\$ 14,041
368	17	07	330	008	0000	\$ 1,315	\$ 2,867
369	17	07	330	009	0000	EX	EX
370	17	07	330	010	0000	EX	EX
371	17	07	330	011	0000	EX	EX
372	17	07	330	012	0000	\$ 6,912	\$ 15,067
373	17	07	330	013	0000	\$ 7,307	\$ 15,929
374	17	07	330	014	0000	\$ 876	\$ 1,910
375	17	07	330	015	0000	\$ 5,843	\$ 12,737
376	17	07	330	016	0000	\$ 3,457	\$ 7,536
377	17	07	330	017	0000	EX	EX
378	17	07	330	018	0000	EX	EX
379	17	07	330	019	0000	\$ 7,431	\$ 16,199
380	17	07	330	020	0000	EX	EX
381	17	07	330	021	0000	EX	EX
382	17	07	330	022	0000	EX	EX
383	17	07	330	023	0000	\$ 121,972	\$ 265,887
384	17	07	330	024	0000	\$ 3,203	\$ 6,982
385	17	07	330	025	0000	\$ 4,066	\$ 8,863
386	17	07	330	026	0000	EX	EX
387	17	07	330	027	0000	EX	EX
388	17	07	330	028	0000	EX	EX
389	17	07	330	029	0000	EX	EX
390	17	07	330	030	0000	EX	EX
391	17	07	330	031	0000	\$ 1,753	\$ 3,821

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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
392	17	07	330	033	0000	EX	EX
393	17	07	330	034	0000	EX	EX
394	17	07	330	035	0000	\$ 5,261	\$ 11,468
395	17	07	330	036	0000	EX	EX
396	17	07	330	037	0000	EX	EX
397	17	07	331	001	0000	\$ 2,624	\$ 5,720
398	17	07	331	002	0000	\$ 2,045	\$ 4,458
399	17	07	331	003	0000	\$ 2,679	\$ 5,840
400	17	07	331	004	0000	\$ 2,094	\$ 4,565
401	17	07	331	005	0000	\$ 874	\$ 1,905
402	17	07	331	006	0000	\$ 874	\$ 1,905
403	17	07	331	007	0000	\$ 874	\$ 1,905
404	17	07	331	008	0000	\$ 6,490	\$ 14,148
405	17	07	331	009	0000	\$ 7,300	\$ 15,913
406	17	07	331	010	0000	\$ 6,026	\$ 13,136
407	17	07	331	011	0000	\$ 4,332	\$ 9,443
408	17	07	331	012	0000	\$ 1,312	\$ 2,860
409	17	07	331	013	0000	\$ 2,273	\$ 4,955
410	17	07	331	014	0000	\$ 2,273	\$ 4,955
411	17	07	331	015	0000	\$ 2,273	\$ 4,955
412	17	07	331	016	0000	\$ 1,077	\$ 2,348
413	17	07	331	017	0000	\$ 3,410	\$ 7,433
414	17	07	331	018	0000	\$ 4,332	\$ 9,443
415	17	07	331	019	0000	\$ 1,312	\$ 2,860
416	17	07	331	020	0000	\$ 699	\$ 1,524
417	17	07	331	021	0000	\$ 699	\$ 1,524
418	17	07	331	022	0000	\$ 699	\$ 1,524
419	17	07	331	023	0000	\$ 919	\$ 2,003
420	17	07	331	024	0000	\$ 1,156	\$ 2,520
421	17	07	331	025	0000	\$ 2,186	\$ 4,765
422	17	07	331	026	0000	EX	EX
423	17	07	331	027	0000	\$ 1,749	\$ 3,813
424	17	07	331	028	0000	EX	EX
425	17	07	331	029	0000	EX	EX
426	17	07	331	030	0000	EX	EX
427	17	07	331	031	0000	\$ 5,248	\$ 11,440
428	17	07	331	032	0000	\$ 5,804	\$ 12,652
429	17	07	331	033	0000	\$ 6,598	\$ 14,383
430	17	07	331	034	0000	\$ 8,899	\$ 19,399
431	17	07	331	035	0000	\$ 5,728	\$ 12,486
432	17	07	331	036	0000	\$ 4,198	\$ 9,151
433	17	07	331	037	0000	\$ 11,609	\$ 25,306
434	17	07	331	038	0000	\$ 2,624	\$ 5,720
435	17	07	331	039	0000	\$ 1,968	\$ 4,290
436	17	07	331	042	0000	\$ 64,611	\$ 140,846
437	17	07	416	001	0000	EX	EX
438	17	07	416	002	0000	EX	EX
439	17	07	416	003	0000	EX	EX
440	17	07	416	004	0000	EX	EX

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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
441	17	07	416	005	0000	EX	EX
442	17	07	416	006	0000	EX	EX
443	17	07	416	007	0000	EX	EX
444	17	07	416	008	0000	EX	EX
445	17	07	416	009	0000	EX	EX
446	17	07	416	010	0000	\$ 23,292	\$ 50,774
447	17	07	416	011	0000	\$ 22,777	\$ 49,652
448	17	07	416	012	0000	\$ 8,624	\$ 18,799
449	17	07	416	013	0000	\$ 2,731	\$ 5,953
450	17	07	416	014	0000	\$ 2,731	\$ 5,953
451	17	07	416	015	0000	\$ 4,095	\$ 8,927
452	17	07	416	016	0000	\$ 12,299	\$ 26,811
453	17	07	416	017	0000	\$ 4,400	\$ 9,592
454	17	07	416	018	0000	EX	EX
455	17	07	416	019	0000	EX	EX
456	17	07	416	020	0000	EX	EX
457	17	07	416	021	0000	EX	EX
458	17	07	416	022	0000	EX	EX
459	17	07	416	023	0000	EX	EX
460	17	07	416	024	0000	EX	EX
461	17	07	416	025	0000	EX	EX
462	17	07	416	026	0000	EX	EX
463	17	07	416	027	0000	EX	EX
464	17	07	416	028	0000	EX	EX
465	17	07	416	029	0000	EX	EX
466	17	07	416	030	0000	EX	EX
467	17	07	416	031	0000	EX	EX
468	17	07	416	032	0000	EX	EX
469	17	07	416	033	0000	EX	EX
470	17	07	416	034	0000	EX	EX
471	17	07	416	035	0000	EX	EX
472	17	07	416	036	0000	EX	EX
473	17	07	416	040	0000	EX	EX
474	17	07	417	032	0000	EX	EX
475	17	07	417	033	0000	EX	EX
476	17	07	417	036	0000	EX	EX
477	17	07	417	037	0000	EX	EX
478	17	07	417	038	0000	EX	EX
479	17	07	417	039	0000	EX	EX
480	17	07	418	022	0000	EX	EX
481	17	07	418	023	0000	EX	EX
482	17	07	419	016	0000	\$ 7,208	\$ 15,713
483	17	07	419	019	0000	\$ 71,618	\$ 156,120
484	17	07	420	031	0000	EX	EX
485	17	07	420	034	0000	EX	EX
486	17	07	420	035	0000	\$ 21,039	\$ 45,863
487	17	07	420	036	0000	\$ 71,508	\$ 155,880
488	17	07	420	037	0000	\$ 55,131	\$ 120,180
489	17	07	420	038	0000	\$ 11,525	\$ 25,123

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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
490	17	07	421	001	0000	EX	EX
491	17	07	421	002	0000	EX	EX
492	17	07	421	003	0000	EX	EX
493	17	07	421	004	0000	EX	EX
494	17	07	421	005	0000	EX	EX
495	17	07	421	006	0000	EX	EX
496	17	07	421	007	0000	EX	EX
497	17	07	421	008	0000	EX	EX
498	17	07	421	009	0000	EX	EX
499	17	07	421	010	0000	EX	EX
500	17	07	421	011	0000	EX	EX
501	17	07	421	012	0000	EX	EX
502	17	07	421	013	0000	EX	EX
503	17	07	421	014	0000	EX	EX
504	17	07	421	015	0000	EX	EX
505	17	07	421	016	0000	EX	EX
506	17	07	421	017	0000	EX	EX
507	17	07	421	018	0000	EX	EX
508	17	07	421	019	0000	EX	EX
509	17	07	421	020	0000	EX	EX
510	17	07	421	021	0000	EX	EX
511	17	07	421	022	0000	EX	EX
512	17	07	421	023	0000	EX	EX
513	17	07	421	024	0000	EX	EX
514	17	07	421	025	0000	EX	EX
515	17	07	421	026	0000	EX	EX
516	17	07	421	027	0000	EX	EX
517	17	07	421	028	0000	EX	EX
518	17	07	421	029	0000	EX	EX
519	17	07	421	030	0000	EX	EX
520	17	07	421	031	0000	EX	EX
521	17	07	421	032	0000	EX	EX
522	17	07	421	033	0000	EX	EX
523	17	07	421	034	0000	EX	EX
524	17	07	421	035	0000	EX	EX
525	17	07	421	036	0000	EX	EX
526	17	07	421	037	0000	EX	EX
527	17	07	421	038	0000	EX	EX
528	17	07	421	039	0000	EX	EX
529	17	07	421	040	0000	EX	EX
530	17	07	421	041	0000	EX	EX
531	17	07	422	001	0000	EX	EX
532	17	07	422	002	0000	EX	EX
533	17	07	422	003	0000	EX	EX
534	17	07	422	004	0000	EX	EX
535	17	07	422	005	0000	EX	EX
536	17	07	422	006	0000	EX	EX
537	17	07	422	007	0000	EX	EX
538	17	07	422	008	0000	EX	EX

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	PIN Number						Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
539	17	07	422	009	0000	EX	EX	
540	17	07	422	010	0000	EX	EX	
541	17	07	422	011	0000	EX	EX	
542	17	07	422	012	0000	EX	EX	
543	17	07	422	013	0000	EX	EX	
544	17	07	422	014	0000	EX	EX	
545	17	07	422	015	0000	EX	EX	
546	17	07	422	016	0000	EX	EX	
547	17	07	422	018	0000	EX	EX	
548	17	07	422	019	0000	EX	EX	
549	17	07	422	020	0000	EX	EX	
550	17	07	422	021	0000	EX	EX	
551	17	07	422	022	0000	EX	EX	
552	17	07	422	023	0000	EX	EX	
553	17	07	422	024	0000	EX	EX	
554	17	07	422	025	0000	EX	EX	
555	17	07	422	026	0000	EX	EX	
556	17	07	422	027	0000	EX	EX	
557	17	07	422	028	0000	EX	EX	
558	17	07	422	029	0000	EX	EX	
559	17	07	422	035	0000	EX	EX	
560	17	07	422	038	0000	EX	EX	
561	17	07	423	001	0000	EX	EX	
562	17	07	423	012	0000	EX	EX	
563	17	07	423	013	0000	EX	EX	
564	17	07	424	006	0000	EX	EX	
565	17	07	424	007	0000	EX	EX	
566	17	07	424	008	0000	EX	EX	
567	17	07	424	009	0000	EX	EX	
568	17	07	424	010	0000	\$ 2,007	\$ 4,375	
569	17	07	424	011	0000	EX	EX	
570	17	07	424	012	0000	EX	EX	
571	17	07	424	013	0000	EX	EX	
572	17	07	424	014	0000	EX	EX	
573	17	07	424	015	0000	EX	EX	
574	17	07	424	016	0000	EX	EX	
575	17	07	424	017	0000	EX	EX	
576	17	07	424	021	0000	EX	EX	
577	17	07	424	022	0000	EX	EX	
578	17	07	424	023	0000	EX	EX	
579	17	07	425	001	0000	EX	EX	
580	17	07	425	002	0000	EX	EX	
581	17	07	425	009	0000	EX	EX	
582	17	07	425	010	0000	EX	EX	
583	17	07	425	011	0000	EX	EX	
584	17	07	426	001	0000	\$ 85,842	\$ 187,127	
585	17	07	426	002	0000	EX	EX	
586	17	07	426	003	0000	\$ 1,650	\$ 3,597	
587	17	07	426	004	0000	\$ 1,100	\$ 2,398	

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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
588	17	07	426	005	0000	\$ 2,861	\$ 6,237
589	17	07	426	006	0000	\$ 1,100	\$ 2,398
590	17	07	426	007	0000	\$ 6,781	\$ 14,782
591	17	07	426	008	0000	\$ 2,861	\$ 6,237
592	17	07	426	009	0000	\$ 3,821	\$ 8,329
593	17	07	426	010	0000	\$ 7,954	\$ 17,339
594	17	07	426	011	0000	\$ 880	\$ 1,918
595	17	07	426	012	0000	\$ 880	\$ 1,918
596	17	07	426	013	0000	\$ 880	\$ 1,918
597	17	07	426	014	0000	\$ 880	\$ 1,918
598	17	07	426	015	0000	\$ 5,195	\$ 11,325
599	17	07	426	016	0000	\$ 5,866	\$ 12,787
600	17	07	426	017	0000	\$ 2,090	\$ 4,556
601	17	07	426	018	0000	\$ 2,090	\$ 4,556
602	17	07	426	019	0000	\$ 880	\$ 1,918
603	17	07	426	020	0000	EX	EX
604	17	07	426	021	0000	EX	EX
605	17	07	428	001	0000	EX	EX
606	17	07	428	013	0000	EX	EX
607	17	07	428	014	0000	EX	EX
608	17	07	428	015	0000	EX	EX
609	17	07	429	001	0000	\$ 7,437	\$ 16,212
610	17	07	429	002	0000	\$ 2,214	\$ 4,826
611	17	07	429	003	0000	EX	EX
612	17	07	429	005	0000	EX	EX
613	17	07	429	006	0000	\$ 7,576	\$ 16,515
614	17	07	429	007	0000	\$ 11,175	\$ 24,360
615	17	07	429	008	0000	\$ 9,151	\$ 19,948
616	17	07	429	011	0000	EX	EX
617	17	07	429	013	0000	\$ 4,786	\$ 10,433
618	17	07	429	014	0000	\$ 1,903	\$ 4,148
619	17	07	429	015	0000	\$ 2,075	\$ 4,523
620	17	07	429	016	0000	EX	EX
621	17	07	429	017	0000	\$ 22,682	\$ 49,444
622	17	07	429	019	0000	\$ 1,490	\$ 3,248
623	17	07	429	023	0000	\$ 2,662	\$ 5,803
624	17	07	429	024	0000	\$ 1,795	\$ 3,913
625	17	07	429	026	0000	\$ 2,011	\$ 4,384
626	17	07	429	028	0000	\$ 1,660	\$ 3,619
627	17	07	429	029	0000	EX	EX
628	17	07	429	030	0000	EX	EX
629	17	07	430	001	0000	EX	EX
630	17	07	430	002	0000	EX	EX
631	17	07	430	003	0000	EX	EX
632	17	07	430	004	0000	\$ 876	\$ 1,910
633	17	07	430	005	0000	EX	EX
634	17	07	430	006	0000	EX	EX
635	17	07	430	007	0000	\$ 1,314	\$ 2,864
636	17	07	430	008	0000	EX	EX

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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
637	17	07	430	009	0000	EX	EX
638	17	07	430	010	0000	EX	EX
639	17	07	430	011	0000	\$ 1,314	\$ 2,864
640	17	07	430	012	0000	EX	EX
641	17	07	430	013	0000	EX	EX
642	17	07	430	014	0000	EX	EX
643	17	07	430	015	0000	EX	EX
644	17	07	430	016	0000	EX	EX
645	17	07	430	017	0000	\$ 7,709	\$ 16,805
646	17	07	430	018	0000	EX	EX
647	17	07	430	019	0000	\$ 56,121	\$ 122,338
648	17	07	430	020	0000	\$ 805	\$ 1,755
649	17	07	430	021	0000	\$ 6,226	\$ 13,572
650	17	07	430	022	0000	\$ 5,963	\$ 12,999
651	17	07	430	023	0000	\$ 5,884	\$ 12,827
652	17	07	430	024	0000	\$ 1,316	\$ 2,869
653	17	07	430	025	0000	EX	EX
654	17	07	430	026	0000	\$ 5,719	\$ 12,467
655	17	07	430	027	0000	\$ 5,107	\$ 11,133
656	17	07	430	028	0000	\$ 877	\$ 1,912
657	17	07	430	029	0000	\$ 1,316	\$ 2,869
658	17	07	430	030	0000	\$ 7,356	\$ 16,035
659	17	07	430	031	0000	\$ 7,396	\$ 16,123
660	17	07	430	032	0000	\$ 6,183	\$ 13,478
661	17	07	430	033	0000	\$ 6,157	\$ 13,422
662	17	07	430	034	0000	\$ 7,314	\$ 15,944
663	17	07	430	035	0000	\$ 7,205	\$ 15,706
664	17	07	430	036	0000	EX	EX
665	17	07	430	037	0000	EX	EX
666	17	07	431	054	0000	\$ 14,209	\$ 30,974
667	17	07	434	004	0000	\$ 6,842	\$ 14,915
668	17	07	434	005	0000	\$ 4,648	\$ 10,132
669	17	07	434	006	0000	\$ 6,700	\$ 14,605
670	17	07	434	007	0000	\$ 23,019	\$ 50,179
671	17	07	434	010	0000	\$ 5,807	\$ 12,659
672	17	07	434	017	0000	EX	EX
673	17	07	434	018	0000	\$ 204	\$ 445
674	17	07	434	019	8001	EX	EX
675	17	07	434	019	8002	\$ 2,121	\$ 4,624
676	17	07	434	020	0000	EX	EX
677	17	07	434	021	0000	EX	EX
678	17	07	434	022	0000	\$ 3,072	\$ 6,697
679	17	07	434	023	0000	EX	EX
680	17	07	435	001	0000	\$ 73,838	\$ 160,959
681	17	07	435	002	0000	\$ 5,265	\$ 11,477
682	17	07	435	003	0000	\$ 877	\$ 1,912
683	17	07	435	004	0000	\$ 877	\$ 1,912
684	17	07	435	005	0000	\$ 6,010	\$ 13,101
685	17	07	435	006	0000	\$ 6,703	\$ 14,612

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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
686	17	07	435	007	0000	\$ 11,213	\$ 24,443
687	17	07	435	008	0000	\$ 6,703	\$ 14,612
688	17	07	435	009	0000	\$ 1,318	\$ 2,873
689	17	07	435	010	0000	\$ 14,671	\$ 31,981
690	17	07	435	011	0000	EX	EX
691	17	07	435	012	0000	EX	EX
692	17	07	435	013	0000	EX	EX
693	17	07	435	018	0000	\$ 5,348	\$ 11,658
694	17	07	435	020	0000	\$ 12,047	\$ 26,261
695	17	07	435	021	0000	\$ 4,400	\$ 9,592
696	17	07	435	022	0000	EX	EX
697	17	07	435	023	0000	\$ 92,375	\$ 201,368
698	17	07	435	024	0000	\$ 3,491	\$ 7,610
699	17	07	435	026	0000	EX	EX
700	17	07	435	027	0000	EX	EX
701	17	07	435	028	0000	\$ 3,491	\$ 7,610
702	17	07	435	029	0000	\$ 3,780	\$ 8,240
703	17	07	435	030	0000	\$ 11,938	\$ 26,024
704	17	07	435	031	0000	\$ 6,358	\$ 13,860
705	17	07	435	032	0000	\$ 14,936	\$ 32,559
706	17	08	321	001	0000	EX	EX
707	17	08	332	001	0000	\$ 2,745	\$ 5,984
708	17	08	332	002	0000	\$ 4,327	\$ 9,432
709	17	08	332	003	0000	\$ 4,227	\$ 9,214
710	17	08	332	004	0000	\$ 4,291	\$ 9,354
711	17	08	332	005	0000	\$ 298,941	\$ 651,661
712	17	08	332	006	0000	\$ 3,500	\$ 7,630
713	17	08	332	007	0000	\$ 16,859	\$ 36,751
714	17	08	332	008	0000	EX	EX
715	17	08	332	010	0000	EX	EX
716	17	08	332	011	0000	EX	EX
717	17	08	332	012	0000	EX	EX
718	17	08	332	013	0000	EX	EX
719	17	08	332	014	0000	EX	EX
720	17	17	100	001	0000	EX	EX
721	17	17	101	001	0000	\$ 7,970	\$ 17,374
722	17	17	101	008	0000	\$ 29,280	\$ 63,827
723	17	17	101	010	0000	\$ 9,999	\$ 21,797
724	17	17	101	011	0000	\$ 15,196	\$ 33,126
725	17	17	101	012	0000	\$ 8,871	\$ 19,338
726	17	17	101	013	0000	\$ 8,239	\$ 17,960
727	17	17	101	014	0000	\$ 8,334	\$ 18,167
728	17	17	101	015	0000	\$ 8,231	\$ 17,943
729	17	17	101	016	0000	\$ 10,130	\$ 22,082
730	17	17	101	017	0000	\$ 4,400	\$ 9,592
731	17	17	101	020	0000	\$ 8,941	\$ 19,490
732	17	17	101	021	0000	\$ 6,966	\$ 15,185
733	17	17	101	022	0000	\$ 7,462	\$ 16,266
734	17	17	101	023	0000	\$ 7,839	\$ 17,088

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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
*735	17	17	101	024	0000	\$ 74,006	\$ 161,326
736	17	17	101	031	0000	\$ 7,702	\$ 16,790
*737	17	17	101	032	0000	\$ 13,123	\$ 28,607
738	17	17	101	033	0000	\$ 29,529	\$ 64,370
739	17	17	101	034	0000	\$ 332,968	\$ 725,837
740	17	17	104	002	0000	EX	EX
*741	17	17	106	001	0000	EX	EX
*742	17	17	106	002	0000	EX	EX
*743	17	17	106	003	0000	EX	EX
*744	17	17	106	004	0000	EX	EX
*745	17	17	106	017	0000	EX	EX
*746	17	17	106	018	0000	EX	EX
*747	17	17	106	019	0000	EX	EX
*748	17	17	106	020	0000	EX	EX
*749	17	17	106	021	0000	EX	EX
*750	17	17	106	022	0000	EX	EX
*751	17	17	106	023	0000	\$ 7,694	\$ 16,772
*752	17	17	106	024	0000	\$ 29,836	\$ 65,039
753	17	17	106	025	0000	\$ 4,740	\$ 10,333
754	17	17	106	026	0000	\$ 32,430	\$ 70,694
755	17	17	106	027	0000	\$ 106,855	\$ 232,933
756	17	17	106	028	0000	\$ 24,357	\$ 53,096
757	17	17	106	029	0000	\$ 8,043	\$ 17,533
758	17	17	106	030	0000	\$ 93,912	\$ 204,719
*759	17	17	106	032	0000	EX	EX
*760	17	17	106	033	0000	EX	EX
761	17	17	107	001	0000	EX	EX
762	17	17	107	002	0000	\$ 3,192	\$ 6,958
763	17	17	107	003	0000	\$ 1,394	\$ 3,039
764	17	17	107	008	0000	EX	EX
765	17	17	107	013	0000	EX	EX
766	17	17	107	014	0000	EX	EX
767	17	17	107	015	0000	EX	EX
768	17	17	107	016	0000	EX	EX
769	17	17	107	017	0000	EX	EX
770	17	17	107	021	0000	EX	EX
771	17	17	107	022	0000	\$ 129,488	\$ 282,271
772	17	17	107	023	0000	EX	EX
773	17	17	107	024	0000	EX	EX
774	17	17	107	025	0000	EX	EX
775	17	17	107	026	0000	EX	EX
776	17	17	107	027	0000	EX	EX
777	17	17	107	040	0000	\$ 1,221	\$ 2,662
778	17	17	107	041	0000	EX	EX
779	17	17	107	042	0000	EX	EX
780	17	17	107	043	0000	EX	EX
781	17	17	107	048	0000	EX	EX
782	17	17	107	049	0000	EX	EX
783	17	17	107	051	0000	EX	EX

