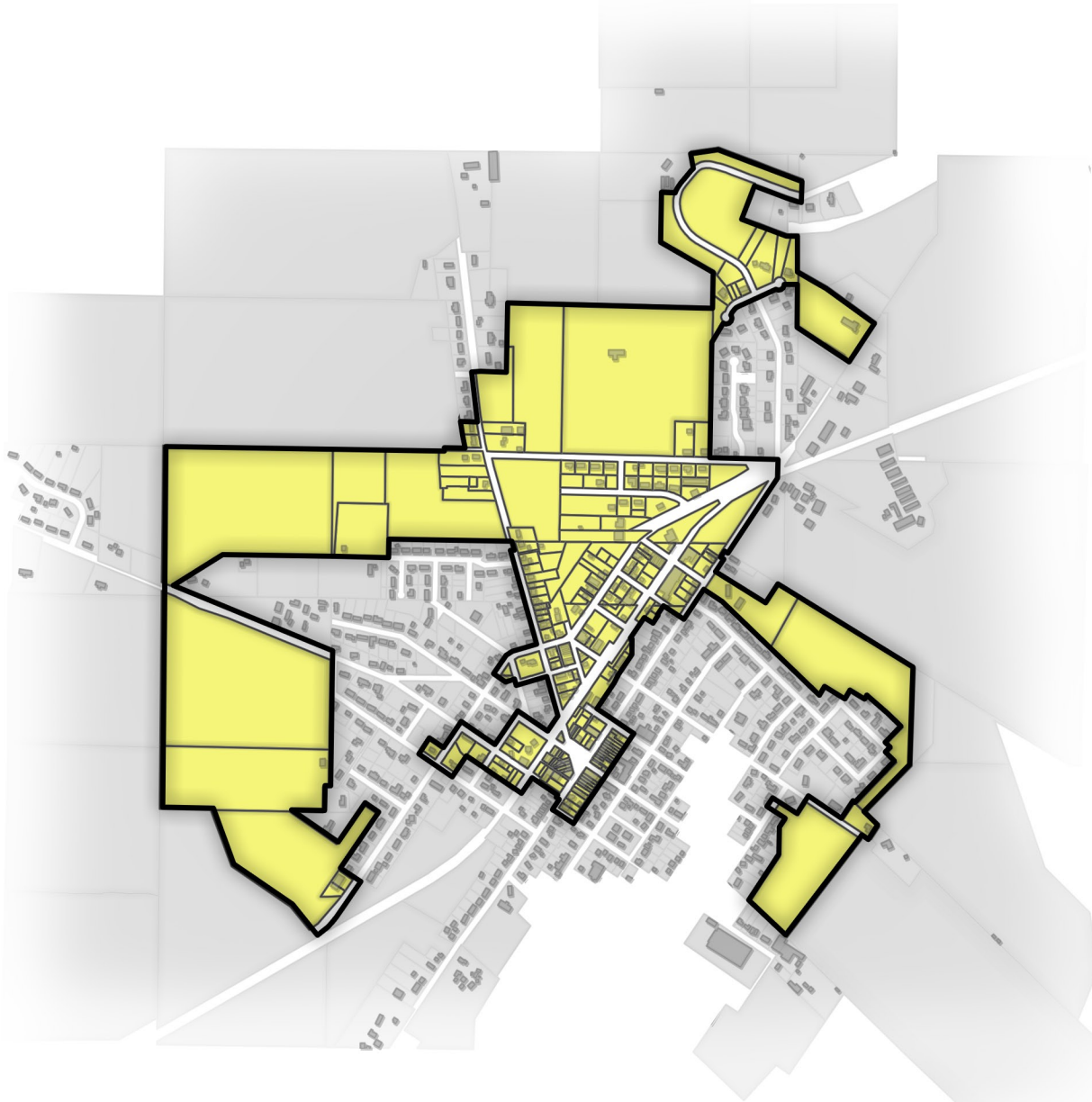


ERIE TIF DISTRICT

TAX INCREMENT FINANCING REDEVELOPMENT PLAN & PROJECT



The Village of
ERIE, IL
April 25, 2022



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SECTION I. INTRODUCTION

On April 12, 2022, the Eligibility Study for the Village of Erie (the “Village”) Tax Increment Financing (“TIF”) District Area (the “Area”) was presented to the Village Board. The Eligibility Study outlined the qualifying factors found in the Area, and this information is referenced within this Redevelopment Plan (“Plan”). At their meeting on April 12, 2022, the Village Board approved motions to continue the TIF process and to complete this document, the Redevelopment Plan for the Area.

The Village of Erie intends to use tax increment financing to ameliorate the conditions found in the proposed Redevelopment Project Area which cause the Area to qualify for tax increment financing, as well as to stimulate private investment and reinvestment in the Area. The proposed Redevelopment Project Area as a whole has not been subject to economic growth and will not likely develop without the implementation of a tax increment financing program.

The key goals of the Proposed Redevelopment Project are as follows:

- i. Provide assistance to local businesses to make improvements to the existing commercial properties in the Area, as well as recruit new businesses to increase the Village’s commercial property and sales tax bases;
- ii. Develop more housing opportunities for residents of all ages, including self-sufficient senior living facilities;
- iii. General repair and remodeling for the structures and site improvements throughout the Redevelopment Project Area;
- iv. General utility improvements, including upgrades to the aged components of the water and sewer systems;
- v. Facilitate additional residential development, including workforce housing and utilization of IHDA housing tax credits for development;
- vi. General street and right-of-way improvements, including sidewalks to be ADA compliant, parking areas, and curb and gutter;
- vii. Stormwater management infrastructure, including development of a storm sewer system;
- viii. Streetscape upgrades and façade improvements; and,
- ix. Remediation of those conditions which cause the Area to qualify for Tax Increment Financing.

Tax Increment Financing is permitted by the Illinois Tax Increment Allocation Redevelopment Act (the “Act” or the “TIF Act”), which is found at 65 ILCS 5/11-74.4-1 et. seq. The Act sets forth the requirements and procedures for establishing the Area and the Plan. The Area is identified on various exhibits and descriptions in the following sections. It also should be noted at this time that this Plan does not constitute a suggestion of every allocation of TIF Revenue, nor does it represent or constitute an inference as to the content of any “Redevelopment Agreements” that may be negotiated between the Village and any developer.

SECTION II. ELIGIBILITY FINDINGS FOR THE AREA

A. Introduction

In order to establish tax increment financing properties slated for inclusion in the TIF Area must be found to be eligible. The following sections report on the eligibility of these parcels.

B. Statutory Requirements

According to the Act, in order for a municipality to qualify properties for tax increment financing, a finding must be made that conditions exist which allow the Area to be classified as a blighted area, a conservation area, a combination of both blighted and conservation areas, or an industrial park conservation area. A map of the area of study (the "Area" or the "Proposed Area") has been attached as Exhibit A – Boundary Map. Moran Economic Development conducted an evaluation of the physical conditions in the Area, and the findings of this evaluation are outlined below.

The definitions used for qualifying this Area, as defined in the Act, follows:

"Conservation Area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of three or more of the following factors is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:


1. Dilapidation - An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
2. Obsolescence - The condition or process of falling into disuse. Structures have become ill-suited for the original use.
3. Deterioration - With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
4. Presence of structures below minimum code standards - All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
5. Illegal use of individual structures - The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
6. Excessive vacancies - The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
7. Lack of ventilation, light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. "Inadequate sanitary facilities" refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

8. Inadequate Utilities - Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
9. Excessive land coverage and overcrowding of structures and community facilities - The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
10. Deleterious land use or layout - The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
11. Lack of community planning - The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary standards, or other evidence demonstrating an absence of effective community planning.
12. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation - costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
13. The total equalized assessed value of the Proposed Redevelopment Project Area has declined for 3 of the last 5 calendar years - prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

"Blighted Area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if vacant, the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