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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
784	17	17	107	052	0000	EX	EX
785	17	17	107	053	0000	EX	EX
786	17	17	107	054	0000	EX	EX
787	17	17	107	055	0000	EX	EX
788	17	17	107	056	0000	EX	EX
789	17	17	107	057	0000	EX	EX
790	17	17	107	058	0000	EX	EX
791	17	17	108	001	0000	EX	EX
792	17	17	109	013	0000	\$ 90,485	\$ 197,248
793	17	17	109	016	0000	\$ 50,873	\$ 110,898
794	17	17	109	019	0000	\$ 6,189	\$ 13,491
795	17	17	109	020	0000	\$ 3,125	\$ 6,812
796	17	17	109	021	0000	\$ 3,120	\$ 6,801
797	17	17	109	022	0000	\$ 9,538	\$ 20,792
798	17	17	109	023	0000	\$ 6,933	\$ 15,113
799	17	17	109	024	0000	\$ 12,420	\$ 27,074
800	17	17	109	025	0000	EX	EX
801	17	17	109	026	0000	\$ 137,980	\$ 300,783
802	17	17	109	027	0000	\$ 127,917	\$ 278,846
803	17	17	109	028	0000	\$ 19,631	\$ 42,794
804	17	17	109	029	0000	EX	EX
805	17	17	109	030	0000	\$ 6,865	\$ 14,965
806	17	17	109	031	0000	\$ 23,131	\$ 50,423
807	17	17	111	003	0000	EX	EX
808	17	17	111	004	0000	EX	EX
809	17	17	111	005	0000	EX	EX
810	17	17	111	006	0000	EX	EX
811	17	17	111	009	0000	EX	EX
812	17	17	111	010	0000	EX	EX
813	17	17	111	013	0000	EX	EX
814	17	17	111	016	0000	EX	EX
815	17	17	111	019	0000	EX	EX
816	17	17	111	020	0000	EX	EX
817	17	17	111	021	0000	EX	EX
818	17	17	111	022	0000	EX	EX
819	17	17	111	023	0000	EX	EX
820	17	17	111	024	0000	EX	EX
821	17	17	111	026	0000	EX	EX
822	17	17	111	027	0000	EX	EX
823	17	17	111	031	0000	EX	EX
824	17	17	111	032	0000	EX	EX
825	17	17	111	035	0000	EX	EX
826	17	17	111	036	0000	EX	EX
827	17	17	111	037	0000	EX	EX
828	17	17	111	038	0000	EX	EX
829	17	17	111	046	0000	EX	EX
830	17	17	111	047	0000	EX	EX
831	17	17	111	048	0000	EX	EX
832	17	17	111	052	0000	EX	EX

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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
833	17	17	111	053	0000	EX	EX
834	17	17	111	059	0000	EX	EX
835	17	17	111	060	0000	EX	EX
836	17	17	111	061	0000	EX	EX
837	17	17	111	062	0000	EX	EX
838	17	17	111	063	0000	EX	EX
839	17	17	111	064	0000	EX	EX
840	17	17	111	065	0000	EX	EX
841	17	17	111	066	0000	EX	EX
842	17	17	111	067	0000	EX	EX
843	17	17	111	068	0000	EX	EX
844	17	17	111	069	0000	EX	EX
845	17	17	111	070	0000	EX	EX
846	17	17	112	003	0000	EX	EX
847	17	17	112	004	0000	EX	EX
848	17	17	112	005	0000	EX	EX
849	17	17	112	006	0000	EX	EX
850	17	17	112	007	0000	EX	EX
851	17	17	112	010	0000	EX	EX
852	17	17	112	013	0000	EX	EX
853	17	17	112	014	0000	EX	EX
854	17	17	112	015	0000	EX	EX
855	17	17	112	016	0000	EX	EX
856	17	17	112	022	0000	EX	EX
857	17	17	112	023	0000	EX	EX
858	17	17	112	034	0000	EX	EX
859	17	17	112	035	0000	EX	EX
860	17	17	112	036	0000	EX	EX
861	17	17	112	037	0000	EX	EX
862	17	17	112	043	0000	EX	EX
863	17	17	112	044	0000	EX	EX
864	17	17	112	045	0000	EX	EX
865	17	17	112	050	0000	EX	EX
866	17	17	112	051	0000	EX	EX
867	17	17	112	052	0000	EX	EX
868	17	17	112	053	0000	EX	EX
869	17	17	112	054	0000	EX	EX
870	17	17	112	055	0000	EX	EX
871	17	17	112	056	0000	EX	EX
872	17	17	112	057	0000	EX	EX
873	17	17	112	058	0000	EX	EX
874	17	17	112	059	0000	EX	EX
875	17	17	112	060	0000	EX	EX
876	17	17	112	061	0000	EX	EX
877	17	17	112	062	0000	EX	EX
878	17	17	113	001	0000	\$ 911	\$ 1,986
879	17	17	113	002	0000	\$ 845	\$ 1,842
880	17	17	113	003	0000	\$ 847	\$ 1,846
881	17	17	113	004	0000	EX	EX

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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
882	17	17	113	005	0000	EX	EX
883	17	17	113	006	0000	EX	EX
884	17	17	113	027	0000	\$ 19,454	\$ 42,408
885	17	17	113	028	0000	\$ 10,668	\$ 23,255
886	17	17	113	029	0000	\$ 36,494	\$ 79,553
887	17	17	113	030	0000	\$ 221,379	\$ 482,584
888	17	17	113	031	0000	\$ 29,120	\$ 63,479
889	17	17	113	032	0000	\$ 3,036	\$ 6,618
890	17	17	113	033	0000	\$ 2,339	\$ 5,099
891	17	17	113	034	0000	\$ 4,339	\$ 9,459
892	17	17	113	035	0000	\$ 4,339	\$ 9,459
893	17	17	113	036	0000	\$ 21,104	\$ 46,005
894	17	17	113	037	0000	\$ 26,972	\$ 58,796
895	17	17	113	038	0000	\$ 33,525	\$ 73,081
896	17	17	113	039	0000	\$ 52,555	\$ 114,565
897	17	17	113	040	0000	\$ 118,425	\$ 258,155
898	17	17	113	043	0000	\$ 10,598	\$ 23,103
899	17	17	113	044	0000	\$ 5,298	\$ 11,549
900	17	17	113	045	0000	\$ 4,045	\$ 8,818
901	17	17	113	046	0000	\$ 113,608	\$ 247,654
902	17	17	113	047	0000	\$ 7,591	\$ 16,548
903	17	17	113	049	0000	\$ 8,227	\$ 17,934
904	17	17	113	051	0000	EX	EX
905	17	17	113	053	0000	\$ 35,174	\$ 76,676
906	17	17	113	054	0000	\$ 278,687	\$ 607,510
907	17	17	115	005	0000	EX	EX
908	17	17	115	015	0000	EX	EX
909	17	17	115	018	0000	EX	EX
910	17	17	115	029	0000	EX	EX
911	17	17	115	030	0000	EX	EX
912	17	17	115	031	0000	EX	EX
913	17	17	115	032	0000	EX	EX
914	17	17	115	033	0000	EX	EX
915	17	17	115	034	0000	EX	EX
916	17	17	115	035	0000	EX	EX
917	17	17	115	036	0000	EX	EX
918	17	17	115	040	0000	EX	EX
919	17	17	115	041	0000	EX	EX
920	17	17	115	042	0000	EX	EX
921	17	17	115	046	0000	EX	EX
922	17	17	115	049	0000	EX	EX
923	17	17	115	050	0000	EX	EX
924	17	17	115	051	0000	EX	EX
925	17	17	115	052	0000	EX	EX
926	17	17	115	053	0000	EX	EX
927	17	17	115	054	0000	EX	EX
928	17	17	115	055	0000	EX	EX
929	17	17	115	056	0000	EX	EX
930	17	17	115	057	0000	EX	EX

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	PIN Number					Assessed Value	Equalized
						1998 (AV)	Assessed Value 1998 (EAV)
931	17	17	115	058	0000	EX	EX
932	17	17	115	059	0000	EX	EX
933	17	17	115	060	0000	EX	EX
934	17	17	115	061	0000	EX	EX
935	17	17	117	002	0000	\$ 3,801	\$ 8,286
936	17	17	117	003	0000	\$ 3,801	\$ 8,286
937	17	17	117	004	0000	\$ 8,933	\$ 19,473
938	17	17	117	005	0000	\$ 4,466	\$ 9,735
939	17	17	117	006	0000	\$ 4,466	\$ 9,735
940	17	17	117	007	0000	\$ 4,466	\$ 9,735
941	17	17	117	008	0000	\$ 4,466	\$ 9,735
942	17	17	117	009	0000	\$ 4,466	\$ 9,735
943	17	17	117	010	0000	\$ 39,025	\$ 85,071
944	17	17	117	011	0000	\$ 4,884	\$ 10,647
945	17	17	117	012	0000	\$ 24,771	\$ 53,998
946	17	17	117	031	0000	\$ 7,308	\$ 15,931
947	17	17	117	032	0000	\$ 9,650	\$ 21,036
*948	17	17	200	016	0000	\$ 34,037	\$ 74,197
949	17	17	200	017	0000	\$ 6,158	\$ 13,424
950	17	17	200	018	0000	\$ 6,158	\$ 13,424
951	17	17	200	019	0000	\$ 6,158	\$ 13,424
952	17	17	200	020	0000	\$ 6,158	\$ 13,424
953	17	17	200	021	0000	\$ 6,158	\$ 13,424
954	17	17	200	022	0000	\$ 6,158	\$ 13,424
955	17	17	201	001	0000	\$ 15,379	\$ 33,525
956	17	17	201	003	0000	\$ 23,605	\$ 51,457
957	17	17	201	007	0000	\$ 43,918	\$ 95,737
958	17	17	201	010	0000	\$ 61,010	\$ 132,996
959	17	17	201	011	0000	\$ 106,523	\$ 232,209
960	17	17	202	001	0000	\$ 14,558	\$ 31,735
961	17	17	202	002	0000	\$ 8,494	\$ 18,516
962	17	17	202	003	0000	\$ 16,259	\$ 35,443
963	17	17	202	004	0000	\$ 15,979	\$ 34,833
964	17	17	202	005	0000	\$ 15,979	\$ 34,833
965	17	17	202	006	0000	\$ 31,135	\$ 67,871
966	17	17	202	007	0000	\$ 31,135	\$ 67,871
967	17	17	202	008	0000	\$ 31,875	\$ 69,484
968	17	17	202	009	0000	\$ 99,007	\$ 215,825
969	17	17	202	012	0000	\$ 29,370	\$ 64,024
970	17	17	202	013	0000	\$ 7,175	\$ 15,641
971	17	17	202	014	0000	\$ 7,175	\$ 15,641
972	17	17	202	015	0000	\$ 14,648	\$ 31,931
973	17	17	202	018	0000	\$ 183,419	\$ 399,835
974	17	17	202	019	0000	\$ 40,933	\$ 89,230
975	17	17	206	002	0000	\$ 142,501	\$ 310,638
976	17	17	206	003	0000	\$ 14,711	\$ 32,069
977	17	17	206	004	0000	\$ 10,021	\$ 21,845
978	17	17	206	005	0000	\$ 10,724	\$ 23,377
979	17	17	206	006	0000	\$ 17,381	\$ 37,889

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	PIN Number					Assessed Value	Equalized
						1998 (AV)	1998 (EAV)
980	17	17	206	010	0000	\$ 57,906	\$ 126,229
981	17	17	210	001	0000	\$ 82,597	\$ 180,053
982	17	17	210	002	0000	\$ 171,953	\$ 374,840
983	17	17	210	003	0000	\$ 57,392	\$ 125,109
984	17	17	210	004	0000	\$ 187,812	\$ 409,411
985	17	17	210	019	0000	\$ 13,800	\$ 30,083
986	17	17	210	020	0000	\$ 38,213	\$ 83,301
987	17	17	210	021	0000	\$ 7,511	\$ 16,373
988	17	17	210	022	0000	\$ 7,423	\$ 16,181
989	17	17	210	023	0000	\$ 35,115	\$ 76,547
990	17	17	210	024	0000	\$ 37,303	\$ 81,317
991	17	17	210	025	0000	\$ 30,880	\$ 67,315
992	17	17	210	026	0000	\$ 34,246	\$ 74,653
993	17	17	210	027	0000	\$ 24,456	\$ 53,312
994	17	17	210	028	0000	\$ 56,574	\$ 123,326
995	17	17	210	029	0000	\$ 34,401	\$ 74,991
996	17	17	210	030	0000	\$ 320,937	\$ 699,611
997	17	17	210	031	0000	\$ 270,598	\$ 589,877
998	17	17	210	032	0000	\$ 82,502	\$ 179,846
999	17	17	211	001	0000	\$ 132,965	\$ 289,850
1000	17	17	211	002	0000	\$ 65,978	\$ 143,825
1001	17	17	211	003	0000	\$ 21,385	\$ 46,617
1002	17	17	211	009	0000	\$ 47,149	\$ 102,780
1003	17	17	211	010	0000	\$ 16,448	\$ 35,855
1004	17	17	211	011	0000	EX	EX
1005	17	17	211	012	0000	EX	EX
1006	17	17	211	013	0000	EX	EX
1007	17	17	211	014	0000	EX	EX
1008	17	17	211	015	0000	\$ 219,994	\$ 479,565
1009	17	17	211	016	0000	\$ 199,313	\$ 434,482
1010	17	17	211	018	0000	\$ 48,421	\$ 105,553
1011	17	17	211	019	0000	\$ 37,414	\$ 81,559
1012	17	17	211	020	0000	\$ 49,687	\$ 108,313
1013	17	17	211	021	0000	\$ 49,687	\$ 108,313
1014	17	17	211	022	0000	\$ 7,302	\$ 15,918
1015	17	17	211	023	0000	\$ 66,896	\$ 145,827
1016	17	17	212	002	0000	\$ 153,077	\$ 333,693
1017	17	17	212	003	0000	\$ 21,676	\$ 47,252
1018	17	17	212	004	0000	\$ 19,492	\$ 42,491
1019	17	17	212	005	0000	\$ 20,130	\$ 43,881
1020	17	17	212	006	0000	\$ 53,815	\$ 117,311
1021	17	17	212	007	0000	\$ 19,124	\$ 41,688
1022	17	17	212	008	0000	\$ 9,440	\$ 20,578
1023	17	17	212	009	0000	\$ 68,486	\$ 149,293
1024	17	17	212	010	0000	\$ 325,105	\$ 708,696
1025	17	17	212	011	0000	\$ 571,299	\$ 1,245,375
1026	17	17	212	012	0000	\$ 19,207	\$ 41,869
1027	17	17	212	013	0000	\$ 17,493	\$ 38,133
1028	17	17	212	014	0000	\$ 27,670	\$ 60,318

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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
1029	17	17	212	015	0000	\$ 27,165	\$ 59,217
1030	17	17	213	005	0000	EX	EX
1031	17	17	213	006	0000	EX	EX
1032	17	17	213	007	0000	EX	EX
1033	17	17	213	012	0000	EX	EX
1034	17	17	213	013	0000	\$ 522,659	\$ 1,139,344
*1035	17	17	216	001	0000	\$ 6,083	\$ 13,260
*1036	17	17	216	002	0000	\$ 5,744	\$ 12,521
*1037	17	17	216	003	0000	\$ 6,113	\$ 13,326
*1038	17	17	216	004	0000	\$ 5,897	\$ 12,855
*1039	17	17	216	005	0000	\$ 9,285	\$ 20,240
1040	17	17	216	006	0000	\$ 42,907	\$ 93,533
1041	17	17	216	007	0000	\$ 6,002	\$ 13,084
1042	17	17	216	008	0000	\$ 5,742	\$ 12,517
1043	17	17	216	009	0000	\$ 5,729	\$ 12,489
1044	17	17	216	010	0000	\$ 12,938	\$ 28,204
1045	17	17	216	011	0000	\$ 15,340	\$ 33,440
1046	17	17	216	012	0000	\$ 9,268	\$ 20,203
1047	17	17	216	013	0000	\$ 4,860	\$ 10,594
1048	17	17	216	014	0000	\$ 33,867	\$ 73,827
1049	17	17	216	015	0000	\$ 55,025	\$ 119,949
1050	17	17	216	016	0000	\$ 12,042	\$ 26,250
1051	17	17	216	017	0000	EX	EX
1052	17	17	216	018	0000	EX	EX
1053	17	17	216	019	0000	EX	EX
1054	17	17	216	020	0000	EX	EX
1055	17	17	216	021	0000	EX	EX
1056	17	17	216	022	0000	EX	EX
1057	17	17	216	023	0000	EX	EX
1058	17	17	216	025	0000	EX	EX
1059	17	17	216	026	0000	EX	EX
1060	17	17	216	027	0000	\$ 45,380	\$ 98,924
1061	17	17	216	028	0000	\$ 64,639	\$ 140,907
1062	17	17	216	044	0000	\$ 9,099	\$ 19,835
1063	17	17	216	045	0000	\$ 73,667	\$ 160,587
1064	17	17	216	047	0000	EX	EX
1065	17	17	216	048	0000	\$ 119,453	\$ 260,396
1066	17	17	217	007	0000	\$ 52,649	\$ 114,770
1067	17	17	217	008	0000	\$ 125,998	\$ 274,663
1068	17	17	217	009	0000	\$ 118,016	\$ 257,263
1069	17	17	217	010	0000	\$ 21,418	\$ 46,689
1070	17	17	217	011	0000	\$ 624	\$ 1,360
1071	17	17	217	012	0000	\$ 456,967	\$ 996,142
1072	17	17	217	013	0000	\$ 184,852	\$ 402,959
1073	17	17	217	014	0000	\$ 58,146	\$ 126,752
1074	17	17	217	015	0000	\$ 43,082	\$ 93,914
1075	17	17	218	001	0000	EX	EX
1076	17	17	218	002	0000	EX	EX
1077	17	17	218	003	0000	EX	EX

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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
1078	17	17	218	006	0000	\$ 20,534	\$ 44,762
1079	17	17	218	007	0000	\$ 20,534	\$ 44,762
1080	17	17	218	008	0000	\$ 43,139	\$ 94,039
1081	17	17	218	009	0000	\$ 65,693	\$ 143,204
1082	17	17	218	013	0000	\$ 80,675	\$ 175,863
1083	17	17	218	015	0000	\$ 7,665	\$ 16,709
1084	17	17	218	016	0000	\$ 17,913	\$ 39,049
1085	17	17	218	017	0000	\$ 46,955	\$ 102,357
1086	17	17	218	018	0000	\$ 310,597	\$ 677,070
1087	17	17	218	020	1001	\$ 35,198	\$ 76,728
1088	17	17	218	020	1002	\$ 35,198	\$ 76,728
1089	17	17	218	020	1003	\$ 82,130	\$ 179,035
1090	17	17	218	020	1004	\$ 19,554	\$ 42,626
1091	17	17	218	020	1005	\$ 20,377	\$ 44,420
1092	17	17	218	020	1006	\$ 10,188	\$ 22,209
1093	17	17	218	020	1007	\$ 20,377	\$ 44,420
1094	17	17	218	020	1008	\$ 13,585	\$ 29,614
1095	17	17	218	020	1009	\$ 23,773	\$ 51,823
1096	17	17	218	020	1010	\$ 10,188	\$ 22,209
1097	17	17	218	020	1011	\$ 20,377	\$ 44,420
1098	17	17	218	020	1012	\$ 40,755	\$ 88,842
1099	17	17	218	020	1013	\$ 10,188	\$ 22,209
1100	17	17	218	020	1014	\$ 20,377	\$ 44,420
1101	17	17	223	001	0000	\$ 110,743	\$ 241,409
1102	17	17	223	002	0000	\$ 107,505	\$ 234,350
1103	17	17	223	003	0000	\$ 53,377	\$ 116,357
1104	17	17	223	004	0000	\$ 12,068	\$ 26,307
1105	17	17	223	010	0000	\$ 12,625	\$ 27,521
1106	17	17	223	011	0000	\$ 193,532	\$ 421,880
1107	17	17	223	012	0000	\$ 268,431	\$ 585,153
1108	17	17	223	013	0000	\$ 46,749	\$ 101,908
1109	17	17	223	014	0000	\$ 4,186	\$ 9,125
1110	17	17	223	015	0000	\$ 6,224	\$ 13,568
1111	17	17	223	016	0000	\$ 17,399	\$ 37,928
1112	17	17	223	017	0000	\$ 30,431	\$ 66,337
1113	17	17	223	018	0000	\$ 74,355	\$ 162,086
1114	17	17	223	019	0000	\$ 8,860	\$ 19,314
1115	17	17	223	020	0000	\$ 8,860	\$ 19,314
1116	17	17	223	021	0000	\$ 8,860	\$ 19,314
1117	17	17	223	022	0000	\$ 8,860	\$ 19,314
1118	17	17	223	023	0000	\$ 17,722	\$ 38,632
1119	17	17	223	024	0000	\$ 17,854	\$ 38,920
1120	17	17	223	025	0000	\$ 43,853	\$ 95,595
1121	17	17	223	026	0000	\$ 281,172	\$ 612,927
1122	17	17	223	027	0000	\$ 97,331	\$ 212,172
1123	17	17	224	001	0000	\$ 64,382	\$ 140,346
1124	17	17	224	002	0000	\$ 34,616	\$ 75,459
1125	17	17	224	003	0000	\$ 11,131	\$ 24,264
1126	17	17	224	004	0000	\$ 11,131	\$ 24,264