1. Obsolete platting of vacant land - that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to

Legend

 TIF District Boundary

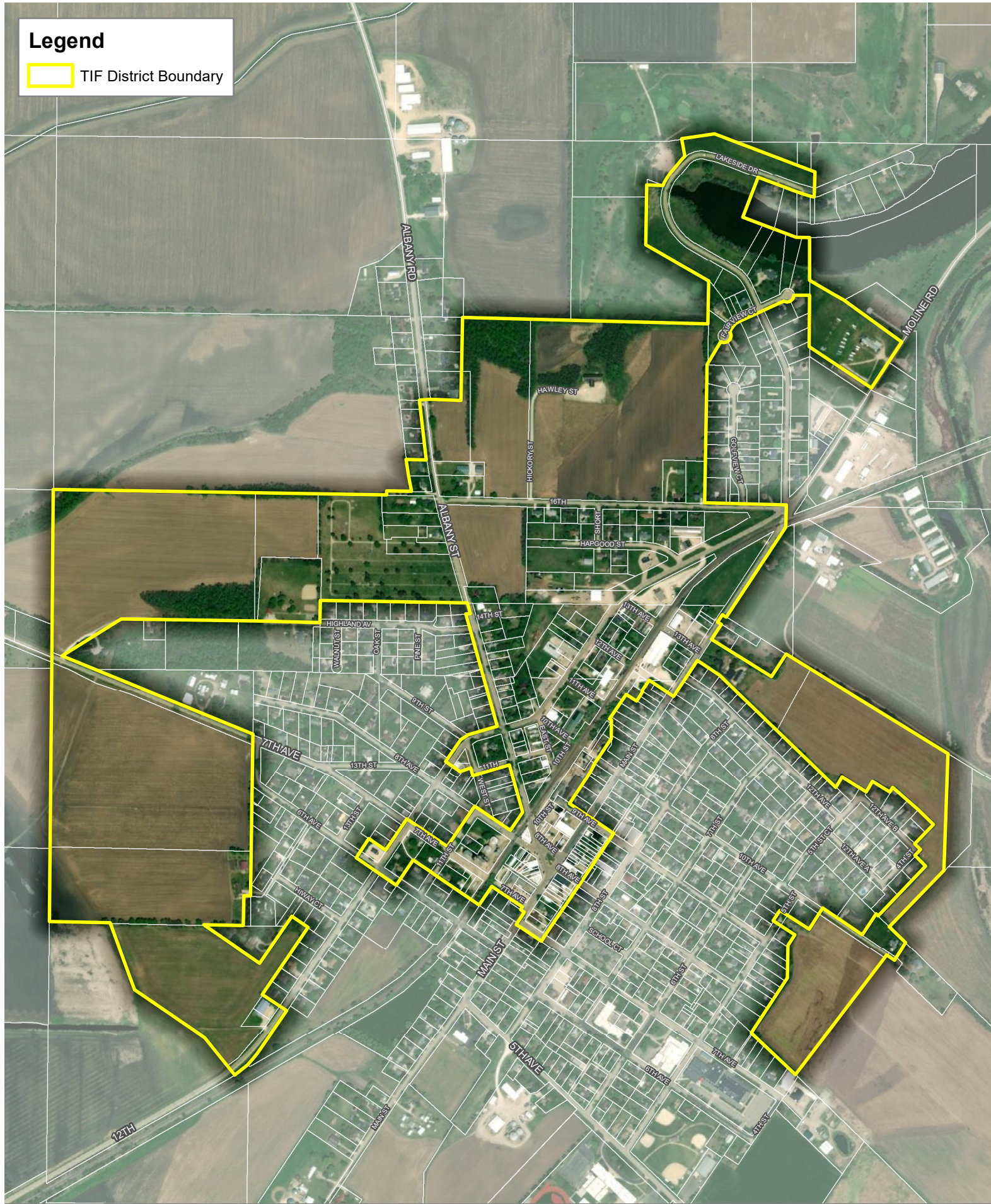


EXHIBIT A - BOUNDARY MAP
TIF DISTRICT
Erie, IL



MORAN
ECONOMIC DEVELOPMENT



create rights-of-way for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

2. Diversity of ownership - of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
3. Tax and special assessment delinquencies - exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.
4. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
5. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation - costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
6. The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years - prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

Or, if vacant, the sound growth of the redevelopment areas is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present with the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

1. The area consists of one or more unused quarries, mines, or strip mine ponds.
2. The area consists of an unused rail yards, rail tracks or railroad rights-of-way.
3. The area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency.
4. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
5. Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or Village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.
6. The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

C. Methodology of Investigation

Various techniques and methods of research and field surveys were utilized in determining the eligibility of the properties in question, including:

- On-site field examination of the Proposed Area by experienced property inspectors on the staff of Moran Economic Development. These personnel are trained in techniques and procedures of determining conditions of properties, buildings, streets, utilities, etc. and the subsequent use and analysis of this research to determine TIF eligibility.
- Contacts with Village officials and other individuals knowledgeable about conditions and history in and of the Proposed Area, the age and condition of buildings and site improvements, development patterns, real estate matters, and related items.
- Contacts with Village public works officials regarding utilities and infrastructure in the Area.
- Examination of maps, aerial photographs, and historic data related to the Proposed Area including Whiteside County real property tax assessment records.
- Use of Federal Emergency Management Agency (“FEMA”) floodplain maps and data.
- Use of Claritas, LLC (“Claritas”) and United States Census Bureau (“Census”) social, economic, and demographic data.
- Research of the Consumer Price Index (“CPI”) for All Urban Consumers published by the United States Department of Labor.
- Review of the Whiteside County Multi-Jurisdictional All Hazards Mitigation Plan (“Hazard Plan”).
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing, which became effective on January 10, 1977 and has been subsequently amended.

D. Eligibility Findings for the Area

In making the determination of eligibility for an Area, it is not required that each and every property and/or building individually qualify, but it is the Area as a whole that must be determined to be eligible. An analysis of the physical conditions and presence of qualifying factors within the Area was performed. In addition to the analysis an inventory of existing land use was determined and outlined on the attached Exhibit B – Existing Land Use.

The Area encompasses 223 parcels of property and rights-of-way in the Village of Erie. Generally, this Area encompasses parcels in the central portions of the Village, as well as the northern, eastern, and western boundary areas. Beginning at the northeast portion of the corporate boundary, the Area takes in properties adjacent to Lake Erie and continues south to take in properties in the downtown area. North of the downtown the boundary takes in properties in the north of Highland Avenue and west to the corporate boundary, and continues south to Moline Road. Southeast of Main Street the Area takes in properties in the southeast portion of the Village.

The findings of this analysis, outlined and detailed below, demonstrate that the Area is found to be a combination “conservation area” and “blighted area” as defined within the Act. While the Area was reviewed for all of the factors listed above in Section B, the following summarizes only the factors that exist within the Area:

QUALIFICATIONS OF THE DEVELOPED PORTION OF THE AREA

▪ Age of Structures

As stated, 50% or more of the structures must have an age of 35 years or greater for a developed area to qualify as a “conservation area.” Of the 227 structures in the Area, 183 (81%) are 35 years of age or greater. Per Claritas and Census data, the median year of structure construction in the Area is 1968.13. The breakdown of the age of structures by year built is shown in Table A.

Thus, the developed portion of the Area may be reviewed for its compliance with the “conservation” criteria.

TABLE A - STRUCTURES BY YEAR BUILT

YEAR BUILT	#	%
2014 or Later	0	0.0%
2010 to 2013	5	2.2%
2000 to 2009	21	9.3%
1990 to 1999	18	7.9%
1980 to 1989	11	4.8%
1970 to 1979	41	18.1%
1960 to 1969	30	13.2%
1950 to 1959	19	8.4%
1940 to 1949	16	7.0%
1939 or Earlier	66	29.1%

Source: Claritas, LLC; US Census Bureau

Legend

- TIF District Boundary
- Residential
- Commercial
- Industrial
- Institutional
- Undeveloped

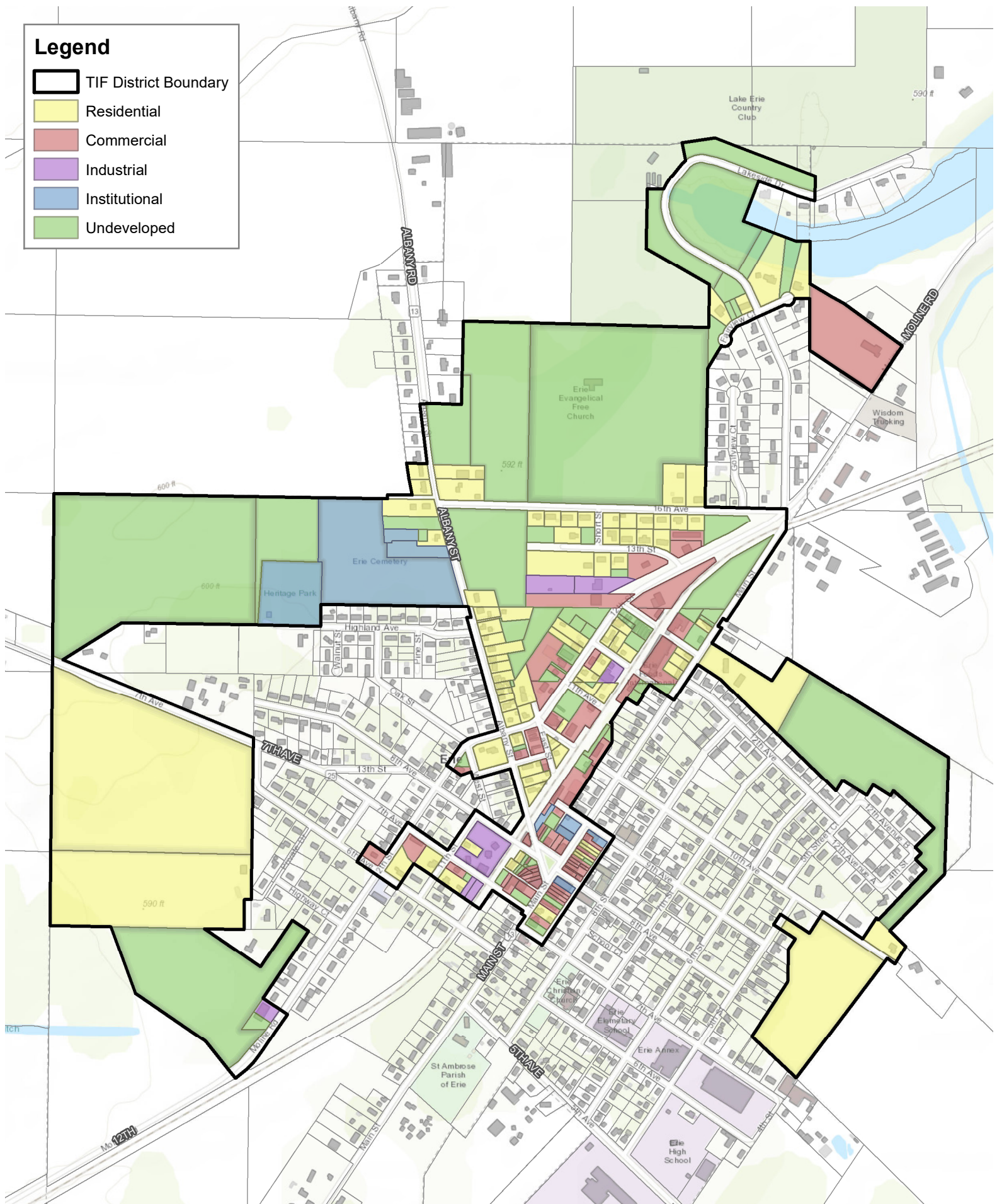


EXHIBIT B - EXISTING LAND USE
TIF DISTRICT
 Erie, IL



The qualifying factors for developed land found in the Act were researched to determine eligibility for these properties. The following is the review of existing factors in the Area that would qualify it as a "Conservation Area":

- **Deterioration**

Deteriorated conditions were present in 166 of the 227 structures in the Area (73%), and in 135 of the 155 developed parcels (87%). The field survey of main building conditions in the Area found 166 buildings to have notable defects in the secondary structural components, including roofs, windows, foundations, and fascia materials. These examples were evenly distributed throughout the Area both geographically and within the various land uses. Most of the deteriorated conditions present could be attributed to general age, as noted prior the median year of construction of structural site improvements is 1968, and nearly 30% of the structures in the Area were constructed prior to 1940.

The developed portion of the Area also exhibited surface deterioration. Common forms of this type of deterioration are cracking sidewalks, unkempt gravel areas, cracked and deteriorated roadway surfacing, and grass or weed growth in some of the surface improvements. In other portions of the proposed district parking lots, entry ways, and driveways lack proper pavement and exhibit signs of deterioration. The Area exhibits conditions indicative of deleterious land use or layout, which is an eligibility criterion detailed below. As it pertains to surface deterioration, the intermingling of commercial and industrial properties with the residential areas in the central portion of the Village can cause issues with the deterioration of infrastructure. Ideally those more intensive land uses would be separated from residential areas, with adequate infrastructure to accommodate heavy truck loads, increased traffic volumes, wider geometrics for larger vehicles, etc. Another contributor to surface deterioration is standing water, as public works officials noted that a lack of drainage causes the condition of streets and sidewalks to worsen. Overall, deteriorated surface improvements were noted in 135 of the 155 parcels (87%).

- **Inadequate Utilities**

There is a need for utility and infrastructure upgrades throughout the Project Area. Village public works detailed that portions of the water and sewer system serving the Area are aged and in need of repairing or replacement. The water system dates back to the 1950's and consists of ductile iron, with some of the newer lines being PVC. Ductile iron lines are less desirable than more modern materials such as PVC due to the iron's susceptibility to breakages, and typically these older iron lines are undersized in terms of their ability to serve future development. Additionally the system is in need of looping, as currently there is an excessive amount of dead ends in the water network. Without looped mains some portions of the Village could only utilize one hydrant at a time, which creates a fire protection issue. Another issue with the water system is the amount of inoperable valves which, along with looping the system, are a priority of the Village to remediate.

The sanitary sewer system dates back to approximately the same time as the water system, and consists of clay lines. However, a significant portion of these lines were lined around ten years ago, which extends the useful life of the pipe. There are issues with manhole deterioration in the Area, which creates issues with the intrusion of ground water into the system. Excessive ground water can create a strain on the sanitary sewer system and treatment plant, which can shorten the lifespan of the infrastructure. Replacement or lining of these deteriorated manholes is among the priorities of the Village's infrastructure improvements.

The sanitary sewer treatment plant is similarly aged to the water and sewer systems, dating back to the 1950's. The plant itself is in below average condition, but still adequately serves the Village. Officials noted pipe, pump, and infrastructure rehabilitation as needs for the facility in the future. Other goals related to the sanitary system would be to line the interior of the lift stations, as in their current state the deterioration of the stations is allowing the intrusion of ground water into the system.

Currently the Village lacks an adequate stormwater collection system. Drainage infrastructure consists of French drains, and is considered to be below average in terms of the condition. An

adequate means of collection would reduce the occurrence of standing water, as well as reduce the amount of water infiltrating the sanitary sewer system.

Overall the Area as a whole is impacted by some form of the inadequate utilities detailed prior.

- **Deleterious Land Use or Layout**

As noted prior, deleterious land use or layout was noted in the Area. Incompatible land-use relationships typically occur when the function of one land use negatively impacts the adjacent land uses. Hours of operation, vehicular traffic, noise, security lighting, truck delivery traffic, rail traffic, and utilizing the public right-of-way as part of a loading zone or parking lot are all factors that can negatively impact adjacent lots of different land uses. There are examples of commercial properties encroaching into residential blocks as well as residential areas adjacent to industrial, commercial, and railroad uses in the downtown area. This is an example of a lack of community planning, a factor detailed below, as the median age of development of the parcels in the Area predates the Village's comprehensive plan. Village public works also noted issues with the existing street layout in terms of adequate geometrics of intersections and right-of-ways. Had a community plan been in place to guide future development the residential uses would have been buffered from the more intensive land uses in order to avoid any negative impacts.

- **Lack of Community Planning**

The deleterious land use or layout discussed prior is an example of a lack of community planning in the Village. Another example of this factor is obsolete platting, in that the size and configuration of parcels do not conform to modern development guidelines. The inconsistency of these sizes and shapes of some of the properties in the Area could make it difficult to market to new developers without the consolidation or substantial subdivision of the parcels. The Village's comprehensive plan, titled Community Development Plan, Erie, Illinois, was prepared by Stanley Consultants and the Whiteside County Regional Planning Commission in 1971. As noted prior, the median age of construction of the buildings in the Area is 1968.13, and as such the Area was developed through a general sense of order, which is reflective in the parcel layout and the existing land uses.

- **Stagnant or Declining Property Values**

Equalized assessed valuation ("EAV") information was reviewed to determine whether the Area qualifies for this factor. Table B depicts annual growth rates both for the Redevelopment Project Area as a whole and the balance of the Village, which is the total EAV of Erie minus the EAV of the parcels in the Project Area, dating back to assessment year 2016.

TABLE B - PROJECT AREA & VILLAGE BALANCE GROWTH RATES

YEAR	ERIE ¹	PROJECT AREA ²	CHANGE %	BALANCE ³	CHANGE %
2021	\$23,706,081	\$5,287,567	2.31%	\$18,418,514	2.97%
2020	\$23,055,100	\$5,167,993	3.20%	\$17,887,107	-2.73%
2019	\$23,397,227	\$5,007,707	0.39%	\$18,389,520	5.48%
2018	\$22,422,804	\$4,988,174	0.55%	\$17,434,630	2.75%
2017	\$21,928,845	\$4,960,992	3.46%	\$16,967,853	5.23%
2016	\$20,919,596	\$4,795,217		\$16,124,379	

¹Total Village Equalized Assessed Value (EAV). Source: Whiteside County Clerk

²Total EAV of the Parcels in the Project Area. Source: Whiteside County Property Tax Search

³Total Village EAV Minus the EAV of the Parcels in the Project Area

This analysis shows that the parcels in the Area have been stagnant and has had a lower annual EAV growth rate than the balance of the Village for four of the last five years (those years shown in bold).

Table C shows the comparison of the Project Area growth rates to the Consumer Price Index for All Urban Consumers ("CPI") published by the United States Department of Labor, and that the parcels in the Area are increasing at an annual rate that is less than the CPI for three of the last five years.

TABLE C - PROJECT AREA & CPI GROWTH RATES

YEAR	PROJECT AREA ¹	CHANGE %	CPI ²
2021	\$5,287,567	2.31%	7.00%
2020	\$5,167,993	3.20%	1.40%
2019	\$5,007,707	0.39%	2.30%
2018	\$4,988,174	0.55%	1.90%
2017	\$4,960,992	3.46%	2.10%
2016	\$4,795,217		-

¹Total EAV of the Parcels in the Project Area. Source: Whiteside County Property Tax Search

²Consumer Price Index for All Urban Consumers. Source: U.S. Dept. of Labor

Thus, the Project Area meets both of the requirements set forth for this factor: the Proposed Redevelopment Project Area has had lower growth rates than the balance of the Village for at least three of the last five calendar years, and the Proposed Redevelopment Project Area is increasing at an annual rate that is less than the CPI for at least three of the last five calendar years.