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	PIN Number					Assessed Value	Equalized
						1998 (AV)	Assessed Value 1998 (EAV)
1127	17	17	224	005	0000	\$ 7,234	\$ 15,769
1128	17	17	224	006	0000	\$ 7,254	\$ 15,813
1129	17	17	224	007	0000	\$ 5,795	\$ 12,633
1130	17	17	224	008	0000	\$ 204,241	\$ 445,225
1131	17	17	224	009	0000	\$ 240,693	\$ 524,687
1132	17	17	224	010	0000	\$ 7,352	\$ 16,027
1133	17	17	224	011	0000	\$ 7,217	\$ 15,732
1134	17	17	224	012	0000	\$ 7,217	\$ 15,732
1135	17	17	224	013	0000	\$ 7,217	\$ 15,732
1136	17	17	224	014	0000	\$ 7,352	\$ 16,027
1137	17	17	224	015	0000	\$ 69,101	\$ 150,633
1138	17	17	224	017	0000	\$ 33,127	\$ 72,214
1139	17	17	224	019	0000	\$ 752,793	\$ 1,641,013
1140	17	17	224	020	0000	\$ 39,108	\$ 85,252
1141	17	17	224	021	0000	\$ 179,999	\$ 392,380
1142	17	17	224	025	0000	\$ 97,004	\$ 211,459
1143	17	17	224	026	0000	\$ 27,449	\$ 59,836
1144	17	17	224	027	0000	\$ 9,878	\$ 21,533
1145	17	17	224	028	0000	\$ 9,878	\$ 21,533
1146	17	17	224	029	0000	\$ 61,216	\$ 133,445
1147	17	17	224	030	0000	\$ 49,917	\$ 108,814
1148	17	17	224	031	0000	\$ 86,454	\$ 188,461
1149	17	17	224	032	0000	\$ 104,750	\$ 228,345
1150	17	17	224	033	1001	\$ 12,736	\$ 27,763
1151	17	17	224	033	1002	\$ 12,736	\$ 27,763
1152	17	17	224	033	1003	\$ 14,248	\$ 31,059
1153	17	17	224	033	1004	\$ 19,134	\$ 41,710
1154	17	17	224	033	1005	\$ 18,267	\$ 39,820
1155	17	17	224	033	1006	\$ 18,221	\$ 39,720
1156	17	17	224	033	1007	\$ 17,948	\$ 39,125
1157	17	17	224	033	1008	\$ 12,055	\$ 26,279
1158	17	17	224	033	1009	\$ 10,776	\$ 23,491
1159	17	17	224	033	1010	\$ 11,279	\$ 24,587
1160	17	17	224	033	1011	\$ 12,558	\$ 27,375
1161	17	17	224	033	1012	\$ 17,125	\$ 37,331
1162	17	17	224	033	1013	\$ 13,106	\$ 28,570
1163	17	17	224	033	1014	\$ 23,701	\$ 51,666
1164	17	17	224	033	1015	\$ 28,315	\$ 61,724
1165	17	17	224	033	1016	\$ 27,675	\$ 60,329
1166	17	17	224	033	1017	\$ 27,584	\$ 60,130
1167	17	17	224	033	1018	\$ 26,852	\$ 58,535
1168	17	17	224	033	1019	\$ 21,098	\$ 45,992
1169	17	17	224	033	1020	\$ 19,363	\$ 42,209
1170	17	17	224	033	1021	\$ 21,236	\$ 46,292
1171	17	17	224	033	1022	\$ 21,509	\$ 46,887
1172	17	17	224	033	1023	\$ 26,397	\$ 57,543
1173	17	17	224	033	1024	\$ 22,560	\$ 49,179
1174	17	17	225	001	0000	\$ 29,840	\$ 65,048
1175	17	17	225	002	0000	\$ 27,814	\$ 60,632

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	PIN Number					Assessed Value	Equalized
						1998 (AV)	Assessed Value 1998 (EAV)
1176	17	17	225	003	0000	\$ 117,617	\$ 256,393
1177	17	17	225	006	0000	\$ 59,324	\$ 129,320
1178	17	17	226	001	0000	\$ 177,956	\$ 387,926
1179	17	17	226	002	0000	\$ 5,500	\$ 11,989
1180	17	17	226	003	0000	\$ 26,807	\$ 58,437
1181	17	17	226	004	0000	\$ 44,825	\$ 97,714
1182	17	17	226	005	0000	\$ 12,952	\$ 28,234
1183	17	17	226	006	0000	\$ 8,734	\$ 19,039
1184	17	17	226	007	0000	\$ 25,399	\$ 55,367
1185	17	17	229	007	0000	\$ 2,863	\$ 6,241
1186	17	17	229	008	0000	\$ 3,093	\$ 6,742
1187	17	17	229	009	0000	\$ 19,977	\$ 43,548
1188	17	17	229	010	0000	\$ 21,557	\$ 46,992
1189	17	17	229	011	0000	\$ 13,112	\$ 28,583
1190	17	17	229	012	0000	\$ 26,873	\$ 58,580
1191	17	17	229	013	0000	\$ 13,803	\$ 30,089
1192	17	17	229	014	0000	\$ 14,005	\$ 30,529
1193	17	17	229	015	0000	\$ 14,207	\$ 30,970
1194	17	17	229	016	0000	\$ 14,408	\$ 31,408
1195	17	17	229	017	0000	\$ 5,793	\$ 12,628
1196	17	17	229	018	0000	\$ 6,065	\$ 13,221
1197	17	17	229	019	0000	\$ 16,087	\$ 35,068
1198	17	17	229	020	0000	\$ 4,266	\$ 9,299
1199	17	17	229	021	0000	\$ 8,871	\$ 19,338
1200	17	17	235	001	0000	\$ 153,000	\$ 333,525
1201	17	17	235	002	0000	\$ 52,170	\$ 113,725
1202	17	17	235	010	0000	\$ 32,931	\$ 71,786
1203	17	17	235	014	0000	\$ 69,235	\$ 150,925
1204	17	18	100	001	0000	\$ 5,797	\$ 12,637
1205	17	18	100	002	0000	\$ 10,146	\$ 22,117
1206	17	18	100	003	0000	\$ 17,836	\$ 38,881
1207	17	18	100	004	0000	\$ 17,836	\$ 38,881
1208	17	18	100	005	0000	\$ 2,390	\$ 5,210
1209	17	18	100	006	0000	\$ 2,428	\$ 5,293
1210	17	18	100	008	0000	EX	EX
1211	17	18	100	009	0000	\$ 11,468	\$ 24,999
1212	17	18	100	010	0000	\$ 5,357	\$ 11,678
1213	17	18	100	011	0000	EX	EX
1214	17	18	100	012	0000	\$ 4,690	\$ 10,224
1215	17	18	100	013	0000	\$ 1,861	\$ 4,057
1216	17	18	100	014	0000	\$ 24,035	\$ 52,394
1217	17	18	100	015	0000	\$ 989	\$ 2,156
1218	17	18	100	016	0000	\$ 351	\$ 765
1219	17	18	100	017	0000	EX	EX
1220	17	18	100	018	0000	\$ 37,986	\$ 82,806
1221	17	18	100	019	0000	\$ 1,276	\$ 2,782
1222	17	18	100	020	0000	\$ 793	\$ 1,729
1223	17	18	100	021	0000	\$ 793	\$ 1,729
1224	17	18	100	022	0000	\$ 793	\$ 1,729

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	PIN Number					Assessed Value	Equalized
						1998 (AV)	Assessed Value 1998 (EAV)
1225	17	18	100	023	0000	\$ 912	\$ 1,988
*1226	17	18	100	024	0000	\$ 7,763	\$ 16,923
*1227	17	18	100	025	0000	\$ 1,214	\$ 2,646
1228	17	18	100	026	0000	\$ 1,429	\$ 3,115
1229	17	18	100	027	0000	EX	EX
1230	17	18	100	028	0000	EX	EX
1231	17	18	100	029	0000	\$ 7,643	\$ 16,661
*1232	17	18	100	030	0000	EX	EX
1233	17	18	100	031	0000	\$ 5,944	\$ 12,957
1234	17	18	100	032	0000	EX	EX
1235	17	18	100	033	0000	EX	EX
1236	17	18	100	034	0000	\$ 5,587	\$ 12,179
1237	17	18	100	035	0000	\$ 5,580	\$ 12,164
1238	17	18	100	036	0000	\$ 5,512	\$ 12,016
1239	17	18	100	037	0000	\$ 5,507	\$ 12,005
1240	17	18	100	038	0000	\$ 5,692	\$ 12,408
1241	17	18	100	039	0000	\$ 7,276	\$ 15,861
1242	17	18	100	040	0000	\$ 5,975	\$ 13,025
1243	17	18	100	041	0000	EX	EX
1244	17	18	101	001	0000	\$ 2,180	\$ 4,752
1245	17	18	101	002	0000	\$ 2,904	\$ 6,330
1246	17	18	101	003	0000	\$ 1,454	\$ 3,170
1247	17	18	101	004	0000	\$ 7,491	\$ 16,330
1248	17	18	101	005	0000	EX	EX
1249	17	18	101	006	0000	EX	EX
1250	17	18	101	011	0000	\$ 3,795	\$ 8,273
1251	17	18	101	012	0000	\$ 3,794	\$ 8,271
1252	17	18	101	013	0000	\$ 6,481	\$ 14,128
1253	17	18	101	014	0000	\$ 3,300	\$ 7,194
*1254	17	18	101	015	0000	\$ 6,035	\$ 13,156
*1255	17	18	101	016	0000	\$ 4,660	\$ 10,158
1256	17	18	101	017	0000	\$ 4,660	\$ 10,158
1257	17	18	101	018	0000	\$ 5,012	\$ 10,926
1258	17	18	101	019	0000	\$ 4,660	\$ 10,158
1259	17	18	101	020	0000	\$ 5,515	\$ 12,022
1260	17	18	101	021	0000	\$ 2,230	\$ 4,861
1261	17	18	101	022	0000	EX	EX
1262	17	18	101	023	0000	\$ 6,552	\$ 14,283
1263	17	18	101	024	0000	\$ 7,045	\$ 15,357
1264	17	18	101	025	0000	\$ 6,372	\$ 13,890
1265	17	18	101	026	0000	\$ 2,161	\$ 4,711
1266	17	18	101	027	0000	EX	EX
1267	17	18	101	028	0000	\$ 1,249	\$ 2,723
1268	17	18	101	029	0000	EX	EX
1269	17	18	101	030	0000	EX	EX
1270	17	18	101	031	0000	\$ 12,658	\$ 27,593
1271	17	18	101	032	0000	\$ 6,694	\$ 14,592
1272	17	18	101	033	0000	\$ 10,517	\$ 22,926
1273	17	18	101	034	0000	\$ 8,571	\$ 18,684

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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
1274	17	18	101	035	0000	\$ 7,061	\$ 15,392
1275	17	18	101	036	0000	\$ 1,265	\$ 2,758
1276	17	18	101	037	0000	\$ 1,234	\$ 2,690
1277	17	18	101	038	0000	EX	EX
1278	17	18	101	039	0000	\$ 7,100	\$ 15,477
1279	17	18	101	040	0000	\$ 474	\$ 1,033
1280	17	18	101	041	0000	\$ 1,265	\$ 2,758
1281	17	18	101	042	0000	\$ 814	\$ 1,774
1282	17	18	101	043	0000	\$ 396	\$ 863
1283	17	18	101	044	0000	\$ 3,598	\$ 7,843
1284	17	18	101	045	0000	\$ 3,611	\$ 7,872
1285	17	18	101	046	0000	\$ 4,654	\$ 10,145
*1286	17	18	101	047	0000	\$ 6,403	\$ 13,958
1287	17	18	101	048	0000	\$ 6,935	\$ 15,118
1288	17	18	101	049	0000	EX	EX
1289	17	18	101	050	0000	EX	EX
1290	17	18	101	051	0000	EX	EX
1291	17	18	102	001	0000	\$ 8,712	\$ 18,991
1292	17	18	102	002	0000	\$ 5,093	\$ 11,102
1293	17	18	102	003	0000	\$ 4,379	\$ 9,546
1294	17	18	102	004	0000	\$ 4,379	\$ 9,546
1295	17	18	102	005	0000	\$ 2,547	\$ 5,552
1296	17	18	102	006	0000	\$ 1,815	\$ 3,957
1297	17	18	102	007	0000	EX	EX
1298	17	18	102	009	0000	\$ 1,162	\$ 2,533
1299	17	18	102	011	0000	EX	EX
1300	17	18	102	012	0000	\$ 2,001	\$ 4,362
1301	17	18	102	013	0000	\$ 992	\$ 2,162
1302	17	18	102	014	0000	\$ 992	\$ 2,162
1303	17	18	102	015	0000	\$ 992	\$ 2,162
1304	17	18	102	016	0000	\$ 992	\$ 2,162
1305	17	18	102	017	0000	\$ 5,144	\$ 11,213
1306	17	18	102	018	0000	\$ 743	\$ 1,620
1307	17	18	102	019	0000	\$ 743	\$ 1,620
1308	17	18	102	020	0000	EX	EX
1309	17	18	102	021	0000	\$ 6,632	\$ 14,457
1310	17	18	102	022	0000	EX	EX
1311	17	18	102	023	0000	EX	EX
1312	17	18	102	024	0000	\$ 950	\$ 2,071
1313	17	18	102	026	0000	\$ 6,058	\$ 13,206
1314	17	18	102	027	0000	\$ 4,506	\$ 9,823
*1315	17	18	102	028	0000	\$ 7,427	\$ 16,190
1316	17	18	102	029	0000	\$ 348	\$ 759
1317	17	18	102	030	0000	\$ 1,174	\$ 2,559
1318	17	18	102	031	0000	\$ 3,964	\$ 8,641
1319	17	18	102	032	0000	\$ 3,261	\$ 7,109
1320	17	18	102	033	0000	\$ 1,650	\$ 3,597
1321	17	18	102	034	0000	\$ 1,650	\$ 3,597
1322	17	18	102	035	0000	\$ 1,650	\$ 3,597

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	PN Number					Assessed Value	Equalized
						1998 (AV)	Assessed Value 1998 (EAV)
1323	17	18	102	037	0000	EX	EX
1324	17	18	102	047	0000	\$ 9,362	\$ 20,408
1325	17	18	102	048	0000	\$ 3,712	\$ 8,092
1326	17	18	102	049	0000	EX	EX
1327	17	18	102	050	0000	EX	EX
1328	17	18	102	051	0000	EX	EX
1329	17	18	102	052	0000	\$ 10,685	\$ 23,292
1330	17	18	102	053	0000	EX	EX
1331	17	18	102	054	0000	EX	EX
1332	17	18	103	003	0000	\$ 37,363	\$ 81,448
1333	17	18	103	004	0000	\$ 9,234	\$ 20,129
1334	17	18	103	005	0000	EX	EX
1335	17	18	103	006	0000	EX	EX
1336	17	18	103	007	0000	\$ 5,124	\$ 11,170
1337	17	18	103	008	0000	\$ 760	\$ 1,657
*1338	17	18	103	009	0000	EX	EX
1339	17	18	103	010	0000	\$ 5,622	\$ 12,255
1340	17	18	103	011	0000	\$ 5,622	\$ 12,255
1341	17	18	103	012	0000	\$ 761	\$ 1,659
1342	17	18	103	013	0000	\$ 6,214	\$ 13,546
1343	17	18	103	014	0000	\$ 10,031	\$ 21,867
1344	17	18	103	015	0000	\$ 1,452	\$ 3,165
1345	17	18	103	016	0000	\$ 6,393	\$ 13,936
1346	17	18	103	017	0000	\$ 968	\$ 2,110
1347	17	18	103	018	0000	\$ 3,589	\$ 7,824
1348	17	18	103	019	0000	\$ 968	\$ 2,110
1349	17	18	103	020	0000	\$ 968	\$ 2,110
1350	17	18	103	021	0000	\$ 10,084	\$ 21,982
1351	17	18	103	022	0000	\$ 10,084	\$ 21,982
1352	17	18	103	023	0000	EX	EX
1353	17	18	103	024	0000	EX	EX
1354	17	18	103	025	0000	EX	EX
1355	17	18	105	001	0000	\$ 20,427	\$ 44,529
1356	17	18	105	002	0000	\$ 1,121	\$ 2,444
1357	17	18	105	003	0000	\$ 6,224	\$ 13,568
1358	17	18	105	004	0000	\$ 7,879	\$ 17,175
1359	17	18	105	005	0000	EX	EX
1360	17	18	105	006	0000	\$ 1,121	\$ 2,444
1361	17	18	105	007	0000	\$ 6,842	\$ 14,915
1362	17	18	105	008	0000	\$ 5,996	\$ 13,071
*1363	17	18	105	009	0000	\$ 7,284	\$ 15,878
1364	17	18	105	010	0000	\$ 14,087	\$ 30,708
1365	17	18	105	011	0000	EX	EX
1366	17	18	105	012	0000	EX	EX
1367	17	18	105	013	0000	\$ 5,624	\$ 12,260
1368	17	18	105	014	0000	\$ 5,187	\$ 11,307
1369	17	18	105	015	0000	EX	EX
1370	17	18	105	016	0000	EX	EX
1371	17	18	105	017	0000	\$ 4,100	\$ 8,938

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Summary Of 1998 E.A.V. By Permanent Index Number.
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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
1372	17	18	105	018	0000	\$ 1,017	\$ 2,217
1373	17	18	105	019	0000	EX	EX
1374	17	18	105	020	0000	EX	EX
1375	17	18	105	021	0000	\$ 5,380	\$ 11,728
1376	17	18	106	001	0000	\$ 3,826	\$ 8,340
1377	17	18	106	002	0000	\$ 3,727	\$ 8,124
1378	17	18	106	003	0000	\$ 10,815	\$ 23,576
1379	17	18	106	004	0000	\$ 5,820	\$ 12,687
1380	17	18	106	005	0000	\$ 4,001	\$ 8,722
1381	17	18	106	006	0000	\$ 3,608	\$ 7,865
1382	17	18	106	007	0000	EX	EX
1383	17	18	106	008	0000	\$ 7,672	\$ 16,724
1384	17	18	106	009	0000	\$ 12,697	\$ 27,678
1385	17	18	106	010	0000	\$ 13,514	\$ 29,459
1386	17	18	106	011	0000	\$ 8,911	\$ 19,425
1387	17	18	106	012	0000	\$ 7,918	\$ 17,260
1388	17	18	106	017	0000	\$ 6,708	\$ 14,623
*1389	17	18	106	018	0000	\$ 1,561	\$ 3,403
1390	17	18	106	019	0000	\$ 1,525	\$ 3,324
1391	17	18	106	020	0000	\$ 3,952	\$ 8,615
1392	17	18	106	021	0000	\$ 8,806	\$ 19,196
1393	17	18	106	022	0000	\$ 2,521	\$ 5,496
1394	17	18	106	023	0000	EX	EX
1395	17	18	107	001	0000	\$ 6,374	\$ 13,895
1396	17	18	107	002	0000	\$ 3,310	\$ 7,215
1397	17	18	107	003	0000	\$ 3,595	\$ 7,837
1398	17	18	107	004	0000	\$ 4,583	\$ 9,990
1399	17	18	107	005	0000	\$ 5,499	\$ 11,987
1400	17	18	107	006	0000	\$ 678	\$ 1,478
1401	17	18	107	007	0000	\$ 4,421	\$ 9,637
1402	17	18	107	008	0000	EX	EX
1403	17	18	107	009	0000	\$ 654	\$ 1,426
1404	17	18	107	010	0000	EX	EX
1405	17	18	107	012	0000	\$ 3,377	\$ 7,362
1406	17	18	107	013	0000	\$ 3,390	\$ 7,390
1407	17	18	107	014	0000	EX	EX
1408	17	18	107	015	0000	EX	EX
1409	17	18	107	016	0000	EX	EX
1410	17	18	107	019	0000	\$ 748	\$ 1,631
1411	17	18	107	020	0000	EX	EX
1412	17	18	107	021	0000	\$ 4,874	\$ 10,625
1413	17	18	107	022	0000	EX	EX
1414	17	18	107	024	0000	\$ 5,108	\$ 11,135
1415	17	18	107	025	0000	\$ 634	\$ 1,382
1416	17	18	107	026	0000	\$ 3,344	\$ 7,290
1417	17	18	107	027	0000	EX	EX
1418	17	18	107	028	0000	\$ 634	\$ 1,382
1419	17	18	107	029	0000	EX	EX
*1420	17	18	107	030	0000	\$ 1,111	\$ 2,422

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Summary Of 1998 E.A.V. By Permanent Index Number.
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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
1421	17	18	107	031	0000	EX	EX
1422	17	18	107	032	0000	\$ 428	\$ 933
1423	17	18	107	033	0000	\$ 395	\$ 861
1424	17	18	107	034	0000	\$ 374	\$ 815
1425	17	18	107	035	0000	\$ 4,857	\$ 10,588
1426	17	18	107	036	0000	\$ 11,232	\$ 24,485
*1427	17	18	107	037	0000	\$ 13,688	\$ 29,838
*1428	17	18	107	038	0000	\$ 7,145	\$ 15,575
1429	17	18	107	039	0000	EX	EX
1430	17	18	107	040	0000	EX	EX
1431	17	18	108	001	0000	EX	EX
1432	17	18	108	002	0000	\$ 5,705	\$ 12,436
1433	17	18	108	005	0000	\$ 848	\$ 1,849
*1434	17	18	108	006	0000	\$ 9,666	\$ 21,071
1435	17	18	108	007	0000	\$ 8,135	\$ 17,733
1436	17	18	108	008	0000	\$ 4,871	\$ 10,618
1437	17	18	108	009	0000	\$ 6,860	\$ 14,954
1438	17	18	108	010	0000	\$ 6,860	\$ 14,954
1439	17	18	108	012	0000	\$ 2,986	\$ 6,509
1440	17	18	108	013	0000	\$ 5,719	\$ 12,467
1441	17	18	108	014	0000	\$ 835	\$ 1,820
1442	17	18	108	015	0000	\$ 731	\$ 1,594
1443	17	18	108	020	0000	EX	EX
1444	17	18	108	021	0000	EX	EX
1445	17	18	108	022	0000	\$ 15,998	\$ 34,874
1446	17	18	108	023	0000	\$ 3,446	\$ 7,512
1447	17	18	108	024	0000	\$ 3,983	\$ 8,683
1448	17	18	108	025	0000	EX	EX
1449	17	18	108	029	0000	EX	EX
1450	17	18	108	030	0000	\$ 2,504	\$ 5,458
1451	17	18	108	031	0000	\$ 2,335	\$ 5,090
1452	17	18	108	032	0000	EX	EX
1453	17	18	108	033	0000	EX	EX
1454	17	18	108	037	0000	EX	EX
1455	17	18	108	038	0000	\$ 6,439	\$ 14,036
1456	17	18	108	039	0000	\$ 401	\$ 874
1457	17	18	108	040	0000	\$ 6,209	\$ 13,535
*1458	17	18	108	041	0000	\$ 3,080	\$ 6,714
1459	17	18	108	042	0000	\$ 5,454	\$ 11,889
1460	17	18	108	043	0000	\$ 5,550	\$ 12,098
1461	17	18	108	044	0000	EX	EX
1462	17	18	108	045	0000	\$ 15,997	\$ 34,872
1463	17	18	108	046	0000	\$ 15,997	\$ 34,872
1464	17	18	108	047	0000	\$ 771	\$ 1,681
1465	17	18	108	048	0000	\$ 15,850	\$ 34,551
1466	17	18	109	002	0000	EX	EX
1467	17	18	109	003	0000	EX	EX
1468	17	18	109	004	0000	EX	EX
1469	17	18	109	008	0000	\$ 618	\$ 1,347

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Summary Of 1998 E.A.V. By Permanent Index Number.
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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
1470	17	18	109	009	0000	EX	EX
1471	17	18	109	010	0000	EX	EX
1472	17	18	109	011	0000	\$ 6,200	\$ 13,515
1473	17	18	109	012	0000	\$ 825	\$ 1,798
*1474	17	18	109	013	0000	\$ 8,605	\$ 18,758
1475	17	18	109	014	0000	EX	EX
1476	17	18	109	015	0000	\$ 5,858	\$ 12,770
1477	17	18	109	016	0000	EX	EX
1478	17	18	109	017	0000	EX	EX
1479	17	18	109	024	0000	EX	EX
1480	17	18	109	025	0000	EX	EX
1481	17	18	109	026	0000	\$ 204	\$ 445
1482	17	18	109	027	0000	EX	EX
1483	17	18	109	028	0000	EX	EX
1484	17	18	109	030	0000	EX	EX
1485	17	18	109	031	0000	EX	EX
1486	17	18	109	032	0000	EX	EX
1487	17	18	109	033	0000	EX	EX
1488	17	18	109	034	0000	EX	EX
1489	17	18	109	035	0000	EX	EX
1490	17	18	109	036	0000	EX	EX
1491	17	18	109	037	0000	EX	EX
1492	17	18	109	038	0000	EX	EX
1493	17	18	109	039	0000	EX	EX
1494	17	18	109	040	0000	EX	EX
1495	17	18	109	041	0000	EX	EX
1496	17	18	110	005	0000	EX	EX
1497	17	18	110	006	0000	EX	EX
1498	17	18	110	007	0000	EX	EX
1499	17	18	110	008	0000	EX	EX
1500	17	18	110	009	0000	EX	EX
1501	17	18	110	019	0000	EX	EX
1502	17	18	110	024	0000	EX	EX
1503	17	18	110	025	0000	EX	EX
1504	17	18	110	026	0000	EX	EX
1505	17	18	111	001	0000	EX	EX
1506	17	18	111	002	0000	EX	EX
1507	17	18	111	003	0000	EX	EX
1508	17	18	111	004	0000	EX	EX
1509	17	18	111	005	0000	EX	EX
1510	17	18	111	006	0000	EX	EX
1511	17	18	111	007	0000	EX	EX
1512	17	18	111	008	0000	EX	EX
1513	17	18	111	009	0000	EX	EX
1514	17	18	111	010	0000	EX	EX
1515	17	18	111	011	0000	EX	EX
1516	17	18	111	012	0000	EX	EX
1517	17	18	111	013	0000	EX	EX
1518	17	18	111	014	0000	EX	EX

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Summary Of 1998 E.A.V. By Permanent Index Number.
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	PIN Number					Assessed Value	Equalized
						1998 (AV)	Assessed Value 1998 (EAV)
1519	17	18	112	001	0000	\$ 2,602	\$ 5,672
1520	17	18	112	002	0000	\$ 1,129	\$ 2,461
1521	17	18	112	003	0000	\$ 520	\$ 1,134
1522	17	18	112	004	0000	\$ 1,903	\$ 4,148
1523	17	18	112	005	0000	\$ 1,903	\$ 4,148
1524	17	18	112	006	0000	\$ 1,241	\$ 2,705
1525	17	18	112	007	0000	\$ 2,858	\$ 6,230
1526	17	18	112	008	0000	\$ 663	\$ 1,445
1527	17	18	112	009	0000	\$ 4,974	\$ 10,843
1528	17	18	112	010	0000	\$ 1,330	\$ 2,899
1529	17	18	112	011	0000	\$ 9,127	\$ 19,896
1530	17	18	112	014	0000	\$ 4,180	\$ 9,112
1531	17	18	112	015	0000	\$ 2,868	\$ 6,252
1532	17	18	112	016	0000	\$ 2,439	\$ 5,317
1533	17	18	112	017	0000	\$ 2,536	\$ 5,528
1534	17	18	112	018	0000	\$ 3,002	\$ 6,544
1535	17	18	112	019	0000	\$ 4,729	\$ 10,309
1536	17	18	112	020	0000	\$ 2,863	\$ 6,241
1537	17	18	112	021	0000	\$ 6,713	\$ 14,634
1538	17	18	112	022	0000	\$ 3,973	\$ 8,661
1539	17	18	112	023	0000	\$ 2,698	\$ 5,881
1540	17	18	112	024	0000	\$ 693	\$ 1,511
1541	17	18	112	025	0000	\$ 2,649	\$ 5,775
1542	17	18	112	026	0000	\$ 8,314	\$ 18,124
*1543	17	18	112	027	0000	\$ 1,022	\$ 2,228
*1544	17	18	112	028	0000	\$ 4,781	\$ 10,422
1545	17	18	112	029	0000	\$ 3,930	\$ 8,567
1546	17	18	112	032	0000	\$ 4,335	\$ 9,450
1547	17	18	112	033	0000	\$ 1,510	\$ 3,292
1548	17	18	112	034	0000	\$ 1,729	\$ 3,769
1549	17	18	113	001	0000	\$ 12,410	\$ 27,053
1550	17	18	113	002	0000	\$ 1,080	\$ 2,354
1551	17	18	113	003	0000	\$ 1,762	\$ 3,841
*1552	17	18	113	004	0000	\$ 37,050	\$ 80,765
1553	17	18	113	005	0000	\$ 9,068	\$ 19,767
1554	17	18	113	006	0000	\$ 403	\$ 878
1555	17	18	113	007	0000	\$ 14,772	\$ 32,201
1556	17	18	113	008	0000	\$ 1,443	\$ 3,146
1557	17	18	113	009	0000	\$ 3,463	\$ 7,549
1558	17	18	113	010	0000	\$ 847	\$ 1,846
1559	17	18	113	011	0000	EX	EX
1560	17	18	113	012	0000	EX	EX
1561	17	18	113	013	0000	EX	EX
1562	17	18	113	014	0000	EX	EX
*1563	17	18	113	015	0000	\$ 6,062	\$ 13,215
1564	17	18	113	016	0000	\$ 5,480	\$ 11,946
1565	17	18	113	017	0000	\$ 7,298	\$ 15,909
1566	17	18	113	024	0000	EX	EX
1567	17	18	113	025	0000	\$ 463	\$ 1,009

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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
1568	17	18	113	026	0000	\$ 463	\$ 1,009
1569	17	18	113	027	0000	EX	EX
1570	17	18	113	028	0000	EX	EX
1571	17	18	113	029	0000	EX	EX
1572	17	18	113	030	0000	\$ 412	\$ 898
*1573	17	18	113	031	0000	\$ 2,717	\$ 5,923
1574	17	18	113	032	0000	\$ 2,465	\$ 5,373
1575	17	18	113	033	0000	\$ 1,366	\$ 2,978
1576	17	18	113	034	0000	\$ 9,558	\$ 20,835
1577	17	18	113	035	0000	EX	EX
1578	17	18	113	036	0000	EX	EX
1579	17	18	113	037	0000	\$ 757	\$ 1,650
1580	17	18	113	038	0000	EX	EX
1581	17	18	113	039	0000	EX	EX
1582	17	18	113	040	0000	EX	EX
1583	17	18	113	041	0000	EX	EX
1584	17	18	113	042	0000	EX	EX
1585	17	18	113	043	0000	\$ 4,589	\$ 10,004
1586	17	18	113	044	0000	EX	EX
1587	17	18	113	045	0000	EX	EX
1588	17	18	113	046	0000	EX	EX
1589	17	18	113	047	0000	\$ 4,000	\$ 8,720
1590	17	18	113	048	0000	EX	EX
1591	17	18	113	049	0000	\$ 2,035	\$ 4,436
1592	17	18	113	050	0000	\$ 1,574	\$ 3,431
1593	17	18	113	051	0000	\$ 1,605	\$ 3,499
1594	17	18	113	052	0000	\$ 3,534	\$ 7,704
1595	17	18	113	053	0000	\$ 594	\$ 1,295
1596	17	18	113	054	0000	\$ 6,461	\$ 14,084
1597	17	18	113	055	0000	\$ 579	\$ 1,262
1598	17	18	113	056	0000	\$ 840	\$ 1,831
1599	17	18	113	057	0000	\$ 582	\$ 1,269
1600	17	18	113	058	0000	EX	EX
1601	17	18	113	059	0000	EX	EX
1602	17	18	113	060	0000	EX	EX
1603	17	18	113	061	0000	EX	EX
1604	17	18	113	062	0000	\$ 6,526	\$ 14,226
1605	17	18	113	063	0000	\$ 17	\$ 37
1606	17	18	114	001	0000	\$ 6,570	\$ 14,322
1607	17	18	114	002	0000	\$ 4,479	\$ 9,764
1608	17	18	114	003	0000	EX	EX
1609	17	18	114	004	0000	EX	EX
1610	17	18	114	005	0000	EX	EX
1611	17	18	114	006	0000	\$ 7,193	\$ 15,680
1612	17	18	114	008	0000	\$ 5,201	\$ 11,338
*1613	17	18	114	011	0000	\$ 780	\$ 1,700
1614	17	18	114	012	0000	\$ 4,675	\$ 10,191
1615	17	18	114	013	0000	\$ 5,656	\$ 12,330
1616	17	18	114	014	0000	\$ 6,038	\$ 13,162

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	PIN Number					Assessed Value	Equalized
						1998 (AV)	Assessed Value 1998 (EAV)
1617	17	18	114	015	0000	\$ 236	\$ 514
1618	17	18	114	016	0000	EX	EX
1619	17	18	114	017	0000	EX	EX
1620	17	18	114	018	0000	EX	EX
1621	17	18	114	019	0000	EX	EX
1622	17	18	114	020	0000	EX	EX
1623	17	18	114	021	0000	\$ 627	\$ 1,367
1624	17	18	114	022	0000	\$ 1	\$ 2
*1625	17	18	114	023	0000	\$ 4,051	\$ 8,831
1626	17	18	114	024	0000	EX	EX
1627	17	18	114	025	0000	\$ 902	\$ 1,966
1628	17	18	114	026	0000	\$ 13,414	\$ 29,241
1629	17	18	114	027	0000	\$ 902	\$ 1,966
1630	17	18	114	030	0000	\$ 6,188	\$ 13,489
1631	17	18	114	031	0000	\$ 5,708	\$ 12,443
1632	17	18	114	032	0000	\$ 5,859	\$ 12,772
1633	17	18	114	033	0000	\$ 17,999	\$ 39,236
1634	17	18	114	034	0000	\$ 14,640	\$ 31,914
1635	17	18	114	037	0000	\$ 14,646	\$ 31,927
1636	17	18	115	001	0000	\$ 6,158	\$ 13,424
1637	17	18	115	002	0000	\$ 5,335	\$ 11,630
1638	17	18	115	003	0000	\$ 5,332	\$ 11,623
1639	17	18	115	004	0000	\$ 5,329	\$ 11,617
1640	17	18	115	005	0000	\$ 5,288	\$ 11,527
1641	17	18	115	006	0000	\$ 476	\$ 1,038
1642	17	18	115	007	0000	EX	EX
1643	17	18	115	011	0000	\$ 2,903	\$ 6,328
1644	17	18	115	014	0000	\$ 12,131	\$ 26,444
1645	17	18	115	015	0000	EX	EX
1646	17	18	115	016	0000	EX	EX
1647	17	18	115	017	0000	\$ 5,431	\$ 11,839
1648	17	18	115	018	0000	\$ 12,280	\$ 26,769
1649	17	18	115	019	0000	\$ 8,847	\$ 19,286
1650	17	18	115	020	0000	EX	EX
1651	17	18	115	021	0000	EX	EX
1652	17	18	115	022	0000	EX	EX
1653	17	18	115	023	0000	\$ 6,583	\$ 14,350
1654	17	18	115	024	0000	\$ 8,582	\$ 18,708
*1655	17	18	115	025	0000	\$ 5,955	\$ 12,981
1656	17	18	115	026	0000	\$ 6,510	\$ 14,191
*1657	17	18	115	027	0000	\$ 7,154	\$ 15,595
1658	17	18	115	028	0000	\$ 9,947	\$ 21,683
1659	17	18	115	029	0000	\$ 9,848	\$ 21,468
1660	17	18	115	030	0000	\$ 9,897	\$ 21,574
1661	17	18	116	001	0000	\$ 1,056	\$ 2,302
1662	17	18	116	002	0000	\$ 6,159	\$ 13,426
1663	17	18	116	003	0000	EX	EX
1664	17	18	116	004	0000	EX	EX
1665	17	18	116	005	0000	EX	EX

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	PIN Number					Assessed Value	Equalized
						1998 (AV)	1998 (EAV)
1666	17	18	116	006	0000	\$ 1,059	\$ 2,309
1667	17	18	116	007	0000	\$ 819	\$ 1,785
1668	17	18	116	008	0000	\$ 1,640	\$ 3,575
1669	17	18	116	010	0000	\$ 23,068	\$ 50,286
1670	17	18	116	011	0000	\$ 22,769	\$ 49,634
1671	17	18	116	012	0000	\$ 22,615	\$ 49,298
1672	17	18	116	013	0000	\$ 22,557	\$ 49,172
1673	17	18	116	014	0000	\$ 22,557	\$ 49,172
1674	17	18	116	015	0000	\$ 590	\$ 1,286
*1675	17	18	116	016	0000	\$ 5,981	\$ 13,038
*1676	17	18	116	017	0000	\$ 5,981	\$ 13,038
*1677	17	18	116	018	0000	\$ 797	\$ 1,737
1678	17	18	116	019	0000	\$ 6,185	\$ 13,483
1679	17	18	116	020	0000	\$ 797	\$ 1,737
1680	17	18	116	021	0000	\$ 5,623	\$ 12,258
*1681	17	18	116	022	0000	\$ 5,710	\$ 12,447
*1682	17	18	116	023	0000	\$ 5,582	\$ 12,168
*1683	17	18	116	024	0000	\$ 481	\$ 1,049
*1684	17	18	116	025	0000	\$ 6,069	\$ 13,230
*1685	17	18	116	026	0000	\$ 5,750	\$ 12,534
1686	17	18	116	027	0000	\$ 9,897	\$ 21,574
1687	17	18	116	028	0000	\$ 9,897	\$ 21,574
1688	17	18	116	029	0000	\$ 9,897	\$ 21,574
1689	17	18	117	001	0000	EX	EX
*1690	17	18	117	002	0000	\$ 898	\$ 1,958
1691	17	18	117	003	0000	\$ 6,556	\$ 14,291
1692	17	18	117	004	0000	\$ 719	\$ 1,567
1693	17	18	117	005	0000	EX	EX
1694	17	18	117	006	0000	\$ 2,546	\$ 5,550
1695	17	18	117	007	0000	\$ 7,684	\$ 16,750
1696	17	18	117	008	0000	\$ 5,349	\$ 11,660
1697	17	18	117	009	0000	\$ 6,061	\$ 13,212
1698	17	18	117	010	0000	\$ 4,838	\$ 10,546
1699	17	18	117	011	0000	EX	EX
1700	17	18	117	012	0000	\$ 3,842	\$ 8,375
1701	17	18	117	013	0000	\$ 3,821	\$ 8,329
1702	17	18	117	014	0000	\$ 3,644	\$ 7,944
1703	17	18	117	015	0000	\$ 312	\$ 680
1704	17	18	117	016	0000	EX	EX
1705	17	18	117	021	0000	\$ 3,662	\$ 7,983
1706	17	18	117	030	0000	EX	EX
1707	17	18	117	031	0000	EX	EX
1708	17	18	117	033	0000	\$ 10,008	\$ 21,816
1709	17	18	117	034	0000	\$ 10,008	\$ 21,816
1710	17	18	117	035	0000	\$ 8,044	\$ 17,535
1711	17	18	117	036	0000	\$ 9,881	\$ 21,540
1712	17	18	117	037	0000	\$ 9,881	\$ 21,540
1713	17	18	117	038	0000	\$ 9,881	\$ 21,540
1714	17	18	117	039	0000	\$ 9,881	\$ 21,540

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Summary Of 1998 E.A.V. By Permanent Index Number.
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	PIN Number					Assessed Value	Equalized
						1998 (AV)	1998 (EAV)
1715	17	18	118	001	0000	\$ 3,621	\$ 7,893
1716	17	18	118	002	0000	\$ 25,044	\$ 54,593
1717	17	18	118	003	0000	\$ 25,044	\$ 54,593
1718	17	18	118	004	0000	\$ 25,044	\$ 54,593
1719	17	18	118	005	0000	\$ 8,856	\$ 19,305
1720	17	18	118	006	0000	\$ 43,088	\$ 93,928
1721	17	18	118	007	0000	\$ 44,473	\$ 96,947
1722	17	18	118	008	0000	\$ 2,390	\$ 5,210
1723	17	18	118	009	0000	\$ 24,743	\$ 53,937
1724	17	18	118	010	0000	\$ 25,105	\$ 54,726
1725	17	18	118	011	0000	\$ 25,052	\$ 54,611
1726	17	18	118	012	0000	\$ 9,523	\$ 20,759
1727	17	18	118	013	0000	\$ 4,120	\$ 8,981
1728	17	18	118	014	0000	\$ 11,222	\$ 24,463
1729	17	18	118	015	0000	\$ 11,222	\$ 24,463
1730	17	18	118	016	0000	\$ 11,222	\$ 24,463
1731	17	18	118	017	0000	\$ 11,222	\$ 24,463
1732	17	18	118	018	0000	\$ 11,222	\$ 24,463
1733	17	18	118	019	0000	\$ 11,222	\$ 24,463
1734	17	18	118	020	0000	\$ 1,532	\$ 3,340
1735	17	18	118	021	0000	\$ 11,586	\$ 25,256
1736	17	18	118	022	0000	\$ 13,131	\$ 28,624
1737	17	18	118	023	0000	\$ 2,763	\$ 6,023
1738	17	18	118	024	0000	\$ 2,745	\$ 5,984
1739	17	18	118	025	0000	\$ 4,890	\$ 10,660
1740	17	18	118	026	0000	\$ 16,067	\$ 35,024
1741	17	18	118	027	0000	\$ 14,189	\$ 30,931
1742	17	18	118	028	0000	\$ 5,662	\$ 12,343
1743	17	18	119	013	0000	\$ 385,994	\$ 841,428
1744	17	18	120	055	0000	\$ 2,101	\$ 4,580
1745	17	18	120	089	0000	\$ 100,764	\$ 219,655
1746	17	18	120	090	0000	\$ 13,473	\$ 29,370
1747	17	18	120	091	0000	\$ 328,449	\$ 715,986
1748	17	18	120	092	0000	\$ 328,375	\$ 715,825
1749	17	18	120	093	0000	\$ 35,466	\$ 77,312
1750	17	18	120	094	0000	\$ 37,451	\$ 81,639
1751	17	18	120	095	0000	\$ 23,346	\$ 50,892
1752	17	18	120	096	0000	\$ 52,612	\$ 114,689
1753	17	18	120	097	0000	\$ 217,999	\$ 475,216
1754	17	18	120	098	0000	\$ 452,293	\$ 985,954
1755	17	18	121	001	0000	EX	EX
1756	17	18	122	040	0000	EX	EX
1757	17	18	122	041	0000	EX	EX
1758	17	18	123	001	0000	\$ 1,762	\$ 3,841
1759	17	18	123	002	0000	\$ 3,382	\$ 7,372
1760	17	18	123	003	0000	\$ 5,405	\$ 11,782
1761	17	18	123	004	0000	\$ 2,650	\$ 5,777
1762	17	18	123	005	0000	\$ 9,721	\$ 21,191
1763	17	18	123	006	0000	\$ 5,373	\$ 11,713

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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
1764	17	18	123	007	0000	\$ 3,166	\$ 6,902
1765	17	18	123	008	0000	\$ 6,176	\$ 13,463
1766	17	18	123	009	0000	\$ 15,860	\$ 34,573
1767	17	18	123	010	0000	\$ 6,644	\$ 14,483
1768	17	18	123	011	0000	\$ 3,660	\$ 7,978
1769	17	18	123	012	0000	\$ 16,929	\$ 36,904
1770	17	18	123	013	0000	\$ 935	\$ 2,038
1771	17	18	123	014	0000	\$ 935	\$ 2,038
1772	17	18	123	015	0000	\$ 1,871	\$ 4,079
1773	17	18	123	016	0000	\$ 475	\$ 1,035
*1774	17	18	123	017	0000	EX	EX
*1775	17	18	123	018	0000	EX	EX
1776	17	18	123	019	0000	\$ 4,122	\$ 8,986
1777	17	18	123	020	0000	\$ 4,217	\$ 9,193
1778	17	18	123	021	0000	\$ 14,127	\$ 30,795
1779	17	18	123	022	0000	\$ 14,062	\$ 30,654
1780	17	18	123	023	0000	\$ 13,570	\$ 29,581
1781	17	18	123	024	0000	\$ 13,570	\$ 29,581
1782	17	18	123	025	0000	\$ 13,570	\$ 29,581
1783	17	18	123	026	0000	\$ 62,296	\$ 135,799
1784	17	18	123	027	0000	\$ 12,773	\$ 27,844
1785	17	18	123	028	0000	\$ 2,722	\$ 5,934
1786	17	18	123	029	0000	\$ 812	\$ 1,770
1787	17	18	123	030	0000	\$ 4,147	\$ 9,040
1788	17	18	123	031	0000	\$ 4,727	\$ 10,304
1789	17	18	123	032	0000	\$ 6,175	\$ 13,461
1790	17	18	123	033	0000	\$ 6,784	\$ 14,788
1791	17	18	123	034	0000	\$ 3,011	\$ 6,564
1792	17	18	123	035	0000	\$ 5,341	\$ 11,643
1793	17	18	123	036	0000	EX	EX
1794	17	18	123	037	0000	EX	EX
1795	17	18	123	038	0000	\$ 987	\$ 2,152
1796	17	18	123	039	0000	\$ 3,767	\$ 8,212
1797	17	18	123	040	0000	\$ 987	\$ 2,152
1798	17	18	123	041	0000	\$ 19,580	\$ 42,682
1799	17	18	123	042	0000	EX	EX
1800	17	18	123	043	0000	EX	EX
1801	17	18	123	044	0000	\$ 13,760	\$ 29,995
1802	17	18	123	045	0000	\$ 7,027	\$ 15,318
1803	17	18	123	046	0000	\$ 6,636	\$ 14,466
1804	17	18	123	047	0000	\$ 27,118	\$ 59,115
1805	17	18	123	048	0000	\$ 4,687	\$ 10,217
1806	17	18	123	049	0000	\$ 26,623	\$ 58,035
1807	17	18	123	050	0000	\$ 11,912	\$ 25,967
1808	17	18	123	051	0000	\$ 8,695	\$ 18,954
1809	17	18	123	052	0000	\$ 2,565	\$ 5,591
1810	17	18	123	053	0000	\$ 2,449	\$ 5,339
1811	17	18	123	054	0000	EX	EX
1812	17	18	123	055	0000	EX	EX

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Summary Of 1998 E.A.V. By Permanent Index Number.
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	PIN Number					Assessed Value	Equalized
						1998 (AV)	Assessed Value 1998 (EAV)
1813	17	18	124	001	0000	\$ 20,922	\$ 45,608
1814	17	18	124	003	0000	\$ 6,100	\$ 13,297
1815	17	18	124	004	0000	\$ 37,881	\$ 82,577
1816	17	18	124	005	0000	\$ 5,856	\$ 12,765
1817	17	18	124	006	0000	\$ 312	\$ 680
1818	17	18	124	007	0000	\$ 312	\$ 680
1819	17	18	124	008	0000	\$ 429	\$ 935
1820	17	18	124	009	0000	\$ 786	\$ 1,713
1821	17	18	124	010	0000	\$ 7,811	\$ 17,027
1822	17	18	124	011	0000	\$ 675	\$ 1,471
1823	17	18	124	012	0000	\$ 10,103	\$ 22,024
1824	17	18	124	013	0000	\$ 7,530	\$ 16,415
1825	17	18	124	014	0000	\$ 7,530	\$ 16,415
1826	17	18	124	015	0000	\$ 671	\$ 1,463
1827	17	18	124	016	0000	\$ 14,703	\$ 32,051
1828	17	18	124	017	0000	\$ 7,127	\$ 15,536
1829	17	18	124	018	0000	\$ 7,086	\$ 15,447
1830	17	18	124	019	0000	\$ 7,086	\$ 15,447
1831	17	18	124	020	0000	\$ 449	\$ 979
1832	17	18	124	021	0000	\$ 21,261	\$ 46,347
1833	17	18	124	022	0000	\$ 7,940	\$ 17,308
1834	17	18	124	023	0000	EX	EX
1835	17	18	124	024	0000	EX	EX
1836	17	18	125	002	0000	\$ 117,891	\$ 256,991
1837	17	18	125	003	0000	\$ 164,245	\$ 358,038
1838	17	18	125	004	0000	\$ 245,948	\$ 536,142
1839	17	18	125	005	0000	\$ 222,524	\$ 485,080
1840	17	18	125	006	0000	\$ 234,214	\$ 510,563
1841	17	18	125	007	0000	\$ 190,963	\$ 416,280
1842	17	18	125	008	0000	\$ 3,264	\$ 7,115
1843	17	18	125	009	0000	\$ 20,003	\$ 43,605
1844	17	18	125	010	0000	\$ 15,779	\$ 34,397
1845	17	18	125	011	0000	\$ 13,043	\$ 28,432
1846	17	18	125	012	0000	\$ 16,651	\$ 36,298
1847	17	18	125	013	0000	\$ 7,986	\$ 17,409
1848	17	18	125	014	0000	\$ 25,157	\$ 54,840
1849	17	18	125	015	0000	\$ 26,046	\$ 56,778
1850	17	18	125	016	0000	\$ 12,269	\$ 26,745
1851	17	18	125	017	0000	\$ 10,921	\$ 23,807
1852	17	18	125	018	0000	\$ 12,649	\$ 27,574
1853	17	18	125	019	0000	\$ 11,785	\$ 25,690
1854	17	18	125	020	0000	\$ 10,137	\$ 22,098
1855	17	18	125	021	0000	\$ 12,861	\$ 28,036
1856	17	18	125	022	0000	\$ 2,253	\$ 4,911
1857	17	18	125	023	0000	\$ 1,620	\$ 3,531
1858	17	18	125	024	0000	\$ 1,620	\$ 3,531
1859	17	18	125	025	0000	\$ 2,222	\$ 4,844
1860	17	18	125	026	0000	\$ 4,565	\$ 9,951
1861	17	18	125	027	0000	\$ 6,670	\$ 14,540