QUALIFICATIONS OF THE VACANT PORTIONS OF THE AREA

In addition to the developed parcels, the qualifying factors for undeveloped land found in the Act were researched to determine eligibility for these properties.

The first step towards establishing eligibility in an undeveloped portion of a municipality is to determine whether or not such undeveloped property is considered vacant. "Vacant land" is defined in the Act (also Sec. 11-74.4-2) as follows:

...any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided; provided that if the parcel was part of a larger tract that has been divided into 3 or more smaller tracts that were accepted for recording during the period from 1950-1990, then the parcel shall be deemed to have been subdivided, and all proceedings and actions of the municipality taken in that connection with respect to any previously approved or designed redevelopment project area or amended redevelopment project area are hereby validated and hereby declared to be legally sufficient for all purposes of this Act. For the purposes of this Section and only for land subject to the subdivision requirements of the Plat Act, land is subdivided when the original plat of the proposed Redevelopment Project Area or relevant portion thereof has been properly certified, acknowledged, approved, and recorded or filed in accordance with the Plat Act and a preliminary plat, if any, for any subsequent phases of the proposed Redevelopment Project Area or relevant portion thereof has been properly approved and filed in accordance with the applicable ordinance of the municipality.

Once undeveloped property is found to be "vacant," such vacant area may be found to be a blighted area based on certain factors. Researching various records using the Whiteside County Assessment and Tax Information System, it has been determined that there are 68 parcels of land found to be vacant. Of the 68 vacant parcels, there are 60 parcels of real property without industrial, commercial, or residential buildings. Additionally, these parcels have not been used for commercial agricultural purposes within the five year period preceding this redevelopment plan. The remaining nine parcels have been used for agricultural purposes, but have already been subdivided and will be subdivided further in accordance with the Plat Act, and as such can be considered vacant land.

▪ Obsolete Platting

The majority of the undeveloped parcels exhibit obsolete platting. These parcels are unlikely to be utilized properly due to their incompatibility with contemporary standards and requirements for development. In order to utilize these properties to their highest and best use the parcels are likely going to require subdividing and platting in a manner to provide access to right-of-way, utilities, and other infrastructure.

- **Diversity of Ownership**

Approximately 70% of the vacant properties have a diversity of ownership. This could make developing these properties difficult, as in many cases due to the obsolete platting discussed prior the properties would benefit from reconfiguration, through either parcel splits or combinations. If the property consists of a range of ownership interests it could be very difficult to coordinate development or redevelopment of the parcels without an overall Redevelopment Plan to guide the process.

- **Deterioration of Structures or Site Improvements in Neighboring Areas**

Deterioration was evident during field investigations of the neighboring areas adjacent to the undeveloped properties in the proposed Area. The deteriorating building and surface conditions noted above (developed portion) affect the undeveloped portion of the Area as well, as many of the undeveloped parcels are adjacent to developed parcels exhibiting deterioration in some form. This condition affects the majority of the undeveloped portion of the Area.

- **Stagnant or Declining Property Values**

The stagnant or declining property values, as described in the developed portion prior, applies to both developed and undeveloped properties in the Redevelopment Project Area. As such, the undeveloped portion of the Area also qualifies for this factor, as it was determined that the parcels in the Area meet the requirements of this factor.

DETERMINATION OF STAND ALONE FACTORS IN VACANT PORTIONS OF THE AREA

In addition to the above qualifications for vacant property, the Act finds that if the redevelopment Area is impaired by a factor that is present and reasonably distributed throughout the vacant part of the redevelopment project Area it may qualify under an additional set of eligibility criteria.

- **The Area is Subject to Chronic Flooding**

Data from FEMA was used to illustrate the floodplain in the Area, which shown in Exhibit C. The majority of the Area is in a floodplain zone, either the zone without base flood elevation, with a 0.2% annual chance of flood hazard, or areas of 1% annual chance flood with an average depth less than one foot or with drainage areas of less than one square mile. The County's Hazard Mitigation Plan details numerous flooding incidents in the Village in the past, including events where residents had to be evacuated. The Hazard Plan's mitigation efforts outlined for the Village are primarily related to flooding, and include constructing levees, improving the storm sewer system, and increasing awareness of the floodplain area by making Flood Insurance Rate Maps available. Any proposed future development in these areas should be carefully considered, and be done in accordance with the Village's floodplain ordinance.

E. Summary of Factors

It is found that the developed portion of the Area contains conditions that qualify it as a Conservation Area; the number of buildings that are 35 years or older exceeds the statutory threshold of 50%, with 183 of the 227 structures (81%) being at least 35 years old, and the Area contains an incidence of five factors present to a qualifying degree. The factors which cause the Area to qualify are present to a meaningful extent and are distributed throughout the Area. The following summarizes those factors:

Deterioration – 87% of the parcels and 73% of the structures exhibit some form of deterioration.

Inadequate Utilities – the Area exhibits inadequate utilities in some form.

Deleterious Land Use or Layout – 68% of the parcels in the Area exhibit conditions of deleterious land use or layout.

Lack of Community Planning – 70% of the parcels in the Area are affected by some factor that is a result of a lack of community planning.

Stagnant or Declining Property Values – The Project Area had lower annual EAV growth rates than the balance of the Village and CPI for at least three of the last five years.

Legend

- TIF District Boundary
- Flood Hazard Area Without Base Flood Elevation
- 0.2% Annual Chance Flood Hazard (Zone X)
- Regulatory Floodway (Zone AE)

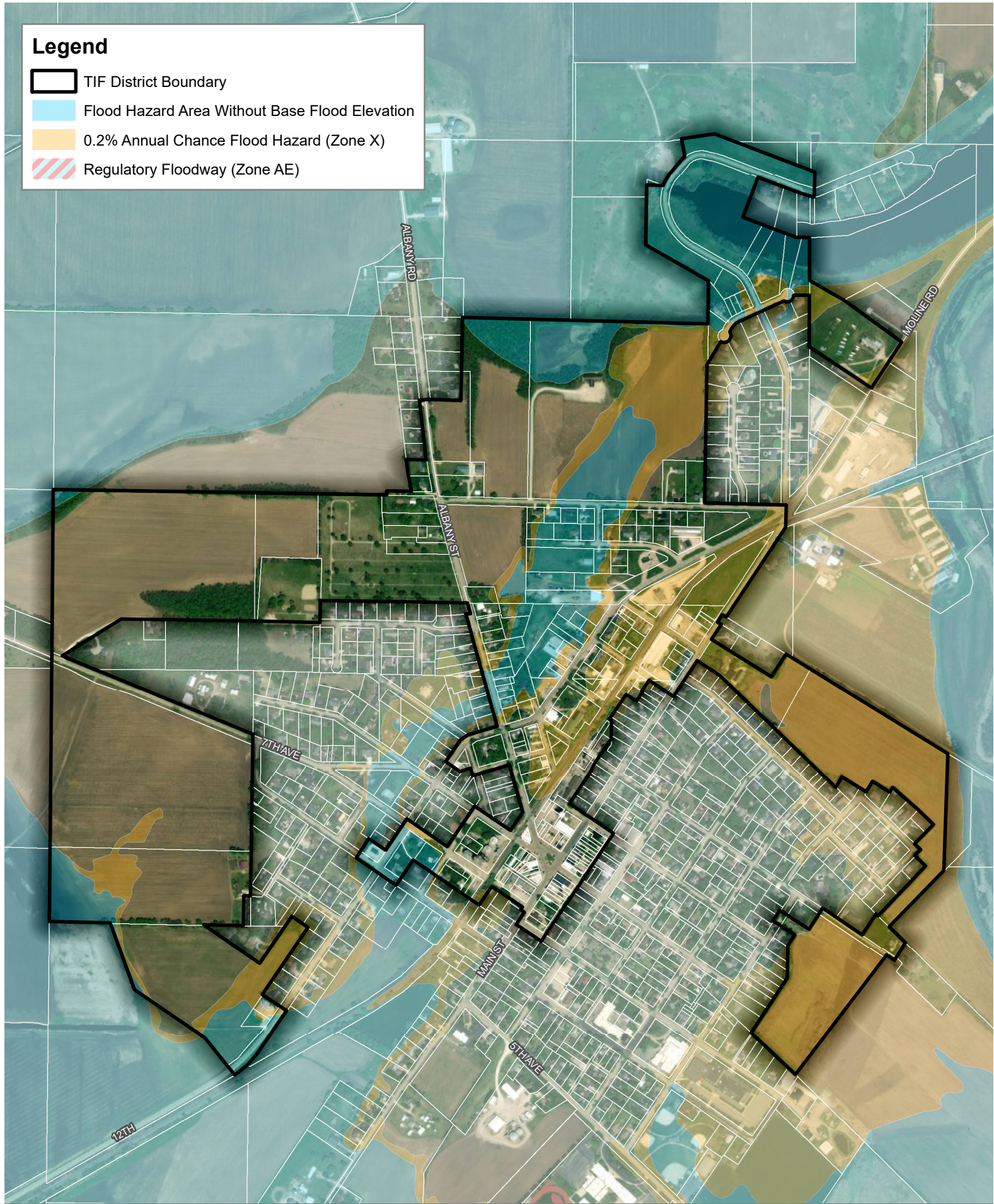


EXHIBIT C - FLOODPLAIN AREA
TIF DISTRICT
Erie, IL



It is found that the undeveloped portion of the Area contains conditions that qualify it as a Blighted Area, as it exhibits a relatively high incidence of four qualifying factors. These qualifying factors are present to a meaningful extent and are distributed throughout the Area. The following summarizes those factors:

Obsolete Platting – the majority of the vacant parcels in the Area exhibit obsolete platting.