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	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
1862	17	18	125	028	0000	\$ 6,670	\$ 14,540
1863	17	18	125	029	0000	\$ 3,162	\$ 6,893
1864	17	18	125	030	0000	\$ 2,299	\$ 5,012
1865	17	18	125	031	0000	\$ 4,879	\$ 10,636
1866	17	18	125	032	0000	\$ 2,778	\$ 6,056
1867	17	18	125	033	0000	\$ 996	\$ 2,171
1868	17	18	126	003	0000	\$ 1,441	\$ 3,141
1869	17	18	126	004	0000	\$ 1,441	\$ 3,141
1870	17	18	126	005	0000	\$ 2,882	\$ 6,282
1871	17	18	126	006	0000	\$ 102,980	\$ 224,486
1872	17	18	126	007	0000	\$ 102,980	\$ 224,486
1873	17	18	126	014	0000	\$ 5,079	\$ 11,072
1874	17	18	126	016	0000	\$ 429	\$ 935
1875	17	18	126	018	0000	\$ 1,496	\$ 3,261
1876	17	18	126	019	0000	\$ 1,795	\$ 3,913
1877	17	18	126	020	0000	\$ 1,496	\$ 3,261
1878	17	18	126	021	0000	\$ 1,496	\$ 3,261
1879	17	18	126	025	0000	\$ 103,063	\$ 224,667
1880	17	18	126	026	0000	\$ 103,063	\$ 224,667
1881	17	18	126	027	0000	\$ 103,063	\$ 224,667
1882	17	18	126	028	0000	\$ 2,547	\$ 5,552
1883	17	18	126	029	0000	\$ 3,726	\$ 8,122
1884	17	18	126	030	0000	\$ 6,571	\$ 14,324
1885	17	18	126	031	0000	\$ 547	\$ 1,192
1886	17	18	126	032	0000	\$ 429	\$ 935
1887	17	18	126	033	0000	\$ 429	\$ 935
1888	17	18	126	034	0000	\$ 429	\$ 935
1889	17	18	126	035	0000	\$ 893	\$ 1,947
1890	17	18	126	038	0000	\$ 1,499	\$ 3,268
1891	17	18	126	039	0000	\$ 548	\$ 1,195
1892	17	18	126	040	0000	\$ 536	\$ 1,168
1893	17	18	126	041	0000	\$ 531	\$ 1,158
1894	17	18	126	042	0000	\$ 535	\$ 1,166
1895	17	18	126	043	0000	\$ 669	\$ 1,458
1896	17	18	126	044	0000	\$ 256,372	\$ 558,865
1897	17	18	126	045	0000	\$ 6,922	\$ 15,089
1898	17	18	126	046	0000	\$ 256,519	\$ 559,186
1899	17	18	204	014	0000	\$ 4,456	\$ 9,714
1900	17	18	204	015	0000	\$ 2,068	\$ 4,508
1901	17	18	204	016	0000	\$ 1,827	\$ 3,983
1902	17	18	204	017	0000	\$ 7,634	\$ 16,641
1903	17	18	204	018	0000	\$ 3,108	\$ 6,775
1904	17	18	204	019	0000	\$ 6,456	\$ 14,073
1905	17	18	204	022	0000	\$ 6,738	\$ 14,688
1906	17	18	204	023	0000	\$ 3,133	\$ 6,830
1907	17	18	204	024	0000	\$ 6,060	\$ 13,210
1908	17	18	204	025	0000	\$ 3,790	\$ 8,262
1909	17	18	204	026	0000	\$ 6,567	\$ 14,315
1910	17	18	205	015	0000	\$ 3,290	\$ 7,172

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	PIN Number					Assessed Value	Equalized
						1998 (AV)	1998 (EAV)
1911	17	18	205	016	0000	\$ 3,872	\$ 8,441
1912	17	18	205	017	0000	\$ 3,217	\$ 7,013
1913	17	18	205	018	0000	\$ 3,200	\$ 6,976
1914	17	18	205	019	0000	\$ 3,217	\$ 7,013
1915	17	18	205	020	0000	\$ 4,257	\$ 9,280
1916	17	18	205	021	0000	\$ 5,395	\$ 11,761
1917	17	18	206	025	0000	EX	EX
1918	17	18	206	026	0000	EX	EX
1919	17	18	206	039	0000	EX	EX
1920	17	18	206	040	0000	EX	EX
1921	17	18	206	041	0000	EX	EX
1922	17	18	207	019	0000	EX	EX
1923	17	18	207	020	0000	EX	EX
1924	17	18	207	021	0000	EX	EX
1925	17	18	207	022	0000	EX	EX
*1926	17	18	208	001	0000	\$ 60,264	\$ 131,369
1927	17	18	209	028	0000	EX	EX
1928	17	18	213	024	0000	\$ 5,848	\$ 12,748
1929	17	18	213	043	0000	\$ 86	\$ 187
1930	17	18	213	044	0000	\$ 1,908	\$ 4,159
1931	17	18	213	045	0000	\$ 118,807	\$ 258,987
1932	17	18	213	052	0000	\$ 5,493	\$ 11,974
1933	17	18	214	001	0000	\$ 1,499	\$ 3,268
1934	17	18	214	002	0000	\$ 1,464	\$ 3,191
1935	17	18	214	003	0000	\$ 6,584	\$ 14,352
1936	17	18	214	004	0000	\$ 380	\$ 828
1937	17	18	214	005	0000	\$ 710	\$ 1,548
1938	17	18	214	006	0000	\$ 5,993	\$ 13,064
1939	17	18	214	007	0000	\$ 5,912	\$ 12,888
1940	17	18	214	008	0000	\$ 593	\$ 1,293
1941	17	18	214	009	0000	\$ 5,891	\$ 12,842
1942	17	18	214	010	0000	\$ 72,878	\$ 158,867
1943	17	18	214	011	0000	\$ 5,216	\$ 11,370
1944	17	18	214	012	0000	\$ 19,056	\$ 41,540
1945	17	18	214	013	0000	\$ 1,371	\$ 2,989
1946	17	18	214	014	0000	\$ 1,576	\$ 3,436
1947	17	18	214	015	0000	\$ 36,887	\$ 80,410
1948	17	18	214	016	0000	EX	EX
1949	17	18	214	017	0000	\$ 25,973	\$ 56,619
1950	17	18	215	001	0000	\$ 88,261	\$ 192,400
1951	17	18	215	002	0000	\$ 10,911	\$ 23,785
1952	17	18	215	003	0000	\$ 7,527	\$ 16,408
1953	17	18	215	004	0000	\$ 5,135	\$ 11,194
1954	17	18	215	005	0000	\$ 9,435	\$ 20,567
1955	17	18	215	008	0000	\$ 10,077	\$ 21,967
1956	17	18	215	011	0000	\$ 6,485	\$ 14,137
1957	17	18	215	013	0000	\$ 97,791	\$ 213,175
1958	17	18	215	014	0000	\$ 50,335	\$ 109,725
1959	17	18	215	015	0000	\$ 32,275	\$ 70,356

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	PIN Number					Assessed Value	Equalized
						1998 (AV)	Assessed Value 1998 (EAV)
1960	17	18	215	016	1001	\$ 11,970	\$ 26,093
1961	17	18	215	016	1002	\$ 16,019	\$ 34,920
1962	17	18	215	016	1003	\$ 8,469	\$ 18,462
1963	17	18	215	016	1004	\$ 16,019	\$ 34,920
1964	17	18	215	016	1005	\$ 9,219	\$ 20,096
1965	17	18	215	016	1006	\$ 16,019	\$ 34,920
1966	17	18	215	016	1007	\$ 11,970	\$ 26,093
1967	17	18	215	016	1008	\$ 12,337	\$ 26,893
1968	17	18	215	016	1009	\$ 17,955	\$ 39,140
1969	17	18	215	016	1010	\$ 11,333	\$ 24,705
1970	17	18	215	016	1011	\$ 12,498	\$ 27,244
1971	17	18	215	016	1012	\$ 17,603	\$ 38,373
1972	17	18	216	011	0000	EX	EX
1973	17	18	216	041	0000	EX	EX
1974	17	18	216	042	0000	EX	EX
1975	17	18	216	043	0000	EX	EX
1976	17	18	217	033	0000	EX	EX
1977	17	18	218	001	0000	\$ 3,986	\$ 8,689
1978	17	18	218	002	0000	\$ 1,103	\$ 2,404
1979	17	18	218	003	0000	\$ 1,052	\$ 2,293
1980	17	18	218	004	0000	\$ 1,056	\$ 2,302
1981	17	18	218	005	0000	\$ 6,404	\$ 13,960
1982	17	18	218	006	0000	\$ 2,905	\$ 6,333
1983	17	18	218	007	0000	\$ 3,986	\$ 8,689
1984	17	18	218	008	0000	\$ 968	\$ 2,110
1985	17	18	218	032	0000	\$ 3,023	\$ 6,590
1986	17	18	218	033	0000	\$ 1,137	\$ 2,479
1987	17	18	218	034	0000	\$ 571	\$ 1,245
1988	17	18	218	035	0000	\$ 586	\$ 1,277
1989	17	18	218	036	0000	\$ 764	\$ 1,665
1990	17	18	218	041	0000	EX	EX
1991	17	18	219	001	0000	\$ 2,694	\$ 5,873
1992	17	18	219	002	0000	EX	EX
1993	17	18	219	007	0000	\$ 8,273	\$ 18,034
1994	17	18	219	008	0000	EX	EX
*1995	17	18	219	009	0000	EX	EX
*1996	17	18	219	010	0000	EX	EX
1997	17	18	219	017	0000	\$ 1,069	\$ 2,330
1998	17	18	219	028	0000	\$ 142,881	\$ 311,466
1999	17	18	219	034	0000	EX	EX
2000	17	18	219	035	0000	\$ 18,195	\$ 39,663
*2001	17	18	219	036	0000	EX	EX
2002	17	18	219	037	0000	EX	EX
2003	17	18	220	001	0000	EX	EX
2004	17	18	220	002	0000	EX	EX
2005	17	18	220	003	0000	EX	EX
2006	17	18	220	004	0000	EX	EX
2007	17	18	220	005	0000	EX	EX
2008	17	18	220	006	0000	EX	EX

Appendix 4.

(To Central West Redevelopment Project Area Tax Increment Financing
District Eligibility Study, Redevelopment Plan And Project)

Summary Of 1998 E.A.V. By Permanent Index Number.
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	PIN Number					Assessed Value	Equalized
						1998 (AV)	Assessed Value 1998 (EAV)
2009	17	18	220	007	0000	EX	EX
2010	17	18	220	008	0000	EX	EX
2011	17	18	220	009	0000	EX	EX
2012	17	18	220	010	0000	EX	EX
2013	17	18	220	011	0000	EX	EX
2014	17	18	220	012	0000	EX	EX
2015	17	18	220	013	0000	EX	EX
2016	17	18	220	014	0000	EX	EX
2017	17	18	220	015	0000	EX	EX
2018	17	18	220	016	0000	EX	EX
2019	17	18	220	017	0000	EX	EX
2020	17	18	220	018	0000	\$ 798	\$ 1,740
2021	17	18	220	019	0000	EX	EX
2022	17	18	221	001	0000	EX	EX
2023	17	18	221	002	0000	EX	EX
2024	17	18	221	003	0000	EX	EX
2025	17	18	221	004	0000	EX	EX
2026	17	18	221	005	0000	EX	EX
2027	17	18	221	006	0000	EX	EX
2028	17	18	221	007	0000	EX	EX
2029	17	18	221	008	0000	EX	EX
2030	17	18	221	009	0000	EX	EX
2031	17	18	221	010	0000	EX	EX
2032	17	18	221	011	0000	EX	EX
2033	17	18	221	012	0000	\$ 603	\$ 1,314
2034	17	18	221	013	0000	EX	EX
2035	17	18	221	014	0000	EX	EX
2036	17	18	221	015	0000	EX	EX
2037	17	18	221	016	0000	EX	EX
2038	17	18	221	017	0000	EX	EX
2039	17	18	221	018	0000	EX	EX
2040	17	18	221	019	0000	EX	EX
2041	17	18	221	020	0000	\$ 566	\$ 1,234
2042	17	18	221	021	0000	\$ 2,460	\$ 5,363
2043	17	18	221	022	0000	\$ 1,797	\$ 3,917
2044	17	18	221	023	0000	\$ 6,494	\$ 14,156
2045	17	18	222	006	0000	EX	EX
2046	17	18	222	007	0000	EX	EX
2047	17	18	222	008	0000	EX	EX
2048	17	18	222	009	0000	EX	EX
2049	17	18	222	010	0000	EX	EX
2050	17	18	222	011	0000	EX	EX
2051	17	18	222	012	0000	EX	EX
2052	17	18	222	013	0000	EX	EX
2053	17	18	222	014	0000	EX	EX
2054	17	18	222	015	0000	EX	EX
2055	17	18	223	008	0000	\$ 3,669	\$ 7,998
2056	17	18	223	009	0000	\$ 43,354	\$ 94,507
2057	17	18	223	010	0000	\$ 2,643	\$ 5,761

Appendix 4.

(To Central West Redevelopment Project Area Tax Increment Financing District Eligibility Study; Redevelopment Plan And Project)

Summary Of 1998 E.A.V. By Permanent Index Number.
(Page 43 of 43)

	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
2058	17	18	223	011	0000	\$ 2,643	\$ 5,761
2059	17	18	223	012	0000	\$ 2,878	\$ 6,274
2060	17	18	223	013	0000	\$ 2,145	\$ 4,676
2061	17	18	223	014	0000	\$ 3,149	\$ 6,865
2062	17	18	223	015	0000	\$ 2,763	\$ 6,023
2063	17	18	223	016	0000	\$ 3,278	\$ 7,146
2064	17	18	223	017	0000	\$ 3,021	\$ 6,585
2065	17	18	223	018	0000	\$ 3,021	\$ 6,585
2066	17	18	223	033	0000	\$ 1,737	\$ 3,786
2067	17	18	223	034	0000	\$ 109,409	\$ 238,501
2068	17	18	223	038	0000	\$ 5,919	\$ 12,903
2069	17	18	223	039	0000	\$ 127,269	\$ 277,434
2070	17	18	223	040	0000	\$ 81,779	\$ 178,270
*2071	17	18	223	045	0000	\$ 3,759	\$ 8,194
2072	17	18	223	046	0000	\$ 21,020	\$ 45,821
2073	17	18	223	047	0000	\$ 8,561	\$ 18,662
2074	17	18	223	048	0000	\$ 3,829	\$ 8,347
2075	17	18	223	049	0000	\$ 6,395	\$ 13,940
2076	17	18	223	050	0000	\$ 161,798	\$ 352,703
2077	17	18	223	051	0000	\$ 29,853	\$ 65,077
2078	17	18	223	055	0000	\$ 197,749	\$ 431,073
2079	17	18	223	056	0000	\$ 194,910	\$ 424,884
2080	17	18	223	057	0000	\$ 40,567	\$ 88,432
2081	17	18	223	058	0000	\$ 8,722	\$ 19,013
2082	17	18	224	035	0000	EX	EX
2083	17	18	225	036	0000	EX	EX
2084	17	18	226	026	0000	EX	EX
2085	17	18	227	033	0000	EX	EX
2086	17	18	501	002	0000	EX	EX
2087	17	18	501	003	0000	EX	EX
2088	17	18	501	005	0000	EX	EX
2089	17	18	501	006	0000	EX	EX
2090	17	18	501	007	0000	EX	EX
2091	17	18	501	008	0000	EX	EX
2092	17	18	501	009	0000	EX	EX
2093	17	18	501	010	0000	EX	EX
2094	17	18	501	012	0000	EX	EX
TOTAL						\$29,254,395	\$ 63,771,656

EX=Tax Exempt Parcels

*These parcels contain or are associated with buildings which may be impacted by the subsection of section 4, "Housing Impact and Related Matters".

*Approval Of A Redevelopment Plan,
Designation Of A Redevelopment Project Area,
And
Adoption Of Tax Increment Allocation Financing.*

Whereas, The Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council ("City Council", referred to herein collectively with the Mayor as the "Corporate Authorities") (as codified in Section 2-124 of the City's Municipal Code) pursuant to Section 5/11-74.404(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1, et seq.) (1993) (the "Act"); and

Whereas, The Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Act, including the holding of certain public hearings required by the Act; and

Whereas, Staff of the City's Department of Planning and Development has conducted or caused to be conducted certain investigations and studies of the Central West Area, the street boundaries of which are described in (Sub)Exhibit A hereto (the "Area"), to determine the eligibility of the Area as a redevelopment project area as defined in the Act (a "Redevelopment Project Area") and for tax increment allocation financing pursuant to the Act ("Tax Increment Allocation Financing"), and has previously presented to the Commission for its review the:

Central West Redevelopment Project Area Tax Increment Finance District Eligibility Study, Redevelopment Plan and Project (the "Plan"); and

Whereas, Prior to the adoption by the Corporate Authorities of ordinances approving a redevelopment plan, designating an area as a Redevelopment Project Area or adopting Tax Increment Allocation Financing for an area, it is necessary that the Commission hold a public hearing (the "Hearing") pursuant to Section 5/11-74.4-5(a) of the Act, convene a meeting of a joint review board (the "Board") pursuant to Section 5/11-74.4-5(b) of the Act, set the date of such Hearing and Board meeting and give notice thereof pursuant to Section 5/11-74.4-6 of the Act; and

Whereas, The Plan was made available for public inspection and review prior to the adoption by the Commission of Resolution 99-CDC-232 on October 26, 1999 fixing the time and place for the Hearing, at City Hall, 121 North LaSalle Street, Chicago, Illinois in the following offices: City Clerk, Room 107 and Department of Planning and Development, Room 1000; and

Whereas, Notice of the Hearing of publication was given at least twice, the first (1st) publication being on November 15, 1999, a date which is not more than thirty (30) days nor less than ten (10) days prior to the Hearing, and the second (2nd) publication being on December 3, 1999, both in the *Chicago Sun-Times*, being a newspaper of general circulation within the taxing districts having property in the Area; and

Whereas, Notice of the Hearing was given by mail to taxpayers by depositing such notice in the United States mail by both certified and regular mail addressed to the persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Area, on November 23, 1999, being a date not less than ten (10) days prior to the date set for the Hearing; and where taxes for the last preceding year were not paid, notice was also mailed to the persons last listed on the tax rolls as the owners of such property within the preceding three (3) years; and

Whereas, Notice of the Hearing was given by mail to the Illinois Department of Commerce and Community Affairs ("D.C.C.A.") and members of the Board (including notice of the convening of the Board), by depositing such notice in the United States mail by certified mail addressed to D.C.C.A. and all Board members, on October 15, 1999, being a date not less than forty-five (45) days prior to the date set for the Hearing; and

Whereas, Notice of the Hearing and copies of the Plan were sent by mail to taxing districts having taxable property in the Area, by depositing such notice and documents in the United States mail by certified mail addressed to all taxing districts having taxable property within the Area, on October 29, 1999, being a date not less than forty-five (45) days prior to the date set for the Hearing; and

Whereas, The Hearing was held on December 14, 1999 at 2:00 P.M. at City Hall, City Council Chambers, 121 North LaSalle Street, Chicago, Illinois, as the official public hearing, and testimony was heard from all interested persons or representatives of any affected taxing district present at the Hearing and wishing to testify, concerning the Commission's recommendation to City Council regarding approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; and

Whereas, The Board meeting was convened on October 29, 1999 at 2:00 P.M. (being a date no more than fourteen (14) days following the mailing of the notice to all taxing districts on October 15, 1999) in Room 1003A, City Hall, 121 North LaSalle Street, Chicago, Illinois, to consider its advisory recommendation regarding the approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; and

Whereas, The Commission has reviewed the Plan, considered testimony from the hearing, if any, the recommendation of the Board, if any, and such other matters or studies as the Commission deemed necessary or appropriate in making the findings set forth herein and formulating its decision whether to recommend to City Council approval of the Plan designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; now, therefore,

Be It Resolved by the Community Development Commission of the City of Chicago:

Section 1. The above recitals are incorporated herein and made a part hereof.

Section 2. The Commission hereby makes the following findings pursuant to Section 5/11-74.4-3(n) of the Act or such other section as is referenced herein:

a. the Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be expected to be developed without the adoption of the Plan;

b. the Plan:

(i) conforms to the comprehensive plan for the development of the City as a whole; or

(ii) either (A) conforms to the strategic economic development or redevelopment plan issued by the Chicago Plan Commission or (B) includes land uses that have been approved by the Chicago Plan Commission;

c. the Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance redevelopment project costs is not more than twenty-three (23) years from the date of the adoption of the ordinance approving the designation of the Area as a redevelopment project area, and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than twenty (20) years;

d. the Area would not reasonably be expected to be developed without the use of incremental revenues pursuant to the Act, and such incremental revenues will be exclusively utilized for the development of the Area;

e. the Area includes only those contiguous parcels of real property and improvements thereon that will substantially benefit from the proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act; and

f. as required pursuant to Section 5/11-74.4-3(p) of the Act:

(i) the Area is not less, in the aggregate, than one and one-half (1½) acres in size; and

(ii) conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a blighted area as defined in the Act.

Section 3. The Commission recommends that the City Council approve the Plan pursuant to Section 5/11-74.4-4 of the Act.

Section 4. The Commission recommends that the City Council designate the Area as a Redevelopment Project Area pursuant to Section 5/11-74.4-4 of the Act.

Section 5. The Commission recommends that the City Council adopt Tax Increment Allocation Financing within the Area.

Section 6. If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this resolution.

Section 7. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 8. This resolution shall be effective as of the date of its adoption.

Section 9. A certified copy of this resolution shall be transmitted to the City Council.

Adopted: December 14, 1999.

(Sub)Exhibit "A" referred to in this Resolution 99-CDC-255 reads as follows:

(Sub)Exhibit "A".
(To Resolution 99-CDC-255)

Street Boundaries Of The Area.

The Area is made up of 463 acres and 2.058 parcels on 110 blocks. It is irregularly shaped and is generally bounded by West Madison and West Lake Streets on the north; South Peoria Street and North Ogden Avenue on the east; West Van Buren Street on the south; and the east side of Western Avenue on the west.

Exhibit "C".
(To Ordinance)

Central West Tax Increment Financing District.

All that part of the east half of the southeast quarter of Section 12, Township 39 North, Range 13 East of the Third Principal Meridian and that part of Sections 7, 8, 17 and 18, all in Township 39 North, Range 14 East of the Third Principal Meridian bounded and described as follows:

beginning at the point of intersection of the south line of West Adams Street with the east line of South Morgan Street; thence south along said east line of South Morgan Street to the north line of West Jackson Boulevard; thence east along said north line of West Jackson Boulevard to the northerly extension of the east line of Lot 16 in Block 18 in Duncan's Addition to Chicago, a subdivision of the east half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence south along said northerly extension and the east line of Lots 16, 15, 14, 13, 12, 11, 10 and 9, in said Block 18 in Duncan's Addition to Chicago and along the southerly extension of said Lot 9 to the south line of West Van Buren Street; thence west along said south line of West Van Buren Street to the east line of South Sangamon Street; thence south along said east line of South Sangamon Street to the easterly extension of the

north line of the south 9.5 feet of Lot 1 in Egan's Resubdivision of Lot 7 (except the south 1 foot thereof) and all of Lots 8 to 22, inclusive, and Lots 32 and 33 and the private alley south of Lot 32, all in Egan's Resubdivision of Block 24 in Duncan's Addition to Chicago, a subdivision of the east half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence west along said easterly extension and the north line of the south 9.5 feet of Lot 1 in Egan's Resubdivision and along the westerly extension thereof to the east line of Lot 27 in Block 24 in said Duncan's Addition to Chicago, a subdivision of the east half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence north along said east line of Lots 27 and 26 in Block 24 in said Duncan's Addition to Chicago to the north line of the south 5.60 feet of Lot 26 in said Block 24 in Duncan's Addition to Chicago; thence west along said north line of the south 5.60 feet of Lot 26 in Block 24 in Duncan's Addition to Chicago and along the westerly extension thereof to the west line of South Morgan Street; thence north along said west line of South Morgan Street to the south line of West Van Buren Street; thence west along said south line of West Van Buren Street to the east line of South Aberdeen Street; thence south along said east line of South Aberdeen Street to the easterly extension of the north line of Lot 45 in C. J. Hull's Subdivision of Block 27 in Canal Trustee's Subdivision of the west half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, said north line of Lot 45 being also the south line of the alley south of West Van Buren Street; thence west along said easterly extension and along the south line of the alley south of West Van Buren Street to the southerly extension of the east line of Lot 16 in said C. J. Hull's Subdivision; thence north along said southerly extension and the east line of said Lot 16 in C. J. Hull's Subdivision to the south line of West Van Buren Street; thence west along said south line of West Van Buren Street to the west line of South Racine Avenue; thence north along said west line of South Racine Avenue to the south line of West Jackson Street; thence west along said south line of West Jackson Street to the centerline of the vacated alley lying east of and adjoining Lot 8 in S. L. Brown's Subdivision of the north half of Block 23 in the Canal Trustee's Subdivision of the west half and the west half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence south along said centerline of the vacated alley lying east of and adjoining Lot 8 in S. L. Brown's Subdivision and along the southerly extension thereof to the north line of the vacated alley lying east of and adjoining Lot 8 in Superior Court Partition of the south half of Block 23 in the Canal Trustee's Subdivision of the west half and the west half of the northeast quarter of Section 17, Township 39

North, Range 14 East of the Third Principal Meridian, said north line of the vacated alley being also the south line of West Gladys Avenue; thence west along said south line of West Gladys Avenue, being the north line of the vacated alley lying east of and adjoining Lot 8 in Superior Court Partition and the north line of Lots 8 through 19, inclusive, in said Superior Court Partition and the north line of Lots 1 and 2 in Henery's Subdivision of part of Lots 20 to 25, inclusive, in Superior Court Partition of the south half of Block 23 in the Canal Trustee's Subdivision, and along the westerly extension of said south line of West Gladys Avenue to the west line of South Throop Street; thence north along said west line of South Throop Street to the south line of West Jackson Street; thence west along said south line of West Jackson Street to the east line of South Loomis Street; thence south along said east line of South Loomis Street to the south line of West Van Buren Street; thence west along said south line of West Van Buren Street to the west line of South Laflin Street; thence north along said west line of South Laflin Street to the south line of West Adams Street; thence west along said south line of West Adams Street to the east line of South Ashland Avenue; thence south along said east line of South Ashland Avenue to the south line of West Jackson Boulevard; thence west along said south line of West Jackson Boulevard to the southerly extension of the west line of the east 10 feet of Lot 13 in Walker & Kreigh's Resubdivision of Blocks 16 and 19 in S. F. Smith's Subdivision of the northeast quarter of the northeast quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian; thence north along said southerly extension and the west line of the east 10 feet of Lot 13 in Walker & Kreigh's Resubdivision to the north line of said Lot 13, said north line of Lot 13 being also the south line of the alley north of West Jackson Boulevard; thence west along said south line of the alley north of West Jackson Boulevard to the east line of South Paulina Street; thence south along said east line of South Paulina Street to the south line of West Jackson Boulevard; thence west along said south line of West Jackson Boulevard to the east line of South Wood Street; thence south along said east line of South Wood Street to the southeasterly line of West Ogden Avenue; thence southwesterly along said southeasterly line of West Ogden Avenue to the south line of West Van Buren Street; thence west along said south line of West Van Buren Street to the east line of South Western Avenue; thence north along said east line of South Western Avenue and along the east line of North Western Avenue to the north line of West Washington Boulevard; thence west along said north line of West Washington Boulevard to the west line of North Western Avenue; thence north along said west line of North Western Avenue to the southerly line of West Lake Street; thence easterly along said southerly line of West Lake Street to the east

line of North Leavitt Street; thence south along said east line of North Leavitt Street to the south line of Lot 60 in Thomas Stenson's Subdivision of Block 54 of the Canal Trustee's Subdivision of Section 7, Township 39 North, Range 14 East of the Third Principal Meridian, said south line of Lot 60 being also the north line of the alley south of West Maypole Avenue; thence east along said north line of the alley south of West Maypole Avenue to the east line of Lot 41 in said Thomas Stenson's Subdivision of Block 54 of the Canal Trustee's Subdivision, said east line of Lot 41 being also the west line of North Hoyne Avenue; thence north along said west line of North Hoyne Avenue to the westerly extension of the north line of Lot 2 in Streger's Resubdivision of Lots 10 to 12 in A. D. Taylor's Subdivision of the southwest quarter of Block 54 of the Canal Trustee's Subdivision of Section 7, Township 39 North, Range 14 East of the Third Principal Meridian, said north line of Lot 2 being also the south line of West Maypole Avenue; thence east along said south line of West Maypole Avenue to the west line of North Damen Avenue; thence north along said west line of North Damen Avenue to the southerly line of West Lake Street; thence easterly along said southerly line of West Lake Street to the west line of North Hermitage Avenue; thence south along said west line of North Hermitage Avenue to the westerly extension of the north line of Lot 6 in Block 1 (north of West Washington Boulevard) in Page & Wood's Subdivision of Outlets 50, 63 and 64 in Canal Trustee's Subdivision of Section 7, Township 39 North, Range 14 East of the Third Principal Meridian, said north line of Lot 6 being also the southerly line of West Lake Street; thence easterly along said westerly extension and the southerly line of West Lake Street to the southwesterly line of West Randolph Street (formerly Bryan Place); thence southeasterly along said southwesterly line of West Randolph Street (formerly Bryan Place) to the northwesterly line of West Ogden Avenue; thence southwesterly along said northwesterly line of West Ogden Avenue to the northwesterly extension of the northeasterly line of Lot 1 in Webster's Subdivision of Lots 6 to 15, inclusive, of Block 2 in Union Park Addition to Chicago, a subdivision of Lots 5 and 6 in the Circuit Court Partition of the southwest quarter of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian; thence southeasterly along said northwesterly extension of the northeasterly line of Lot 1 in Webster's Subdivision to the southeasterly line of said West Ogden Avenue; thence southwesterly along said southeasterly line of West Ogden Avenue to the west line of Lot 15 in Block 6 in Laflin & Loomis' Resubdivision of Blocks 5, 18, 21, 30, 31, 32, 33 and 41 and the subdivision of Blocks 6, 9, 19 and 20 in the Canal Trustee's Subdivision of the west half and the west half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, said west line of Lot 15

being also the east line of the alley east of South Ashland Avenue; thence south along said west line of Lot 15 in Block 6 in Laflin & Loomis' Resubdivision of Blocks 5, 18, 21, 30, 31, 32, 33 and 41 and the subdivision of Blocks 6, 9, 19 and 20 in the Canal Trustee's Subdivision to the south line of said Lot 15, said south line of Lot 15 being also the north line of the alley south of West Madison Street; thence east along said north line of the alley south of West Madison Street to the east line of Lot 12 in said Block 6 in Laflin & Loomis' Resubdivision of Blocks 5, 18, 21, 30, 31, 32, 33 and 41 and the subdivision of Blocks 6, 9, 19 and 20 in the Canal Trustee's Subdivision; thence north along said east line of Lot 12 in Block 6 in Laflin & Loomis' Resubdivision of Blocks 5, 18, 21, 30, 31, 32, 33 and 41 and the subdivision of Blocks 6, 9, 19 and 20 in the Canal Trustee's Subdivision and along the northerly extension thereof to the north line of West Madison Street; thence east along said north line of West Madison Street to the northerly extension of the west line of Lot 24 in Block 5 in Laflin & Loomis' Resubdivision of Blocks 5, 18, 21, 30, 31, 32, 33 and 41 and the subdivision of Blocks 6, 9, 19 and 20 in the Canal Trustee's Subdivision, said west line of Lot 24 being also the east line of South Laflin Street; thence south along said east line of South Laflin Street to the north line of West Monroe Street; thence east along said north line of West Monroe Street to the west line of South Loomis Street; thence north along said west line of South Loomis Street to the westerly extension of the south line of Lot 5 in County Clerk's Division of Block 4 of the Canal Trustee's Subdivision of the west half and the west half to the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence east along said westerly extension and the south line of Lot 5 in County Clerk's Division of Block 4 of the Canal Trustee's Subdivision to a line 90 feet east of and parallel with the east line of South Loomis Street; thence south along said line 90 feet east of and parallel with the east line of South Loomis Street to the north line of West Monroe Street; thence east along said north line of West Monroe Street to the west line of South Racine Avenue; thence north along said west line of South Racine Avenue to the westerly extension of the south line of Lot 25 in Hayes' Subdivision of Block 2 of the Canal Trustee's Subdivision of the west half and the west half to the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, said south line of Lot 25 in Hayes' Subdivision being also the north line of West Rundell Place; thence east along said westerly extension and along the north line of West Rundell Place to the east line of Lot 8 in said Hayes' Subdivision of Block 2 of the Canal Trustee's Subdivision; thence north along said east line of Lot 8 in Hayes' Subdivision of Block 2 of the Canal Trustee's Subdivision to the south line of West Madison Street; thence east along said

south line of West Madison Street to the west line of South Aberdeen Street; thence south along said west line of South Aberdeen Street to the south line of West Monroe Street; thence east along said south line of West Monroe Street to the west line of the east 50 feet of Lot 2 in the Assessor's Subdivision of Block 13 in Canal Trustee's Subdivision of the west half and the west half to the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence south along said west line of the east 50 feet of Lot 2 in the Assessor's Subdivision of Block 13 in Canal Trustee's Subdivision to the north line of Lot 5 in said Assessor's Subdivision of Block 13 in Canal Trustee's Subdivision; thence east along said north line of Lot 5 and along the north line of Lot 6 in said Assessor's Subdivision of Block 13 in Canal Trustee's Subdivision to the east line of Lot 6 in the Assessor's Division of Lot 1 of Block 13 in Canal Trustee's Subdivision of the west half and the west half to the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence north along said east line of Lot 6 in the Assessor's Division of Lot 1 of Block 13 in Canal Trustee's Subdivision to the south line of West Monroe Street; thence east along said south line of West Monroe Street to the east line of South Morgan Street; thence north along said east line of South Morgan Street to the south line of Lot 14 in Block 4 in Duncan's Addition to Chicago, a subdivision of the east half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence east along said south line of Lot 14 and along the south line of Lot 3 in said Block 4 in Duncan's Addition to Chicago to the west line of South Sangamon Street; thence south along said west line of South Sangamon Street to the south line of West Monroe Street; thence east along said south line of West Monroe Street to the east line of South Peoria Street; thence south along said east line of South Peoria Street to the south line of West Adams Street; thence west along said south line of West Adams Street to the point of beginning at the east line of South Morgan Street, excepting from the foregoing all that part of the south half of Section 7 and the north half of Section 18, all in Township 39 North, Range 14 East of the Third Principal Meridian bounded and described as follows: beginning at the point of intersection of the east line of South Seeley Avenue with the south line of West Madison Street; thence east along said south line of West Madison Street to the southerly extension of the east line of the west 3.00 feet of Lot 74 of the plat of subdivision of Block 61 of the Canal Trustee's Subdivision of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence north along said southerly extension and the east line of the west 3.00 feet of Lot 74 of said plat of subdivision of Block 61 of the Canal Trustee's Subdivision of Section 17 to a line 47.5 feet north of and parallel with

the north line of West Madison Street; thence west along said line 47.5 feet north of and parallel with the north line of West Madison Street to the east line of North Damen Avenue; thence north along said east line of North Damen Avenue to the south line of West Warren Avenue; thence east along said south line of West Warren Avenue to the southerly extension of the west line of Lot 28 of said plat of subdivision of Block 61 of the Canal Trustee's Subdivision of Section 17; thence north along said southerly extension and the west line of Lot 28 of the plat of subdivision of Block 61 of the Canal Trustee's Subdivision of Section 17 to the north line thereof, said north line of Lot 28 being also the south line of the alley north of West Warren Avenue; thence east along said south line of the alley north of West Warren Avenue to the east line of South Wolcott Avenue; thence north along said east line of South Wolcott Avenue to the south line of West Washington Boulevard; thence east along said south line of West Washington Boulevard to the west line of North Wood Street; thence south along said west line of North Wood Street to the south line of West Warren Avenue; thence east along said south line of West Warren Avenue to the west line of the east 30.1 feet of Lot 5 in Block 4 (south of West Washington Boulevard) in Page and Wood's Subdivision of Outlots 50, 63 and 64 in the Canal Trustee's Subdivision of Section 7, Township 39 North, Range 14 East of the Third Principal Meridian; thence south along said west line of the east 30.1 feet of Lot 5 in Block 4 (south of West Washington Boulevard) in Page and Wood's Subdivision to the south line of said Lot 5; thence southwesterly along a straight line to the northwest corner of Lot 8 in said Block 4 (south of West Washington Boulevard) in Page and Wood's Subdivision; thence south along the west line of said Lot 8 in said Block 4 (south of West Washington Boulevard) in Page and Wood's Subdivision to the north line of West Madison Street; thence east along said north line of West Madison Street to the northerly extension of the west line of the parcel of land bearing Permanent Index Number 17-18-501-012, said west line being the west line of Lot 4 in Block 22 in Samuel F. Smith's Subdivision of the northeast quarter of the northeast quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian; thence south along said northerly extension and the west line of Lot 4 in Block 22 in Samuel F. Smith's Subdivision and along the southerly extension thereof to the centerline of the alley lying south of and adjoining the south line of said Lot 4; thence east along said alley centerline to the northerly extension of the east line of Lot "A" in Garrett's Consolidation of sundry lots in Blocks 4, 22 and 24 in Samuel F. Smith's Subdivision, also sundry lots in Circuit Court Subdivision, all in the northeast quarter of the northeast quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian; thence south along said northerly extension and the east line of Lot "A" in Garrett's Consolidation and along the southerly extension thereof

to the centerline of West Arcade Place; thence west along said centerline of West Arcade Place to the northerly extension of the east line of the west 14.77 feet of Lot 4 in Block 28 in said Samuel F. Smith's Subdivision of the northeast quarter of the northeast quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian; thence south along said northerly extension and the east line of the west 14.77 feet of Lot 4 in Block 28 in said Samuel F. Smith's Subdivision and along the southerly extension thereof to the south line of West Monroe Street; thence east along said south line of West Monroe Street to the west line of South Paulina Street; thence south along said west line of South Paulina Street to the south line of Lot 1 in the Assessor's Division of Lots 8, 9 and 10 of Blocks 12 and 13 in Samuel F. Smith's Subdivision of the northeast quarter of the northeast quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian, said south line of Lot 1 in the Assessor's Division being also the north line of the alley south of West Monroe Street; thence west along said north line of the alley south of West Monroe Street to the northerly extension of the east line of Lot 53 in Block 12 in H. H. Walker's Resubdivision of Blocks 12 and 13 in said Samuel F. Smith's Subdivision, said east line of Lot 53 being also the west line of the alley west of South Paulina Street; thence south along said northerly extension and the east line of Lot 53 in Block 12 in H. H. Walker's Resubdivision to the south line of said Lot 53, said south line of Lot 53 being also the north line of the alley north of West Adams Street; thence west along said north line of the alley north of West Adams Street to the northerly extension of the west line of the east 6.00 feet of Lot 40 in Block 13 in said H. H. Walker's Resubdivision; thence south along said northerly extension and the west line of the east 6.00 feet of Lot 40 in Block 13 in H. H. Walker's Resubdivision to the north line of West Adams Street; thence west along said north line of West Adams Street to the east line of Lot 18 in Block 5 in Ashland's Second Addition to Chicago, a subdivision of the west half of the northeast quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian; thence north along said east line of Lot 18 in Block 5 in Ashland's Second Addition to Chicago and along the northerly extension thereof to the south line of Lot 6 in Bowen's Subdivision of Lots 12 to 16 in Block 5 of Ashland's Second Addition to Chicago, a subdivision of the west half of the northeast quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian, said south line of Lot 6 being also the north line of the alley north of West Adams Street; thence west along said north line of the alley north of West Adams Street to the east line of South Damen Avenue; thence north along said east line of South Damen Avenue to the north line of West Monroe Street; thence west thence north along said north line of West Monroe Street to the east line of South Seeley Avenue; thence north along said east line of South Seeley Avenue to the point of beginning for this exception parcel at the south line of West Madison Street; all in the City of Chicago, Cook County.

Exhibit "D".
(To Ordinance)

Street Location Of Central West Area.

The Central West Redevelopment Project Area is irregularly shaped and is generally bounded by West Madison Street and West Lake Street on the north; South Peoria Street and North Ogden Avenue on the east; West Van Buren Street on the south; and the east side of North Western Avenue on the west.

DESIGNATION OF CENTRAL/WEST REDEVELOPMENT PROJECT
AREA AS TAX INCREMENT FINANCING DISTRICT.

The Committee on Finance submitted the following report:

CHICAGO, February 16, 2000.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance designating the Central West Redevelopment Area as a redevelopment project area, having had the same under advisement, begs leave to report and recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

Respectfully submitted,

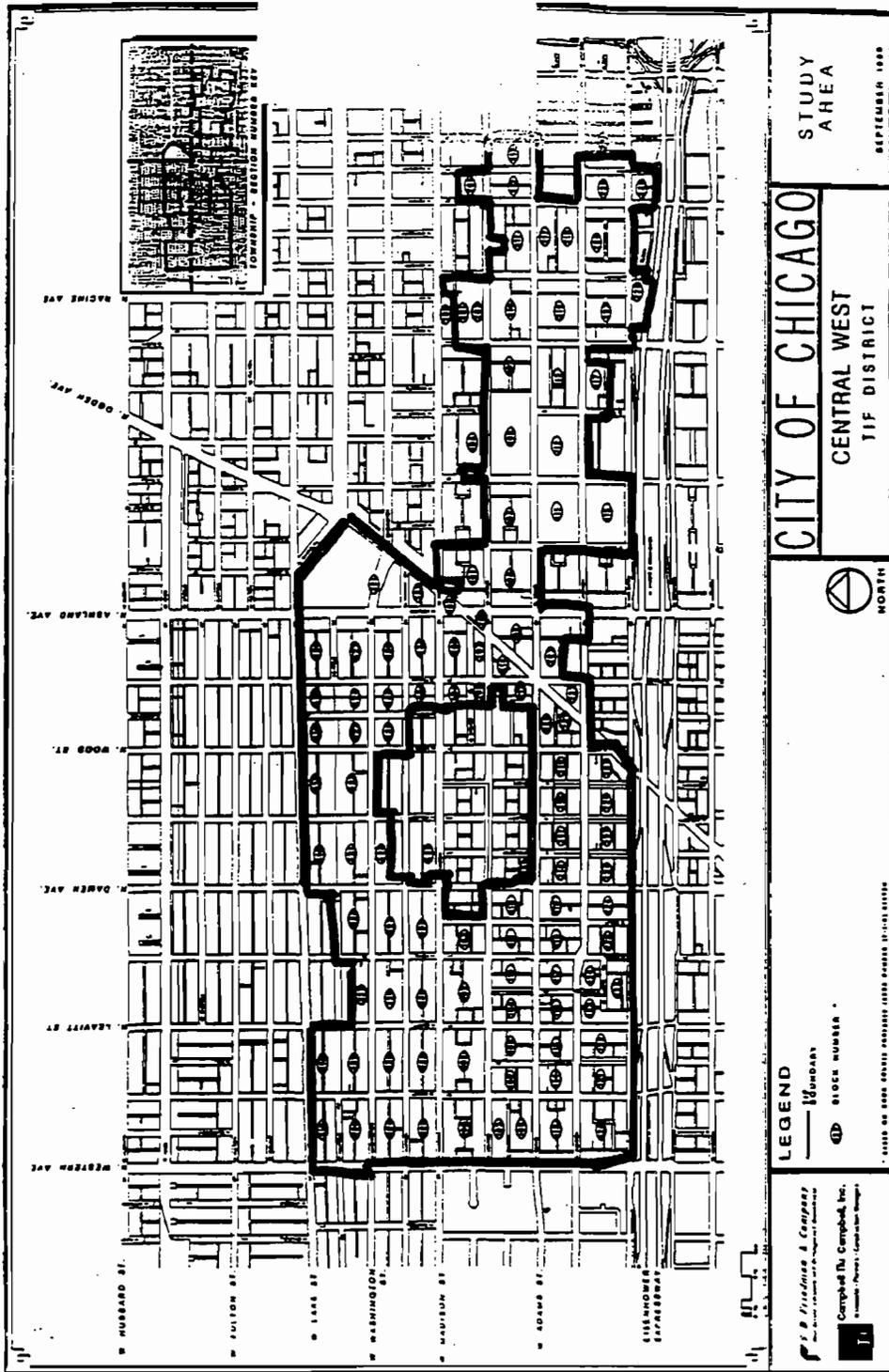
(Signed) EDWARD M. BURKE,
Chairman.

(Continued on page 25410)

Exhibit "E".
(To Ordinance)

Map Of Area.