Diversity of Ownership – there is a diversity of ownership for the undeveloped parcels in the Area.

Deterioration of Adjacent Parcels – most of the vacant parcels are neighboring developed parcels exhibiting deteriorated site improvements.

Stagnant or Declining Property Values – The Project Area had lower annual EAV growth rates than the balance of the Village and CPI for at least three of the last five years.

Additionally, there are stand-alone factors in vacant portions of the Area.

The Area is Subject to Chronic Flooding – Most of the Area resides in a floodplain zone, as determined by FEMA.

TABLE D - QUALIFICATION FACTORS MATRICES

TOTAL PARCELS IN TIF DISTRICT	223
QUALIFICATIONS OF DEVELOPED LAND	
Number of Parcels	155
Number of Structures	227
Buildings Over 35 Years of Age	183 81%
Dilapidation	4 3%
Obsolescence	2 1%
Structure Deterioration	166 73%
Surface Deterioration	135 87%
Total Deterioration	135 87%
Structures below minimum code	Not Determined
Illegal Use of Structures	Not Determined
Excessive Vacancies	4 3%
Lack of Ventilation, Light, or Sanitary Facilities	0 0%
Inadequate Utilities	YES
Excessive Land Coverage	7 5%
Deleterious Land Use or Layout	105 68%
Lack of Community Planning	109 70%
EPA Remediation Costs	Not Determined
Low EAV Growth for 3 of the Last 5 Years	YES
Total # of Factors Existing	9
Factors Existing to a Qualifying Extent	5
50% or More of Area has 3 or More Factors Plus Age	YES
QUALIFICATIONS OF VACANT LAND	
Number of Vacant Parcels	68
Obsolete Platting	YES
Diversity of Ownership	YES
Tax Delinquent	NO
Deterioration in Adjacent Areas	YES
EPA Remediation Costs	NO
Low EAV Growth for 3 of the Last 5 Years	YES
2 of the 6 Preceding Factors	YES
STAND ALONE FACTORS OF VACANT LAND	
Unused Quarries, Mines, or Strip Mine Ponds	NO
Unused Rail Yards, Rail Tracks, or Railroad Rights-of-Way	NO
Area, Prior to its Designation, is Subject to Chronic Flooding	YES
Illegal Disposal Site	NO
Between 50-100 Acres Undeveloped for Designated Purpose	NO
Qualified as Blighted Improved Area	NO
1 of the 6 Preceding Factors	YES

F. Conclusion

The developed portion of the Area is impacted by at least nine blighting factors, plus age. Five of these factors are reasonably distributed and present to a meaningful extent. As such, the developed portion of the Area is found to exceed the threshold required to be a considered “conservation area.”

The undeveloped portion of the Area is impacted by four of six blighting factors. These factors are reasonably distributed and are present to a meaningful extent. Additionally there were stand-alone factors present in the Area. As such, the undeveloped portion of the Area is found meet the threshold required to be considered a “blighted area”.

It is, therefore, found that the Area of Analysis contains conditions that qualify it as a combination of a “conservation area” and “blighted area,” and that these parcels will continue to exhibit conditions that will worsen without a program of intervention to induce private and public investment in the area. The conditions that exist are detrimental to the Area as a whole, to the long term interests of the Village, and to the other taxing districts. This tax increment program should serve to reduce or eliminate the factors which cause the Area to qualify under the TIF Act. Therefore, after a thorough review of the factors present, the conclusion of this report is that the Proposed Area qualifies for tax increment financing. The Village Board should review this analysis and, if satisfied, proceed with the recognition of these findings, the adoption of the Redevelopment Plan, and the establishment of the Erie TIF District Redevelopment Area.

SECTION III. FINDINGS OF NEED FOR TAX INCREMENT FINANCING

The above study determined that the Area qualifies for tax increment financing as a combination of both a “blighted area” and “conservation area.” In addition to this determination, the Act requires that additional criteria be met before adopting a Redevelopment Plan. These additional findings follow.

A. The Redevelopment Area Exceeds the Statutory Minimum Size

The Area proposed for tax increment financing encompasses 223 parcels of developed and undeveloped property, rights-of-way, and Village property totaling approximately 374.4 acres. The Village, therefore, meets this requirement, as the Area contains more than the required 1 ½-acre minimum as defined in the Act. The full description of the Area is written in Appendix A – Legal Description.

B. The Redevelopment Project Area is Contiguous

The Erie TIF District Redevelopment Area is contiguous and contained within a single perimeter boundary. Therefore, the Village meets this requirement. The Area as is fully described in the attached Legal Description – Appendix A.

C. All Properties Included will Substantially Benefit

The Village believes that the implementation of tax increment financing will substantially benefit all properties included in the Redevelopment Project Area.

D. The Area, on the Whole, is not Subject to Growth

The Area has generated little growth in real property taxes, and there has been insignificant private investment in the Area, as a whole, to enhance the tax base of the Village or of the other affected taxing districts. From 2016-2021 the Project Area had a lower annual average growth rates than both the balance of the Village and the CPI for at least three of the last five years, thus meeting the statutory threshold evidencing a lack of growth. These parcels cannot reasonably be anticipated to develop on par with the rest of the Village without the adoption of tax increment financing. Therefore this requirement is met.

E. The TIF Plan and Project Conform with the Village’s Comprehensive Plan

The Village has determined that this Redevelopment Plan is consistent with the goals and objectives of the Village’s comprehensive plan. All future development in the Redevelopment Project Area will conform to applicable codes and ordinances as may be in effect at that time.

F. The Redevelopment Plan Meets the Statutory Timeframe

The estimated date for the completion of the Redevelopment Plan shall be no later than twenty-three (23) years after the year in which the adoption of the Redevelopment Project Area by the Village occurs. If available and deemed appropriate by the Village, obligations incurred to finance improvements in the Area will be repaid by incremental revenues, which may be supplemented with funds from other sources such as local taxes, State or Federal loans or grants.

G. The Area Would not be Developed But For Tax Increment Financing

The Village finds that the Area has not currently, nor would reasonably be, developed without the use of tax increment revenues. The Village pledges that such incremental revenues will be obligated for the development and revitalization of the Redevelopment Area as provided in the Act. The positions of those expressed in the private sector indicate that the activities outlined for the Area cannot be expected to occur “but for” assistance from tax increment financing.

H. The Assessment of Financial Impacts on Taxing Districts is Outlined

The Village of Erie will find that the financial impact or increased demand for facilities or services resulting from the implementation of the Redevelopment Project on local taxing districts is minimal. Potential negative impact upon local taxing districts due to the proposed area is expected to be minimal since this Plan does not include high-service uses, and due to the fact that the Area is not now creating significant incremental revenue compared to the Village. Although the projected impact is minimal, the negative effects upon said districts will also be minimized through the inclusion of projects that will benefit them.

Utility, roadway, and access improvements will be beneficial to emergency service providers, as well as the general public in and around the Redevelopment Project Area. In addition, project funds may also be utilized to assist in other public infrastructure and capital projects of other units of local government as permitted by the Statute within or outside the Project Area.

The Village intends to monitor development in the Project Area 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 estimated nature of these increased demands for services on these taxing districts, and the activities to address increased demand, are described below.

Erie Unit #1

It is not anticipated that any development that is a result of the Redevelopment Plan will have a direct and undesirable increase on the services of the school district. Should any costs for the School District arise that are directly attributable to the Redevelopment Project the use of financial assistance through the TIF District Program would be appropriate. From 2010 to 2022 the Village lost nearly 11% in population, and the overall decline could have negative impacts on the schools should the trends continue in the future. One goal of the Redevelopment Plan is to facilitate additional housing that would otherwise not be possible, with a goal to be to reverse the population loss trends. In terms of assessed valuation, the Project Area's total EAV is approximately 1.44% of that of the school district, and the properties in the Area have had stagnant growth.

Whiteside County

The nature of anticipated development and/or redevelopment within the Project Area is expected to have minimal to no impact on demand for County Services. Any increase in demand should not be so substantial as to warrant the hiring of additional staff or the need to increase services. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan. Regarding the impact on the County's tax base, the Project Area's total assessed value is 0.5% of the County as a whole, so any financial impact will be minimal.

Erie Fire District

It is not anticipated that any service provided by the Fire District will be impacted by the Redevelopment Project. However, should demand for staffing and equipment be needed to provide adequate protection for new development the Village would provide assistance, as if there are costs directly attributable to the Redevelopment Project they are appropriate for funding through the TIF District Program.

Black Hawk College District #503

There is a possibility that new employees of the future developments may seek additional educational opportunities, but any such increase in enrollment will be minimal and should not have a significant effect on the College District. It is also possible that businesses may seek assistance from the District regarding job training, which is outlined in the Redevelopment Plan as an eligible expense of the Redevelopment Project.

Erie Township/Library/Township Road

It is not anticipated that any development that is a result of the Redevelopment Plan will have a significant impact on services offered by the remaining taxing districts. The Project Area's EAV is not a significant portion of their respective tax bases, and as such the financial impact would be minimal. Should any service of the districts be impacted directly and cause a need for additional resources, the Village would be able to provide assistance as those costs would be eligible uses of Redevelopment Project funds.

Once this Plan and related projects have been implemented, and the anticipated commercial development has occurred, the resulting EAV increases will generate a far higher level of property tax revenues to the local taxing districts than would otherwise have occurred. The Village, to the extent that surplus revenues become available, will distribute such revenues on a pro-rata basis to local taxing bodies whenever possible.

SECTION IV. REDEVELOPMENT PLAN

A. Introduction

This section presents the Redevelopment Plan for the Erie TIF Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an Area qualifies as either a conservation area, a blighted area, a combination of both conservation and blighted areas, or an industrial park conservation area, a Redevelopment Plan must be prepared. A Redevelopment Plan is defined in the Act in the following manner:

...the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a blighted area or conservation area or combination thereof or industrial park conservation area, and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area.

B. General Use Plan

The General Land Use Plan for the Redevelopment Project Area is shown in Exhibit D. All Redevelopment Projects shall be subject to the provisions of the Village's ordinances and other applicable codes as may be in existence and may be amended from time to time.

C. Objectives

The objectives of the Redevelopment Plan are to:

1. Reduce or eliminate those conditions that qualify the Redevelopment Area as eligible for tax increment financing;
2. Prevent the recurrence of those qualifying conditions which exist within the Area;
3. Enhance the real estate tax base for the Village of Erie and all other taxing districts which extend into the Area;
4. Increase sales tax collections for the Village of Erie;
5. Encourage and assist private development within the Redevelopment Project Area through the provision of financial assistance for new development as permitted by the Act. This will provide for expanded employment opportunities that will strengthen the economic base of the Village and surrounding areas; and,
6. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner so as to maximize TIF opportunities.

D. Policies

Appropriate policies have been, or will be, developed by the Village of Erie in regards to this Redevelopment Plan and Project. These policies include, but are not limited to, the following:

1. Use TIF-derived revenues to accomplish the specific public-side activities and actions outlined in the Implementation Strategy of the Plan;
2. Utilize Village staff and consultants to undertake those actions necessary to accomplish the specific public-side activities as outlined in the Implementation Strategy of the Plan;
3. Actively market the Redevelopment Project Area to private-side developers;
4. Provide financial assistance, as permitted by the Act, to encourage private-side developers to complete those certain private actions and activities as outlined in this Plan;
5. Private-side projects that create local jobs for Village residents and businesses are preferred;
6. Projects that become economically feasible and would not proceed "but for" assistance from the Village would be a condition of funding;
7. A project must pay for itself through generated revenues or justify the investment through economic/community impacts;
8. Seek out additional sources of revenue to help "kick start" development and redevelopment activities in the Redevelopment Project Area;
9. Monitor the public and private actions and activities occurring within the Area; and,

10. Complete the specified actions and activities in an expeditious manner, striving to minimize the length of the existence of the Area.

These policies may be additionally amended from time to time as determined by the Village.

E. Redevelopment Project

To achieve the objectives of the TIF redevelopment project, a number of activities will need to be undertaken. An essential element of the Redevelopment Plan is a combination of private developments in conjunction with public investments and infrastructure improvements. Improvements and activities necessary to implement the Redevelopment Plan may include, but are not limited to, the following:

1. Private Redevelopment Activities

The private activities proposed for the Erie TIF Redevelopment Project Area may include, but are not limited to:

- On-site infrastructure upgrades;
- New residential development in the Village;
- Repairing, remodeling, and site improvements to existing buildings;
- New commercial development;
- Rehabilitation to the aging structures; and,
- Land assembly and site preparation.

2. Public Redevelopment Activities

Public improvements and support activities will be used to induce and complement private investment. These may include, but are not limited to:

- Costs of engineering, architectural, or professional studies related to economic development of the Area;
- General utility improvements, including upgrading of the existing water and sewer systems and modernizing the aged infrastructure to increase service capacity to accommodate future development;
- Development of housing opportunities for residents of all ages, including self-sufficient senior living facilities;
- Stormwater management improvements, including development of stormwater infrastructure to alleviate the issues with flooding and water pooling that is prevalent throughout the Project Area;
- General street and right-of-way improvements, including resurfacing of existing streets, construction of sidewalks to be ADA compliant, parking area improvements, and construction of additional curb and gutter;
- Development of workforce housing;
- Downtown street network improvements to accommodate additional parking, particular for peak traffic hours and for special events where portions of the streets are closed;
- Costs of demolition of public or private buildings for those structures determined to be beyond repair or rehabilitation;
- Facilitation of new residential development, including a diversity of units/types as well as costs;
- Marketing of properties within the TIF District Area for business recruitment;
- Repairing, remodeling, and site improvements to existing buildings throughout the Redevelopment Project Area;
- Utilize IHDA housing tax credits along with Redevelopment Project resources to develop housing;
- Financing costs, including those related to the issuance of obligations;
- Façade and streetscape improvements;
- Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project; and,
- 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.

Additionally, the Village has outlined the following some key projects for the TIF District Redevelopment Plan as they relate to residential and commercial development specifically:

Residential Development

Provide residents with housing options, particularly affordable workforce housing developments that align with population growth and market trends, by utilizing Redevelopment Project resources to facilitate housing opportunities that otherwise would not have been developed. This includes single and multi-family homes built on reasonably sized lots to ensure those parcels are being utilized optimally. Another type of housing opportunity would be to utilize secondary spaces of structures in the downtown portion of the area, including second levels, to create mixed use developments with residential units above commercial properties. Senior living facilities are also a priority, particularly self-sufficient facilities, by utilizing Illinois Housing Development Authority Affordable Housing Tax Credits. Specific costs that could be attributed to the Redevelopment Project could be utility connections, road paving, sidewalk construction, and property tax reimbursements.

Commercial Development

Provide assistance for local businesses to improve their current buildings and to expand their operations. Additionally recruit new commercial development to locate to the TIF District Area, leveraging private resources to offset the cost of the projects that otherwise would not occur. Examples of projects include building renovations, roof and window replacements, facade improvements, historical facade preservation and restoration, development of mixed-use buildings, and second level apartments in commercial buildings, among other commercial projects. The Village envisions utilizing TIF District resources to offer matching grants for some of these renovations and facade improvements, as well as assistance with utility connections, with a goal to develop businesses that provide a diverse range of goods and services for Village residents, as well as provide new jobs for the area.

SECTION V. IMPLEMENTATION STRATEGY

A. Introduction

The development and follow-through of a well-devised implementation strategy is an essential element in the success of any Redevelopment Plan. In order to maximize program efficiency, take advantage of both current and future interest in the Area, and with full consideration of available funds, a phased implementation strategy will be employed. This will allow the Village to better manage public expenditures used to spur development within the Area by addressing public concerns.

In order to maintain an appropriate balance between private investment and public improvements, the Village will work to adopt the Redevelopment Plan. Once the Plan is adopted, the Village will negotiate redevelopment agreements with private developers who will propose the use of tax increment funds to facilitate a Redevelopment Project.

B. Estimated Redevelopment Project Costs

Costs that may be incurred by the Village as a result of implementing a Redevelopment Plan may include, without limitation, project costs and expenses and any other costs that are eligible under the Act. Such itemized costs include the following:

1. The costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services.
2. The cost of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors.
3. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparations, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a Redevelopment Project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Cost of construction of public works or improvements, not to include the cost of constructing a new municipal building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building unless the municipality makes a reasonable determination in the Redevelopment Plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Redevelopment Plan.
6. Cost of job training and retraining projects, including the cost 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 there under 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.

8. To the extent the municipality by written agreement approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project. These costs include fire protection district, school district, and library district capital costs.
9. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the Area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing.
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. Payments 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 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 a 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 the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.
13. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a Redevelopment Project provided that:
 - i. Such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - ii. Such payments in any one-year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the Redevelopment Project during that year;
 - iii. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - iv. The total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the Redevelopment Project plus (ii) Redevelopment Project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;
14. Unless explicitly stated within the Act, the cost of construction of new privately-owned buildings shall not be an eligible Redevelopment Project cost.
15. None of the Redevelopment Project costs enumerated above shall be eligible redevelopment costs if those costs would provide direct financial support to a retail entity initiating operations in the Redevelopment Project Area while terminating operations at another Illinois location within 10

miles of the Redevelopment Project Area but outside the boundaries of the Redevelopment Project Area municipality.