BOUNDARY MAP



LEGEND
 — Boundary
 (10) Block Number

CITY OF CHICAGO
 CENTRAL WEST
 TIF DISTRICT

STUDY AREA
 SEPTEMBER 1999

NORTH

F. P. Friedman & Company
 City of Chicago
 Campbell & Campbell, Inc.
 City of Chicago

(Continued from page 25408)

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Burke, Thomas, Coleman, Peterson, Murphy, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 49.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, It is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (1996 Bar Edition), as amended (the "Act"), for a proposed redevelopment project area to be known as the Central West Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project (the "Plan"); and

WHEREAS, Pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Community Development Commission (the "Commission") of the City, by authority of the Mayor and the City Council of the City (the "City Council") (with the Mayor and the City Council being collectively defined herein as the "Corporate Authorities") called a public hearing (the "Hearing") concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area on December 14, 1999;

WHEREAS, The Plan (including the related eligibility study attached thereto as an exhibit) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act; notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act; and a meeting of the joint review board (the "Board") was convened pursuant to Section 5/11-74.4-5(b) of the Act; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 99-CDC-255, recommending to the City Council the designation of the Area as a redevelopment project area pursuant to the Act, among other things; and

WHEREAS, The Corporate Authorities have reviewed the Plan (including the related eligibility study for the Area attached thereto as an exhibit), testimony from the Hearing, if any, the recommendation of the Board, if any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have deemed necessary or appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Area; and

WHEREAS, The City Council has heretofore approved the Plan, which was identified in An Ordinance Of The City Of Chicago, Illinois, Approving A Redevelopment Plan For The Central West Redevelopment Project Area; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Recitals. The above recitals are incorporated herein and made a part hereof.

SECTION 2. The Area. The Area is legally described in Exhibit A attached hereto and incorporated herein. The street location (as near as practicable) for the Area is described in Exhibit B attached hereto and incorporated herein. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein.

SECTION 3. Findings. The Corporate Authorities hereby make the following findings:

a. the Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefitted by proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act;

b. as required pursuant to Section 5/11-74.4-3(p) of the Act:

(i) the Area is not less, in the aggregate, than one and one-half (1½) acres in size; and

(ii) conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and as a conservation area as defined in the Act.

SECTION 4. Area Designated. The Area is hereby designated as a redevelopment project area pursuant to Section 5/11-74.4-4 of the Act.

SECTION 5. Invalidation Of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

SECTION 6. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

[Exhibit "C" referred to in this ordinance printed
on page 25420 of this Journal.]

Exhibits "A" and "B" referred to in this ordinance read as follows:

Exhibit "A".

Central West Tax Increment Financing District.

All that part of the east half of the southeast quarter of Section 12, Township 39 North, Range 13 East of the Third Principal Meridian and that part of Sections 7, 8, 17 and 18, all in Township 39 North, Range 14 East of the Third Principal Meridian bounded and described as follows:

beginning at the point of intersection of the south line of West Adams Street with the east line of South Morgan Street; thence south along said east line of South Morgan Street to the north line of West Jackson Avenue; thence east along said north line of West Jackson Avenue to the northerly extension of the east line of Lot 16 in Block 18 in Duncan's Addition to Chicago, a subdivision of the east half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence south along said northerly extension and the east line of Lots 16, 15, 14, 13, 12, 11, 10 and 9, in said Block 18 in Duncan's Addition to Chicago and along the southerly extension of said Lot 9 to the south line of West Van Buren Street; thence west along said south line of West Van Buren Street to the east line of South Sangamon Street; thence south along said east line of South Sangamon Street to the easterly extension of the north line of the south 9.5 feet of Lot 1 in Egan's Resubdivision of Lot 7 (except

the south 1 foot thereof) and all of Lots 8 to 22, inclusive, and Lots 32 and 33 and the private alley south of Lot 32, all in Egan's Resubdivision of Block 24 in Duncan's Addition to Chicago, a subdivision of the east half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence west along said easterly extension and the north line of the south 9.5 feet of Lot 1 in Egan's Resubdivision and along the westerly extension thereof to the east line of Lot 27 in Block 24 in said Duncan's Addition to Chicago, a subdivision of the east half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence north along said east line of Lots 27 and 26 in Block 24 in said Duncan's Addition to Chicago to the north line of the south 5.60 feet of Lot 26 in said Block 24 in Duncan's Addition to Chicago; thence west along said north line of the south 5.60 feet of Lot 26 in Block 24 in Duncan's Addition to Chicago and along the westerly extension thereof to the west line of South Morgan Street; thence north along said west line of South Morgan Street to the south line of West Van Buren Street; thence west along said south line of West Van Buren Street to the east line of South Aberdeen Street; thence south along said east line of South Aberdeen Street to the easterly extension of the north line of Lot 45 in C. J. Hull's Subdivision of Block 27 in Canal Trustee's Subdivision of the west half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, said north line of Lot 45 being also the south line of the alley south of West Van Buren Street; thence west along said easterly extension and along the south line of the alley south of West Van Buren Street to the southerly extension of the east line of Lot 16 in said C. J. Hull's Subdivision; thence north along said southerly extension and the east line of said Lot 16 in C. J. Hull's Subdivision to the south line of West Van Buren Street; thence west along said south line of West Van Buren Street to the west line of South Racine Avenue; thence north along said west line of South Racine Avenue to the south line of West Jackson Street; thence west along said south line of West Jackson Street to the centerline of the vacated alley lying east of and adjoining Lot 8 in S. L. Brown's Subdivision of the north half of Block 23 in the Canal Trustee's Subdivision of the west half and the west half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence south along said centerline of the vacated alley lying east of and adjoining Lot 8 in S. L. Brown's Subdivision and along the southerly extension thereof to the north line of the vacated alley lying east of and adjoining Lot 8 in Superior Court Partition of the south half of Block 23 in the Canal Trustee's Subdivision of the west half and the west half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, said north line of the vacated alley being also the south line of West Gladys Avenue; thence west along said south line of West Gladys Avenue, being the north line of the vacated alley lying east of and adjoining Lot 8 in Superior Court Partition and the north line of Lots 8 through 19, inclusive, in said Superior Court Partition and the north line of Lots 1 and 2 in Henery's Subdivision of part of Lots 20 to 25, inclusive,

in Superior Court Partition of the south half of Block 23 in the Canal Trustee's Subdivision, and along the westerly extension of said south line of West Gladys Avenue to the west line of South Throop Street; thence north along said west line of South Throop Street to the south line of West Jackson Street; thence west along said south line of West Jackson Street to the east line of South Loomis Street; thence south along said east line of South Loomis Street to the south line of West Van Buren Street; thence west along said south line of West Van Buren Street to the west line of South Laflin Street; thence north along said west line of South Laflin Street to the south line of West Adams Street; thence west along said south line of West Adams Street to the east line of South Ashland Avenue; thence south along said east line of South Ashland Avenue to the south line of West Jackson Boulevard; thence west along said south line of West Jackson Boulevard to the southerly extension of the west line of the east 10 feet of Lot 13 in Walker & Kreigh's Resubdivision of Blocks 16 and 19 in S. F. Smith's Subdivision of the northeast quarter of the northeast quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian; thence north along said southerly extension and the west line of the east 10 feet of Lot 13 in Walker & Kreigh's Resubdivision to the north line of said Lot 13, said north line of Lot 13 being also the south line of the alley north of West Jackson Boulevard; thence west along said south line of the alley north of West Jackson Boulevard to the east line of South Paulina Street; thence south along said east line of South Paulina Street to the south line of West Jackson Boulevard; thence west along said south line of West Jackson Boulevard to the east line of South Wood Street; thence south along said east line of South Wood Street to the southeasterly line of West Ogden Avenue; thence southwesterly along said southeasterly line of West Ogden Avenue to the south line of West Van Buren Street; thence west along said south line of West Van Buren Street to the east line of South Western Avenue; thence north along said east line of South Western Avenue and along the east line of North Western Avenue to the north line of West Washington Boulevard; thence west along said north line of West Washington Boulevard to the west line of North Western Avenue; thence north along said west line of North Western Avenue to the southerly line of West Lake Street; thence easterly along said southerly line of West Lake Street to the east line of North Leavitt Street; thence south along said east line of North Leavitt Street to the south line of Lot 60 in Thomas Stenson's Subdivision of Block 54 of the Canal Trustee's Subdivision of Section 7, Township 39 North, Range 14 East of the Third Principal Meridian, said south line of Lot 60 being also the north line of the alley south of West Maypole Avenue; thence east along said north line of the alley south of West Maypole Avenue to the east line of Lot 41 in said Thomas Stenson's Subdivision of Block 54 of the Canal Trustee's Subdivision, said east line of Lot 41 being also the west line of North Hoyne Avenue; thence north along said west line of North Hoyne Avenue to the westerly extension of the north line of Lot 2 in Streger's Resubdivision of Lots 10 to 12 in A. D. Taylor's Subdivision of the southwest quarter of Block 54 of the Canal

Trustee's Subdivision of Section 7, Township 39 North, Range 14 East of the Third Principal Meridian, said north line of Lot 2 being also the south line of West Maypole Avenue; thence east along said south line of West Maypole Avenue to the west line of North Damen Avenue; thence north along said west line of North Damen Avenue to the southerly line of West Lake Street; thence easterly along said southerly line of West Lake Street to the west line of North Hermitage Avenue; thence south along said west line of North Hermitage Avenue to the westerly extension of the north line of Lot 6 in Block 1 (north of West Washington Boulevard) in Page & Wood's Subdivision of Outlets 50, 63 and 64 in Canal Trustee's Subdivision of Section 7, Township 39 North, Range 14 East of the Third Principal Meridian, said north line of Lot 6 being also the southerly line of West Lake Street; thence easterly along said westerly extension and the southerly line of West Lake Street to the southwesterly line of West Randolph Street (formerly Bryan Place); thence southeasterly along said southwesterly line of West Randolph Street (formerly Bryan Place) to the northwesterly line of West Ogden Avenue; thence southwesterly along said northwesterly line of West Ogden Avenue to the northwesterly extension of the northeasterly line of Lot 1 in Webster's Subdivision of Lots 6 to 15, inclusive, of Block 2 in Union Park Addition to Chicago, a subdivision of Lots 5 and 6 in the Circuit Court Partition of the southwest quarter of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian; thence southeasterly along said northwesterly extension of the northeasterly line of Lot 1 in Webster's Subdivision to the southeasterly line of said West Ogden Avenue; thence southwesterly along said southeasterly line of West Ogden Avenue to the west line of Lot 15 in Block 6 in Laflin & Loomis' Resubdivision of Blocks 5, 18, 21, 30, 31, 32, 33 and 41 and the subdivision of Blocks 6, 9, 19 and 20 in the Canal Trustee's Subdivision of the west half and the west half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, said west line of Lot 15 being also the east line of the alley east of South Ashland Avenue; thence south along said west line of Lot 15 in Block 6 in Laflin & Loomis' Resubdivision of Blocks 5, 18, 21, 30, 31, 32, 33 and 41 and the subdivision of Blocks 6, 9, 19 and 20 in the Canal Trustee's Subdivision to the south line of said Lot 15, said south line of Lot 15 being also the north line of the alley south of West Madison Street; thence east along said north line of the alley south of West Madison Street to the east line of Lot 12 in said Block 6 in Laflin & Loomis Resubdivision of Blocks 5, 18, 21, 30, 31, 32, 33 and 41 and the subdivision of Blocks 6, 9, 19 and 20 in the Canal Trustee's Subdivision; thence north along said east line of Lot 12 in Block 6 in Laflin & Loomis' Resubdivision of Blocks 5, 18, 21, 30, 31, 32, 33 and 41 and the subdivision of Blocks 6, 9, 19 and 20 in the Canal Trustee's Subdivision and along the northerly extension thereof to the north line

of West Madison Street; thence east along said north line of West Madison Street to the northerly extension of the west line of Lot 24 in Block 5 in Laflin & Loomis' Resubdivision of Blocks 5, 18, 21, 30, 31, 32, 33 and 41 and the subdivision of Blocks 6, 9, 19 and 20 in the Canal Trustee's Subdivision, said west line of Lot 24 being also the east line of South Laflin Street; thence south along said east line of South Laflin Street to the north line of West Monroe Street; thence east along said north line of West Monroe Street to the west line of South Loomis Street; thence north along said west line of South Loomis Street to the westerly extension of the south line of Lot 5 in County Clerk's Division of Block 4 of the Canal Trustee's Subdivision of the west half and the west half to the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence east along said westerly extension and the south line of Lot 5 in County Clerk's Division of Block 4 of the Canal Trustee's Subdivision to a line 90 feet east of and parallel with the east line of South Loomis Street; thence south along said line 90 feet east of and parallel with the east line of South Loomis Street to the north line of West Monroe Street; thence east along said north line of West Monroe Street to the west line of South Racine Avenue; thence north along said west line of South Racine Avenue to the westerly extension of the south line of Lot 25 in Hayes' Subdivision of Block 2 of the Canal Trustee's Subdivision of the west half and the west half to the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, said south line of Lot 25 in Hayes' Subdivision being also the north line of West Rundell Place; thence east along said westerly extension and along the north line of West Rundell Place to the east line of Lot 8 in said Hayes' Subdivision of Block 2 of the Canal Trustee's Subdivision; thence north along said east line of Lot 8 in Hayes' Subdivision of Block 2 of the Canal Trustee's Subdivision to the south line of West Madison Street; thence east along said south line of West Madison Street to the west line of South Aberdeen Street; thence south along said west line of South Aberdeen Street to the south line of West Monroe Street; thence east along said south line of West Monroe Street to the west line of the east 50 feet of Lot 2 in the Assessor's Subdivision of Block 13 in Canal Trustee's Subdivision of the west half and the west half to the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence south along said west line of the east 50 feet of Lot 2 in the Assessor's Subdivision of Block 13 in Canal Trustee's Subdivision to the north line of Lot 5 in said Assessor's Subdivision of Block 13 in Canal Trustee's Subdivision; thence east along said north line of Lot 5 and along the north line of Lot 6 in said Assessor's Subdivision of Block 13 in Canal Trustee's Subdivision to the east line of Lot 6 in the Assessor's Division of Lot 1 of Block

13 in Canal Trustee's Subdivision of the west half and the west half to the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence north along said east line of Lot 6 in the Assessor's Division of Lot 1 of Block 13 in Canal Trustee's Subdivision to the south line of West Monroe Street; thence east along said south line of West Monroe Street to the east line of South Morgan Street; thence north along said east line of South Morgan Street to the south line of Lot 14 in Block 4 in Duncan's Addition to Chicago, a subdivision of the east half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence east along said south line of Lot 14 and along the south line of Lot 3 in said Block 4 in Duncan's Addition to Chicago to the west line of South Sangamon Street; thence south along said west line of South Sangamon Street to the south line of West Monroe Street; thence east along said south line of West Monroe Street to the east line of South Peoria Street; thence south along said east line of South Peoria Street to the south line of West Adams Street; thence west along said south line of West Adams Street to the point of beginning at the east line of South Morgan Street. Excepting from the foregoing all that part of the south half of Section 7 and the north half of Section 18, all in Township 39 North, Range 14 East of the Third Principal Meridian bounded and described as follows: beginning at the point of intersection of the east line of South Seeley Avenue with the south line of West Madison Street; thence east along said south line of West Madison Street to the southerly extension of the east line of the west 3.00 feet of Lot 74 of the plat of subdivision of Block 61 of the Canal Trustee's Subdivision of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence north along said southerly extension and the east line of the west 3.00 feet of Lot 74 of said plat of subdivision of Block 61 of the Canal Trustee's Subdivision of Section 17 to a line 47.5 feet north of and parallel with the north line of West Madison Street; thence west along said line 47.5 feet north of and parallel with the north line of West Madison Street to the east line of North Damen Avenue; thence north along said east line of North Damen Avenue to the south line of West Warren Boulevard; thence east along said south line of West Warren Boulevard to the southerly extension of the west line of Lot 28 of said plat of subdivision of Block 61 of the Canal Trustee's Subdivision of Section 17; thence north along said southerly extension and the west line of Lot 28 of the plat of subdivision of Block 61 of the Canal Trustee's Subdivision of Section 17 to the north line thereof, said north line of Lot 28 being also the south line of the alley north of West Warren Boulevard; thence east along said south line of the alley north of West Warren Boulevard to the east line of South Wolcott Avenue; thence north along said east line of South Wolcott Avenue to the south line of West Washington Boulevard; thence east along said south line of West Washington Boulevard to the west line of North Wood Street; thence south along said west line of North Wood Street to the south line of West Warren Boulevard;

thence east along said south line of West Warren Boulevard to the west line of the east 30.1 feet of Lot 5 in Block 4 (south of West Washington Boulevard) in Page and Wood's Subdivision of Outlots 50, 63 and 64 in the Canal Trustee's Subdivision of Section 7, Township 39 North, Range 14 East of the Third Principal Meridian; thence south along said west line of the east 30.1 feet of Lot 5 in Block 4 (south of West Washington Boulevard) in Page and Wood's Subdivision to the south line of said Lot 5; thence southwesterly along a straight line to the northwest corner of Lot 8 in said Block 4 (south of West Washington Boulevard) in Page and Wood's Subdivision; thence south along the west line of said Lot 8 in said Block 4 (south of West Washington Boulevard) in Page and Wood's Subdivision to the north line of West Madison Street; thence east along said north line of West Madison Street to the northerly extension of the west line of the parcel of land bearing Permanent Index Number 17-18-501-012, said west line being the west line of Lot 4 in Block 22 in Samuel F. Smith's Subdivision of the northeast quarter of the northeast quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian; thence south along said northerly extension and the west line of Lot 4 in Block 22 in Samuel F. Smith's Subdivision and along the southerly extension thereof to the centerline of the alley lying south of and adjoining the south line of said Lot 4; thence east along said alley centerline to the northerly extension of the east line of Lot "A" in Garrett's Consolidation of sundry lots in Blocks 4, 22 and 24 in Samuel F. Smith's Subdivision, also sundry lots in Circuit Court Subdivision, all in the northeast quarter of the northeast quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian; thence south along said northerly extension and the east line of Lot "A" in Garrett's Consolidation and along the southerly extension thereof to the centerline of West Arcade Place; thence west along said centerline of West Arcade Place to the northerly extension of the east line of the west 14.77 feet of Lot 4 in Block 28 in said Samuel F. Smith's Subdivision of the northeast quarter of the northeast quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian; thence south along said northerly extension and the east line of the west 14.77 feet of Lot 4 in Block 28 in said Samuel F. Smith's Subdivision and along the southerly extension thereof to the south line of West Monroe Street; thence east along said south line of West Monroe Street to the west line of South Paulina Street; thence south along said west line of South Paulina Street to the south line of Lot 1 in the Assessor's Division of Lots 8, 9 and 10 of Blocks 12 and 13 in Samuel F. Smith's Subdivision of the northeast quarter of the northeast quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian, said south line of Lot 1 in the Assessor's Division being also the north line of the alley south of West Monroe Street; thence west along said north line of the alley south of West Monroe Street to the northerly extension of the east line of Lot 53 in Block 12 in H. H. Walker's Resubdivision of Blocks 12 and 13 in said Samuel F. Smith's Subdivision, said east line of Lot 53 being also the west line of the alley west of South Paulina Street; thence south along said northerly extension and

the east line of Lot 53 in Block 12 in H. H. Walker's Resubdivision to the south line of said Lot 53, said south line of Lot 53 being also the north line of the alley north of West Adams Street; thence west along said north line of the alley north of West Adams Street to the northerly extension of the west line of the east 6.00 feet of Lot 40 in Block 13 in said H. H. Walker's Resubdivision; thence south along said northerly extension and the west line of the east 6.00 feet of Lot 40 in Block 13 in H. H. Walker's Resubdivision to the north line of West Adams Street; thence west along said north line of West Adams Street to the east line of Lot 18 in Block 5 in Ashland's Second Addition to Chicago, a subdivision of the west half of the northeast quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian; thence north along said east line of Lot 18 in Block 5 in Ashland's Second Addition to Chicago and along the northerly extension thereof to the south line of Lot 6 in Bowen's Subdivision of Lots 12 to 16 in Block 5 of Ashland's Second Addition to Chicago, a subdivision of the west half of the northeast quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian, said south line of Lot 6 being also the north line of the alley north of West Adams Street; thence west along said north line of the alley north of West Adams Street to the east line of South Damen Avenue; thence north along said east line of South Damen Avenue to the north line of West Monroe Street; thence west thence north along said north line of West Monroe Street to the east line of South Seeley Avenue; thence north along said east line of South Seeley Avenue to the point of beginning for this exception parcel at the south line of West Madison Street; all in the City of Chicago, Cook County.

Exhibit "B".

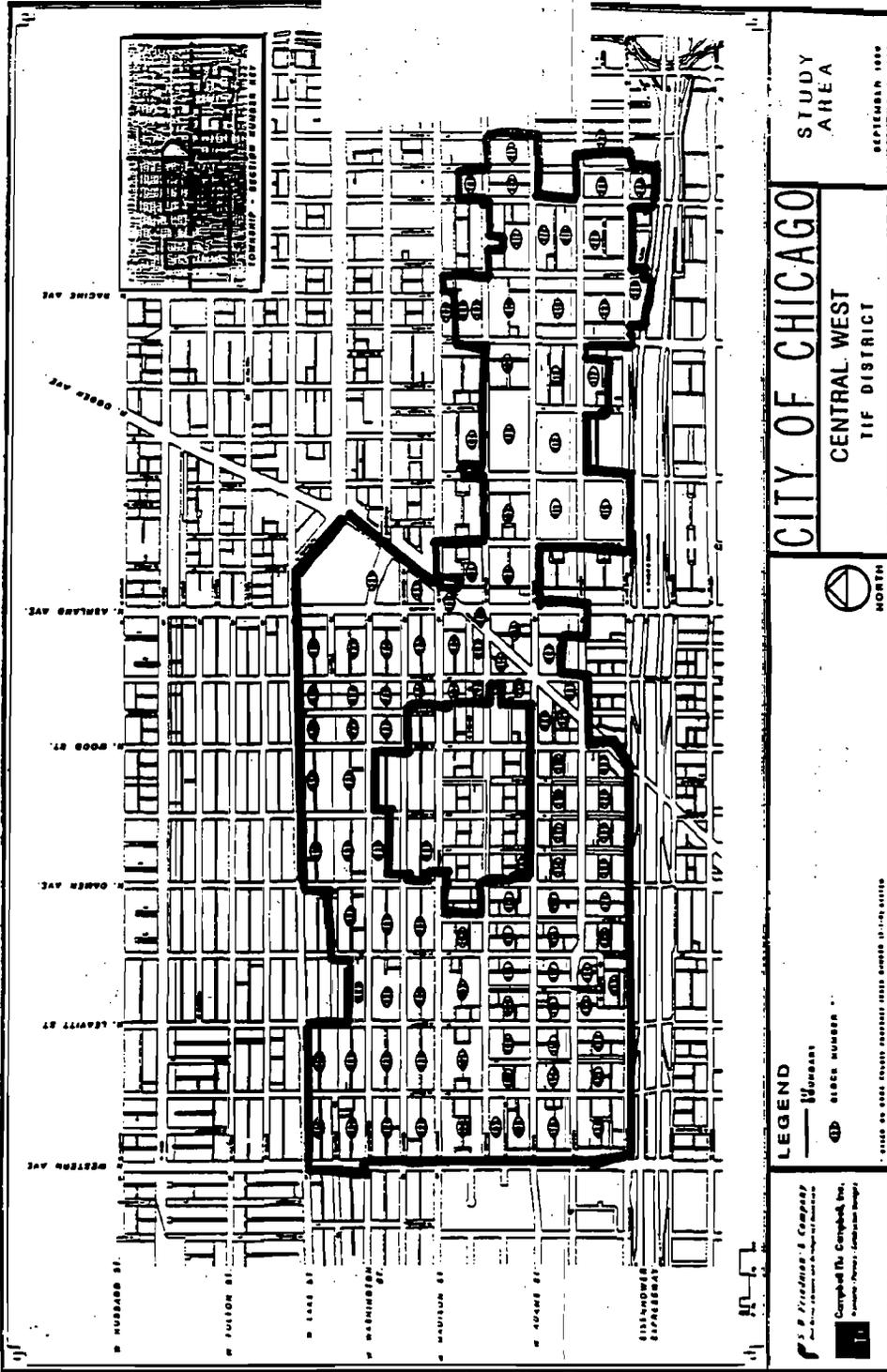
Street Location Of Central West Area.