C. Estimated Budget for Redevelopment Project Costs

The estimated costs associated with the eligible public redevelopment activities are presented in Table E. This estimate includes reasonable and necessary costs incurred or estimated to be incurred during the implementation of the Plan. The estimated costs are subject to change as specific plans and designs are themselves subject to change.

TABLE E - ESTIMATED BUDGET FOR REDEVELOPMENT PROJECT

DESCRIPTION	ESTIMATED COST
Costs of studies, surveys, development of plans and specifications, including staff and professional service costs for architectural, engineering, legal, environmental, marketing, or other services;	\$575,000
Property assembly costs; including acquisition of land and other property, real or personal; demolition of structures, site preparation, and the clearing and grading of land;	\$4,235,000
Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, or leasehold improvements;	\$8,325,000
Costs of the construction of public works or improvements (construction or reconstruction of rights of way, safety barriers, streets, roadways, parking areas, curbs and gutters, street lighting, sidewalks, bicycle pathways, and public utilities, including storm and sanitary sewers, lift stations, stormwater management infrastructure, etc.);	\$7,915,000
Financing costs; including those related to the issuance of obligations; interest cost incurred by a redeveloper related to the construction, renovation, or rehabilitation of a redevelopment project; Taxing district capital costs incurred as a result of the implementation of the Redevelopment Plan;	\$4,125,000
Relocation costs to the extent that the municipality determines that these costs shall be paid, or is required to make payment of relocation costs by federal or state law;	\$325,000
TOTAL ESTIMATED BUDGET	\$25,500,000

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$25,500,000 plus any additional interest and financing costs as may be required.

D. Most Recent Equalized Assessed Valuation

The most recent total equalized assessed valuation for the Redevelopment Project Area is approximately \$5,287,567. The County Clerk of Whiteside County will verify the Base EAV amount upon the adoption of the Village ordinances approving tax increment financing, creating the Redevelopment Project Area, and approving the Erie TIF District Redevelopment Plan and Project. A list of all parcels within the Area is attached as Appendix B – Parcel ID Numbers.

E. Redevelopment Valuation

Contingent on the adoption of the Erie TIF Redevelopment Plan and Project, and commitment by the Village to the Redevelopment Program, it is anticipated that private developments and/or improvements will occur within the Redevelopment Project Area. After discussions with the Village, it has been estimated that private investment will increase the EAV by approximately \$6,200,000. This figure is in present day dollars, and takes into account only the investment driven valuation increase. Therefore, after redevelopment, the total estimated EAV, in present day dollars, will be approximately \$11,500,000.

F. Source of Funds

The primary source of funds to pay for Redevelopment Project costs associated with implementing the Redevelopment Plan shall be funds collected pursuant to tax increment allocation financing to be adopted by the Village. Under such financing, tax increment revenue, in the form of increases in the equalized assessed value EAV of property in the Redevelopment Project Area, shall be allocated to a special fund each year (the "Special Tax Allocation Fund"). The assets of the Special Tax Allocation Fund shall be used to pay Redevelopment Project Costs within the entire Area, and retire any obligations incurred to finance Redevelopment Project Costs.

In order to expedite the implementation of the Redevelopment Plan and construction of the public improvements, the Village of Erie, pursuant to the authority granted to it under the Act, may issue bonds

or other obligations to pay for eligible Redevelopment Project Costs. These obligations may be secured by future revenues to be collected and allocated to the Special Tax Allocation Fund.

If available, revenues from other public and private economic development funding sources will be utilized. These may include state and federal programs, local retail sales tax, land disposition proceeds from the sale of land in the Area, and applicable revenues from any abutting tax increment financing areas in the Village. In turn, this tax increment financing Area may also provide monies to abutting tax increment financing areas in the Village.

G. Nature and Term of Obligation

The principal source of funding for the Redevelopment Project will be the deposits into the Special Tax Allocation Fund of monies received from taxes on the increased value of real property in the Area. If any obligations secured by future amounts to be collected and allocated to the Special Allocation Fund are issued pursuant to this Redevelopment Plan, they are to be issued for a term not to exceed 20 years, bearing an annual interest rate as permitted by law.

Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the obligations, and not earmarked for other Redevelopment Project Costs or early retirement of such obligations, may be declared as surplus and become available for pro rata distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the Redevelopment Project.

H. Fair Employment Practices and Affirmative Action

The Village of Erie will insure that all public and private redevelopment activities are constructed in accordance with fair employment practices and affirmative action. The Village will additionally insure that all recipients of tax increment financing assistance adhere to these policies.

I. Certifications

The Illinois TIF statute declares that if a redevelopment project area contains 75 or more inhabited residential units then a municipality shall prepare a separate housing impact study. The Village of Erie hereby certifies that the Erie TIF Redevelopment Plan and Project will not result in the displacement of residents from 10 or more inhabited residential units. The Village hereby certifies that this Plan will not result in the removal of inhabited housing units which contain households of low-income or very low-income persons as these terms are defined in the Illinois Affordable Housing Act. If the removal of inhabited housing units which contain households of low-income or very low-income persons were to occur, the Village would first be required to prepare a separate housing impact study and provide affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Act of 1970 and the regulations under the Act, including the eligibility criteria, as required by 65 ILCS 11-74.4-3(n)(7).

Additionally the Village of Erie hereby declares that the qualifying characteristics as provided herein for the purpose of establishing the Erie TIF District Redevelopment Project Area as a combination of Blighted and Conservation Areas pursuant to the Act (65 ILCS 5/ 11-74.4 et. seq.) shall not be used by the Village for the purpose of exercising its authority under the Eminent Domain Act (735 ILCS 30/ 1-1-1 et. seq.). Further, the Village of Erie hereby certifies that its authority under the Eminent Domain Act will not be exercised for any property in the Redevelopment Project Area during the lifespan of the Redevelopment Project.

SECTION VI. AMENDING THE TIF PLAN

The Erie TIF Redevelopment Plan and Project may be amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq

SECTION VII. REPORTING AND MEETING

The Village shall adhere to all reporting and meeting requirements as provided for in the Act.

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APPENDIX A

LEGAL DESCRIPTION

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APPENDIX A – LEGAL DESCRIPTION