The Central West Redevelopment Project Area is irregularly shaped and is generally bounded by West Madison Street and West Lake Street on the north; South Peoria Street and North Ogden Avenue on the east; West Van Buren Street on the south; and the east side of North Western Avenue on the west.

Exhibit "C".

Map Of Area.

BOUNDARY MAP



CITY OF CHICAGO

CENTRAL WEST
TIF DISTRICT

STUDY
AREA

SEPTEMBER 1999



LEGEND

WARRANT

BLOCK NUMBER

S. P. Friedman & Company
City of Chicago
Compiled by Computer, Inc.
Chicago, Illinois - Computer Mapping

BASED ON THE 1999 CHICAGO TIF DISTRICT MAP

ADOPTION OF TAX INCREMENT ALLOCATION
FINANCING FOR CENTRAL WEST
REDEVELOPMENT PROJECT
AREA.

The Committee on Finance submitted the following report:

CHICAGO, February 16, 2000.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance adopting tax increment financing for the Central West Redevelopment Project Area, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Burke, Thomas, Coleman, Peterson, Murphy, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 49.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, It is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (1996 State Bar Edition), as amended (the "Act"), for a proposed redevelopment project area to be known as The Central West Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project (the "Plan"); and

WHEREAS, The Community Development Commission of the City has forwarded to the City Council of the City ("City Council") a copy of its Resolution 99-CDC-255, recommending to the City Council the adoption of Tax Increment Allocation Financing for the Area, among other things; and

WHEREAS, As required by the Act, the City has heretofore approved the Plan, which was identified in An Ordinance Of The City Of Chicago, Illinois, Approving A Redevelopment Plan For The Central West Redevelopment Project Area and has heretofore designated the Area as a redevelopment project area by passage of An Ordinance Of The City Of Chicago, Illinois, Designating The Central West Redevelopment Project Area A Redevelopment Project Area Pursuant To The Tax Increment Allocation Redevelopment Act and has otherwise complied with all other conditions precedent required by the Act; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Recitals. The above recitals are incorporated herein and made a part hereof.

SECTION 2. Tax Increment Allocation Financing Adopted. Tax Increment Allocation Financing is hereby adopted pursuant to Section 5/11-74.4-8 of the Act to finance redevelopment project costs as defined in the Act and as set forth in the Plan within the Area legally described in Exhibit A attached hereto and incorporated herein. The street location (as near as practicable) for the Area is described in Exhibit B attached hereto and incorporated herein. The map of the Area is depicted in Exhibit C attached hereto and incorporated herein.

SECTION 3. Allocation Of Ad Valorem Taxes. Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 5/11-74.4-9(c) of the Act each year after the effective date of this ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs incurred under the Act have been paid, shall be divided as follows:

a. that portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Area shall be allocated to, and when collected, shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of Tax Increment Allocation Financing; and

b. that portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Area over and above the initial equalized assessed value of each property in the Area shall be allocated to, and when collected, shall be paid to the City treasurer who shall deposit said taxes into a special fund, hereby created, and designated "The Central West Redevelopment Project Area Special Tax Allocation Fund" of the City for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof.

SECTION 4. Invalidity Of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

SECTION 5. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 6. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

[Exhibit "C" referred to in this ordinance printed
on page 25432 of this Journal.]

Exhibits "A" and "B" referred to in this ordinance read as follows:

*Exhibit "A".**Central West Tax Increment Financing District.*

All that part of the east half of the southeast quarter of Section 12, Township 39 North, Range 13 East of the Third Principal Meridian and that part of Sections 7, 8, 17 and 18, all in Township 39 North, Range 14 East of the Third Principal Meridian bounded and described as follows:

beginning at the point of intersection of the south line of West Adams Street with the east line of South Morgan Street; thence south along said east line of South Morgan Street to the north line of West Jackson Boulevard; thence east along said north line of West Jackson Boulevard to the northerly extension of the east line of Lot 16 in Block 18 in Duncan's Addition to Chicago, a subdivision of the east half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence south along said northerly extension and the east line of Lots 16, 15, 14, 13, 12, 11, 10 and 9, in said Block 18 in Duncan's Addition to Chicago, and along the southerly extension of said Lot 9 to the south line of West Van Buren Street; thence west along said south line of West Van Buren Street to the east line of South Sangamon Street; thence south along said east line of South Sangamon Street to the easterly extension of the north line of the south 9.5 feet of Lot 1 in Egan's Resubdivision of Lot 7 (except the south 1 foot thereof) and all of Lots 8 to 22, inclusive, and Lots 32 and 33 and the private alley south of Lot 32, all in Egan's Resubdivision of Block 24 in Duncan's Addition to Chicago, a subdivision of the east half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence west along said easterly extension and the north line of the south 9.5 feet of Lot 1 in Egan's Resubdivision and along the westerly extension thereof to the east line of Lot 27 in Block 24 in said Duncan's Addition to Chicago, a subdivision of the east half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence north along said east line of Lots 27 and 26 in Block 24 in said Duncan's Addition to Chicago to the north line of the south 5.60 feet of Lot 26 in said Block 24 in Duncan's Addition to Chicago; thence west along said north line of the south 5.60 feet of Lot 26 in Block 24 in Duncan's Addition to Chicago and along the westerly extension thereof to the west line of South Morgan Street; thence north along said west line of South Morgan Street to the south line of West Van Buren Street; thence west along said south line of West Van Buren Street to the east line of South Aberdeen Street; thence south along said east line of South Aberdeen Street to the easterly extension of the north line of Lot 45 in C. J. Hull's Subdivision of Block 27 in Canal Trustee's Subdivision of the west half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the

Third Principal Meridian, said north line of Lot 45 being also the south line of the alley south of West Van Buren Street; thence west along said easterly extension and along the south line of the alley south of West Van Buren Street to the southerly extension of the east line of Lot 16 in said C. J. Hull's Subdivision; thence north along said southerly extension and the east line of said Lot 16 in C. J. Hull's Subdivision to the south line of West Van Buren Street; thence west along said south line of West Van Buren Street to the west line of South Racine Avenue; thence north along said west line of South Racine Avenue to the south line of West Jackson Street; thence west along said south line of West Jackson Street to the centerline of the vacated alley lying east of and adjoining Lot 8 in S. L. Brown's Subdivision of the north half of Block 23 in the Canal Trustee's Subdivision of the west half and the west half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence south along said centerline of the vacated alley lying east of and adjoining Lot 8 in S. L. Brown's Subdivision and along the southerly extension thereof to the north line of the vacated alley lying east of and adjoining Lot 8 in Superior Court Partition of the south half of Block 23 in the Canal Trustee's Subdivision of the west half and the west half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, said north line of the vacated alley being also the south line of West Gladys Avenue; thence west along said south line of West Gladys Avenue, being the north line of the vacated alley lying east of and adjoining Lot 8 in Superior Court Partition and the north line of Lots 8 through 19, inclusive, in said Superior Court Partition and the north line of Lots 1 and 2 in Henery's Subdivision of part of Lots 20 to 25, inclusive, in Superior Court Partition of the south half of Block 23 in the Canal Trustee's Subdivision, and along the westerly extension of said south line of West Gladys Avenue to the west line of South Throop Street; thence north along said west line of South Throop Street to the south line of West Jackson Street; thence west along said south line of West Jackson Street to the east line of South Loomis Street; thence south along said east line of South Loomis Street to the south line of West Van Buren Street; thence west along said south line of West Van Buren Street to the west line of South Laflin Street; thence north along said west line of South Laflin Street to the south line of West Adams Street; thence west along said south line of West Adams Street to the east line of South Ashland Avenue; thence south along said east line of South Ashland Avenue to the south line of West Jackson Boulevard; thence west along said south line of West Jackson Boulevard to the southerly extension of the west line of the east 10 feet of Lot 13 in Walker & Kreigh's Resubdivision of Blocks 16 and 19 in S. F. Smith's Subdivision of the northeast quarter of the northeast quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian; thence north along said southerly extension and the west line of the east 10 feet of Lot 13 in Walker & Kreigh's Resubdivision to the north line of said Lot 13, said north line of Lot 13 being also the south line of the alley north of West Jackson Boulevard; thence west along said south line of the alley north of West Jackson Boulevard

to the east line of South Paulina Street; thence south along said east line of South Paulina Street to the south line of West Jackson Boulevard; thence west along said south line of West Jackson Boulevard to the east line of South Wood Street; thence south along said east line of South Wood Street to the southeasterly line of West Ogden Avenue; thence southwesterly along said southeasterly line of West Ogden Avenue to the south line of West Van Buren Street; thence west along said south line of West Van Buren Street to the east line of South Western Avenue; thence north along said east line of South Western Avenue and along the east line of North Western Avenue to the north line of West Washington Boulevard; thence west along said north line of West Washington Boulevard to the west line of North Western Avenue; thence north along said west line of North Western Avenue to the southerly line of West Lake Street; thence easterly along said southerly line of West Lake Street to the east line of North Leavitt Street; thence south along said east line of North Leavitt Street to the south line of Lot 60 in Thomas Stenson's Subdivision of Block 54 of the Canal Trustee's Subdivision of Section 7, Township 39 North, Range 14 East of the Third Principal Meridian, said south line of Lot 60 being also the north line of the alley south of West Maypole Avenue; thence east along said north line of the alley south of West Maypole Avenue to the east line of Lot 41 in said Thomas Stenson's Subdivision of Block 54 of the Canal Trustee's Subdivision, said east line of Lot 41 being also the west line of North Hoyne Avenue; thence north along said west line of North Hoyne Avenue to the westerly extension of the north line of Lot 2 in Streger's Resubdivision of Lots 10 to 12 in A. D. Taylor's Subdivision of the southwest quarter of Block 54 of the Canal Trustee's Subdivision of Section 7, Township 39 North, Range 14 East of the Third Principal Meridian, said north line of Lot 2 being also the south line of West Maypole Avenue; thence east along said south line of West Maypole Avenue to the west line of North Damen Avenue; thence north along said west line of North Damen Avenue to the southerly line of West Lake Street; thence easterly along said southerly line of West Lake Street to the west line of North Hermitage Avenue; thence south along said west line of North Hermitage Avenue to the westerly extension of the north line of Lot 6 in Block 1 (north of West Washington Boulevard) in Page & Wood's Subdivision of Outlets 50, 63 and 64 in Canal Trustee's Subdivision of Section 7, Township 39 North, Range 14 East of the Third Principal Meridian, said north line of Lot 6 being also the southerly line of West Lake Street; thence easterly along said westerly extension and the southerly line of West Lake Street to the southwesterly line of West Randolph Street (formerly Bryan Place); thence southeasterly along said southwesterly line of West Randolph Street (formerly Bryan Place) to the northwesterly line of West Ogden Avenue; thence southwesterly along said northwesterly line of West Ogden Avenue to the northwesterly extension of the northeasterly line of Lot 1 in Webster's Subdivision of Lots 6 to 15, inclusive, of Block 2 in Union Park Addition to Chicago, a subdivision of Lots 5 and 6 in the Circuit Court Partition of the southwest quarter of Section 8, Township 39 North, Range 14 East of the

Third Principal Meridian; thence southeasterly along said northwesterly extension of the northeasterly line of Lot 1 in Webster's Subdivision to the southeasterly line of said West Ogden Avenue; thence southwesterly along said southeasterly line of West Ogden Avenue to the west line of Lot 15 in Block 6 in Laflin & Loomis' Resubdivision of Blocks 5, 18, 21, 30, 31, 32, 33 and 41 and the subdivision of Blocks 6, 9, 19 and 20 in the Canal Trustee's Subdivision of the west half and the west half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, said west line of Lot 15 being also the east line of the alley east of South Ashland Avenue; thence south along said west line of Lot 15 in Block 6 in Laflin & Loomis' Resubdivision of Blocks 5, 18, 21, 30, 31, 32, 33 and 41 and the subdivision of Blocks 6, 9, 19 and 20 in the Canal Trustee's Subdivision to the south line of said Lot 15, said south line of Lot 15 being also the north line of the alley south of West Madison Street; thence east along said north line of the alley south of West Madison Street to the east line of Lot 12 in said Block 6 in Laflin & Loomis' Resubdivision of Blocks 5, 18, 21, 30, 31, 32, 33 and 41 and the subdivision of Blocks 6, 9, 19 and 20 in the Canal Trustee's Subdivision; thence north along said east line of Lot 12 in Block 6 in Laflin & Loomis' Resubdivision of Blocks 5, 18, 21, 30, 31, 32, 33 and 41 and the subdivision of Blocks 6, 9, 19 and 20 in the Canal Trustee's Subdivision and along the northerly extension thereof to the north line of West Madison Street; thence east along said north line of West Madison Street to the northerly extension of the west line of Lot 24 in Block 5 in Laflin & Loomis' Resubdivision of Blocks 5, 18, 21, 30, 31, 32, 33 and 41 and the subdivision of Blocks 6, 9, 19 and 20 in the Canal Trustee's Subdivision, said west line of Lot 24 being also the east line of South Laflin Street; thence south along said east line of South Laflin Street to the north line of West Monroe Street; thence east along said north line of West Monroe Street to the west line of South Loomis Street; thence north along said west line of South Loomis Street to the westerly extension of the south line of Lot 5 in County Clerk's Division of Block 4 of the Canal Trustee's Subdivision of the west half and the west half to the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence east along said westerly extension and the south line of Lot 5 in County Clerk's Division of Block 4 of the Canal Trustee's Subdivision to a line 90 feet east of and parallel with the east line of South Loomis Street; thence south along said line 90 feet east of and parallel with the east line of South Loomis Street to the north line of West Monroe Street; thence east along said north line of West Monroe Street to the west line of South Racine Avenue; thence north along said west line of South Racine Avenue to the westerly extension of the south line of Lot 25 in Hayes' Subdivision of Block 2 of the Canal Trustee's Subdivision of the west half and the west half to the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, said south line of Lot 25 in Hayes' Subdivision being also the north line of West Rundell Place; thence east along said westerly extension and along the north line of West Rundell Place to the east line of Lot 8 in said Hayes'

Subdivision of Block 2 of the Canal Trustee's Subdivision; thence north along said east line of Lot 8 in Hayes' Subdivision of Block 2 of the Canal Trustee's Subdivision to the south line of West Madison Street; thence east along said south line of West Madison Street to the west line of South Aberdeen Street; thence south along said west line of South Aberdeen Street to the south line of West Monroe Street; thence east along said south line of West Monroe Street to the west line of the east 50 feet of Lot 2 in the Assessor's Subdivision of Block 13 in Canal Trustee's Subdivision of the west half and the west half to the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence south along said west line of the east 50 feet of Lot 2 in the Assessor's Subdivision of Block 13 in Canal Trustee's Subdivision to the north line of Lot 5 in said Assessor's Subdivision of Block 13 in Canal Trustee's Subdivision; thence east along said north line of Lot 5 and along the north line of Lot 6 in said Assessor's Subdivision of Block 13 in Canal Trustee's Subdivision to the east line of Lot 6 in the Assessor's Division of Lot 1 of Block 13 in Canal Trustee's Subdivision of the west half and the west half to the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence north along said east line of Lot 6 in the Assessor's Division of Lot 1 of Block 13 in Canal Trustee's Subdivision to the south line of West Monroe Street; thence east along said south line of West Monroe Street to the east line of South Morgan Street; thence north along said east line of South Morgan Street to the south line of Lot 14 in Block 4 in Duncan's Addition to Chicago, a subdivision of the east half of the northeast quarter of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; thence east along said south line of Lot 14 and along the south line of Lot 3 in said Block 4 in Duncan's Addition to Chicago to the west line of South Sangamon Street; thence south along said west line of South Sangamon Street to the south line of West Monroe Street; thence east along said south line of West Monroe Street to the east line of South Peoria Street; thence south along said east line of South Peoria Street to the south line of West Adams Street; thence west along said south line of West Adams Street to the point of beginning at the east line of South Morgan Street. Excepting from the foregoing all that part of the south half of Section 7 and the north half of Section 18, all in Township 39 North, Range 14 East of the Third Principal Meridian bounded and described as follows: beginning at the point of intersection of the east line of South Seeley Avenue with the south line of West Madison Street; thence east along said south line of West Madison Street to the southerly extension of the east line of the west 3.00 feet of Lot 74 of the plat of subdivision of Block 61 of the Canal Trustee's Subdivision of Section 17, Township 39 North, Range 14 East of the Third

Principal Meridian; thence north along said southerly extension and the east line of the west 3.00 feet of Lot 74 of said plat of subdivision of Block 61 of the Canal Trustee's Subdivision of Section 17 to a line 47.5 feet north of and parallel with the north line of West Madison Street; thence west along said line 47.5 feet north of and parallel with the north line of West Madison Street to the east line of North Damen Avenue; thence north along said east line of North Damen Avenue to the south line of West Warren Boulevard; thence east along said south line of West Warren Boulevard to the southerly extension of the west line of Lot 28 of said plat of subdivision of Block 61 of the Canal Trustee's Subdivision of Section 17; thence north along said southerly extension and the west line of Lot 28 of the plat of subdivision of Block 61 of the Canal Trustee's Subdivision of Section 17 to the north line thereof, said north line of Lot 28 being also the south line of the alley north of West Warren Boulevard; thence east along said south line of the alley north of West Warren Boulevard to the east line of South Wolcott Avenue; thence north along said east line of South Wolcott Avenue to the south line of West Washington Boulevard; thence east along said south line of West Washington Boulevard to the west line of North Wood Street; thence south along said west line of North Wood Street to the south line of West Warren Boulevard; thence east along said south line of West Warren Boulevard to the west line of the east 30.1 feet of Lot 5 in Block 4 (south of West Washington Boulevard) in Page and Wood's Subdivision of Outlots 50, 63 and 64 in the Canal Trustee's Subdivision of Section 7, Township 39 North, Range 14 East of the Third Principal Meridian; thence south along said west line of the east 30.1 feet of Lot 5 in Block 4 (south of West Washington Boulevard) in Page and Wood's Subdivision to the south line of said Lot 5; thence southwesterly along a straight line to the northwest corner of Lot 8 in said Block 4 (south of West Washington Boulevard) in Page and Wood's Subdivision; thence south along the west line of said Lot 8 in said Block 4 (south of West Washington Boulevard) in Page and Wood's Subdivision to the north line of West Madison Street; thence east along said north line of West Madison Street to the northerly extension of the west line of the parcel of land bearing Permanent Index Number 17-18-501-012, said west line being the west line of Lot 4 in Block 22 in Samuel F. Smith's Subdivision of the northeast quarter of the northeast quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian; thence south along said northerly extension and the west line of Lot 4 in Block 22 in Samuel F. Smith's Subdivision and along the southerly extension thereof to the centerline of the alley lying south of and adjoining the south line of said Lot 4; thence east along said alley centerline to the northerly extension of the east line of Lot "A" in Garrett's Consolidation of sundry lots in Blocks 4, 22 and 24 in Samuel F. Smith's Subdivision, also sundry lots in Circuit Court Subdivision, all in the northeast quarter of the northeast quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian; thence south along said northerly extension and the east line of Lot "A" in Garrett's Consolidation and along the southerly extension thereof to the centerline of West Arcade Place; thence west

along said centerline of West Arcade Place to the northerly extension of the east line of the west 14.77 feet of Lot 4 in Block 28 in said Samuel F. Smith's Subdivision of the northeast quarter of the northeast quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian; thence south along said northerly extension and the east line of the west 14.77 feet of Lot 4 in Block 28 in said Samuel F. Smith's Subdivision and along the southerly extension thereof to the south line of West Monroe Street; thence east along said south line of West Monroe Street to the west line of South Paulina Street; thence south along said west line of South Paulina Street to the south line of Lot 1 in the Assessor's Division of Lots 8, 9 and 10 of Blocks 12 and 13 in Samuel F. Smith's Subdivision of the northeast quarter of the northeast quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian, said south line of Lot 1 in the Assessor's Division being also the north line of the alley south of West Monroe Street; thence west along said north line of the alley south of West Monroe Street to the northerly extension of the east line of Lot 53 in Block 12 in H. H. Walker's Resubdivision of Blocks 12 and 13 in said Samuel F. Smith's Subdivision, said east line of Lot 53 being also the west line of the alley west of South Paulina Street; thence south along said northerly extension and the east line of Lot 53 in Block 12 in H. H. Walker's Resubdivision to the south line of said Lot 53, said south line of Lot 53 being also the north line of the alley north of West Adams Street; thence west along said north line of the alley north of West Adams Street to the northerly extension of the west line of the east 6.00 feet of Lot 40 in Block 13 in said H. H. Walker's Resubdivision; thence south along said northerly extension and the west line of the east 6.00 feet of Lot 40 in Block 13 in H. H. Walker's Resubdivision to the north line of West Adams Street; thence west along said north line of West Adams Street to the east line of Lot 18 in Block 5 in Ashland's Second Addition to Chicago, a subdivision of the west half of the northeast quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian; thence north along said east line of Lot 18 in Block 5 in Ashland's Second Addition to Chicago and along the northerly extension thereof to the south line of Lot 6 in Bowen's Subdivision of Lots 12 to 16 in Block 5 of Ashland's Second Addition to Chicago, a subdivision of the west half of the northeast quarter of Section 18, Township 39 North, Range 14 East of the Third Principal Meridian, said south line of Lot 6 being also the north line of the alley north of West Adams Street; thence west along said north line of the alley north of West Adams Street to the east line of South Damen Avenue; thence north along said east line of South Damen Avenue to the north line of West Monroe Street; thence west thence north along said north line of West Monroe Street to the east line of South Seeley Avenue; thence north along said east line of South Seeley Avenue to the point of beginning for this exception parcel at the south line of West Madison Street; all in the City of Chicago, Cook County.

Exhibit "B".

Street Location Of Central West Area.

The Central West Redevelopment Project Area is irregularly shaped and is generally bounded by West Madison Street and West Lake Street on the north; South Peoria Street and North Ogden Avenue on the east; West Van Buren Street on the south; and the east side of North Western Avenue on the west.

APPROVAL FOR TRANSFER OF CONTROL OF PRIME
COMMUNICATIONS-CHICAGO, L.L.C. TO COMCAST
CABLE COMMUNICATIONS, INC.

The Committee on Finance submitted the following report:

CHICAGO, February 16, 2000.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration a resolution approving the transfer application submitted by Prime Communications-Chicago, L.L.C., having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Adopt* the proposed substitute resolution transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

(Continued on page 25433)