PART OF SECTION 31 IN TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTIONS 5, 6, 7 AND 8 IN TOWNSHIP 19 NORTH 4 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF ERIE AND WHITESIDE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 6 IN TOWNSHIP 19 NORTH 4 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WHITESIDE COUNTY, ILLINOIS, ALSO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, AND THE NORTHWEST CORNER OF WHITESIDE COUNTY ASSESSOR'S PARCEL WITH PIN (HEREINAFTER REFERRED TO "ASSESSOR'S PARCEL WITH PIN") 20-06-301-001, DOCUMENT NUMBER 2010-05676; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL AN AZIMUTH OF 359.2 DEGREES A DISTANCE OF 2,464 FEET TO THE EAST LINE OF SAID PARCEL; THENCE NORTHERLY ALONG SAID EAST LINE AN AZIMUTH OF 90.2 DEGREES A DISTANCE OF 30 FEET TO THE SOUTH LINE OF SAID PARCEL; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL AN AZIMUTH OF 359.0 DEGREES A DISTANCE OF 183 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF HEYVAERTS SUBDIVISION, ALSO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-06-178-005; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 101.0 DEGREES TO THE SOUTHWEST CORNER OF LOT 2 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-06-178-004; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 98.5 DEGREES A DISTANCE OF 120 FEET TO THE NORTHWEST CORNER OF SAID LOT AND PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 358.7 DEGREES A DISTANCE OF 150 FEET TO THE NORTHEAST CORNER OF SAID LOT AND PARCEL, ALSO THE WEST RIGHT-OF-WAY LINE OF ALBANY STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AN AZIMUTH OF 96.9 DEGREES A DISTANCE OF 240 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-06-178-002; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AN AZIMUTH OF 96.4 DEGREES A DISTANCE OF 205 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-06-176-006; THENCE NORTHEASTERLY AN AZIMUTH OF 4.0 DEGREES A DISTANCE OF 80 FEET TO THE EAST RIGHT-OF-WAY LINE OF ALBANY STREET, ALSO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-06-251-011; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL AN AZIMUTH OF 357.9 DEGREES A DISTANCE OF 227 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL AN AZIMUTH OF 88.8 DEGREES A DISTANCE OF 614 FEET TO THE NORTHWEST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, ALSO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-06-251-016; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL AN AZIMUTH OF 358.5 DEGREES A DISTANCE OF 1,813 FEET TO THE WEST LINE OF LOT 66 OF LAKESIDE SUBDIVISION #3, ALSO ASSESSOR'S PARCEL WITH PIN 20-06-226-006; THENCE NORTHERLY ALONG SAID WEST LINE AN AZIMUTH OF 88.9 DEGREES A DISTANCE OF 317 FEET TO THE SOUTH LINE OF LOT 60 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-05-101-001; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE AN AZIMUTH OF 150.1 DEGREES A DISTANCE OF 537 FEET TO THE SOUTHWEST CORNER OF LOT 55 OF SAID SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT AN AZIMUTH OF 88.9 DEGREES A DISTANCE OF 442 FEET TO THE NORTHEAST CORNER OF LOT 51 OF SAID SUBDIVISION, AND THE NORTHEAST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 357.7 DEGREES A DISTANCE OF 120 FEET TO THE WEST RIGHT-OF-WAY LINE OF LAKESIDE DRIVE; THENCE NORTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE AN AZIMUTH OF 67.0 DEGREES A DISTANCE OF 25 FEET, AN AZIMUTH OF 62.2 DEGREES A DISTANCE OF 26 FEET, AN AZIMUTH OF 50.4 DEGREES A DISTANCE OF 42 FEET, AN AZIMUTH OF 50.3 DEGREES A DISTANCE OF 55 FEET, AN AZIMUTH OF 50.3 DEGREES A DISTANCE OF 45 FEET, AND AN AZIMUTH OF 45.5 DEGREES A DISTANCE OF 31 FEET TO THE SOUTHWEST CORNER OF LOT 47 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 25-05-101-001; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 100.8 DEGREES A DISTANCE OF 131 FEET TO THE NORTHWEST CORNER OF SAID LOT AND PARCEL; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 8.3 DEGREES A DISTANCE OF 245 FEET TO THE NORTHERNMOST CORNER OF LOT 45 OF SAID SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 339.3 DEGREES A DISTANCE OF 156 FEET, AND AN AZIMUTH OF 339.3 DEGREES A DISTANCE OF 638 FEET TO THE NORTHEAST CORNER OF LOT 37 OF SAID SUBDIVISION AND SAID PARCEL; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 268.3 DEGREES A DISTANCE OF 186 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LAKESIDE DRIVE; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AN AZIMUTH OF 166.2 DEGREES A DISTANCE OF 35 FEET, AN AZIMUTH OF 162.0 DEGREES A DISTANCE OF 101 FEET, AN AZIMUTH OF 159.3 DEGREES A DISTANCE OF 105 FEET, AND AN AZIMUTH OF 159.3 DEGREES A DISTANCE OF 200 FEET TO THE NORTHWEST CORNER OF LOT 34 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-06-228-001; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 249.3 DEGREES A DISTANCE OF 317 FEET TO THE SOUTHWEST CORNER OF SAID LOT AND PARCEL; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 339.4 DEGREES A DISTANCE OF 421 FEET TO THE SOUTHEAST CORNER OF LOT 36 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-06-228-002, AND THE EAST LINE OF SECTION 6 IN TOWNSHIP 19 NORTH 4 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EASTERLY ALONG THE NORTH LINE OF LOT 17 OF SAID SUBDIVISION AN AZIMUTH OF 359.4 DEGREES A DISTANCE OF 99 FEET TO THE NORTHEAST CORNER OF LOT 16 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-05-103-002; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 269.8 DEGREES A DISTANCE OF 316 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-05-151-005, DOCUMENT NUMBER MF 1841-10; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL AN AZIMUTH OF 329.7 DEGREES A DISTANCE OF 187 FEET, AN AZIMUTH OF 330.5 DEGREES A DISTANCE OF 106 FEET, AND AN AZIMUTH OF 324.0 DEGREES A DISTANCE OF 528 FEET TO THE CENTERLINE OF MOLINE ROAD; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE AN AZIMUTH OF 236.8 DEGREES A DISTANCE OF 407 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-05-151-011, DOCUMENT NUMBER MF 1841-10; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID PARCEL AN AZIMUTH OF 146.4 DEGREES A DISTANCE OF 552 FEET TO THE EAST LINE OF LOT 10 OF LAKESIDE SUBDIVISION 2, ALSO ASSESSOR'S PARCEL WITH PIN 20-05-151-001; THENCE NORTHERLY ALONG SAID EAST LINE AN AZIMUTH OF 89.8 DEGREES A DISTANCE OF 379 FEET TO THE NORTHEAST CORNER OF LOT 15 OF LAKESIDE SUBDIVISION #3, ALSO ASSESSOR'S PARCEL WITH PIN 20-05-103-003; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 179.8 A DISTANCE OF 115 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SUNNY SHORE COURT; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AN AZIMUTH OF 260.6 DEGREES A DISTANCE OF 16 FEET, AN AZIMUTH OF 241.8 A DISTANCE OF 16 FEET, AN AZIMUTH OF 218.4 A DISTANCE OF 24 FEET, AN AZIMUTH OF 191.0 A DISTANCE OF 23 FEET, NORTHWESTERLY AN AZIMUTH OF 164.3 DEGREES A DISTANCE OF 23 FEET, AND SOUTHWESTERLY AN AZIMUTH OF 204.4 DEGREES A DISTANCE OF 165 FEET TO THE NORTHWEST CORNER OF LOT 13 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-06-278-004; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AN AZIMUTH OF 204.5 DEGREES A DISTANCE OF 60 FEET TO THE NORTHEAST CORNER OF LOT 71 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-06-277-016; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AN AZIMUTH OF 204.5 DEGREES A DISTANCE OF 96 FEET, AN AZIMUTH OF 204.5 A DISTANCE OF 38 FEET, AN AZIMUTH OF 210.3 A DISTANCE OF 27 FEET, AN AZIMUTH OF 230.6 A DISTANCE OF 41 FEET, AN AZIMUTH OF 245.2 DEGREES A DISTANCE OF 28 FEET, SOUTHEASTERLY AN AZIMUTH OF 299.6 DEGREES A DISTANCE OF 9 FEET, AN AZIMUTH OF 284.7 DEGREES A DISTANCE OF 17 FEET, SOUTHERLY AN AZIMUTH OF 269.9 DEGREES A DISTANCE OF 9 FEET SOUTHWESTERLY AN AZIMUTH OF 250.6 DEGREES A DISTANCE OF 25 FEET, AN AZIMUTH OF 221.8 A DISTANCE OF 25 FEET, AN AZIMUTH OF 192.8 DEGREES A DISTANCE OF 25 FEET, NORTHWESTERLY AN AZIMUTH OF 168.5 DEGREES A DISTANCE OF 17 FEET, AND AN AZIMUTH OF 153.8 DEGREES A DISTANCE OF 8 FEET TO THE NORTHWEST CORNER OF LOT

68 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-06-277-010; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 239.2 DEGREES A DISTANCE OF 198 FEET TO THE NORTHWEST CORNER OF LOT 10 OF GOLFVIEW ESTATES SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-06-276-007; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 268.9 DEGREES A DISTANCE OF 1,021 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-06-276-005, ALSO THE NORTH RIGHT-OF-WAY LINE OF 16TH AVENUE; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AN AZIMUTH OF 358.5 DEGREES A DISTANCE OF 561 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-06-277-009; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AN AZIMUTH OF 357.8 DEGREES A DISTANCE OF 44 FEET TO THE CENTERLINE OF 12TH STREET; THENCE SOUTHERLY AN AZIMUTH OF 268.2 DEGREES A DISTANCE OF 164 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AN AZIMUTH OF 236.5 DEGREES A DISTANCE OF 796 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 20-06-477-001; THENCE NORTHWESTERLY ALONG SAID NORTH LINE AN AZIMUTH OF 147.8 DEGREES A DISTANCE OF 33 FEET TO THE CENTERLINE OF MAIN STREET; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE AN AZIMUTH OF 236.6 DEGREES A DISTANCE OF 66 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL AN AZIMUTH OF 328.5 DEGREES A DISTANCE OF 33 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AN AZIMUTH OF 236.4 DEGREES A DISTANCE OF 132 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-06-477-004; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL AN AZIMUTH OF 328.2 DEGREES A DISTANCE OF 522 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-06-477-003; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID PARCEL AN AZIMUTH OF 56.7 DEGREES A DISTANCE OF 199 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 20-06-477-004 AN AZIMUTH OF 328.4 DEGREES A DISTANCE OF 1,404 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-05-356-009; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID PARCEL AN AZIMUTH OF 268.0 DEGREES A DISTANCE OF 863 FEET TO THE SOUTH LINE OF SAID PARCEL; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AN AZIMUTH OF 225.8 DEGREES A DISTANCE OF 580 FEET TO THE NORTH LINE OF LOT 2 OF METTLER ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-08-101-012; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 315.7 DEGREES A DISTANCE OF 169 FEET TO THE NORTHEAST CORNER OF SAID LOT AND PARCEL; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 237.4 DEGREES A DISTANCE OF 131 FEET TO THE SOUTHEAST CORNER OF SAID LOT AND PARCEL; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 145.9 DEGREES A DISTANCE OF 68 FEET TO THE EAST RIGHT-OF-WAY LINE OF 10TH AVENUE; THENCE SOUTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE AN AZIMUTH OF 232.7 DEGREES A DISTANCE OF 50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 10TH AVENUE, ALSO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-08-103-102; THENCE SOUTHWESTERLY ALONG THE SOUTHEAST LINE OF SAID PARCEL AN AZIMUTH OF 232.7 DEGREES A DISTANCE OF 1,083 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 20-07-237-019, DOCUMENT NUMBER MF 5769-72; THENCE NORTHWESTERLY ALONG SAID NORTH LINE AN AZIMUTH OF 136.6 DEGREES A DISTANCE OF 449 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-07-237-010; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID PARCEL AN AZIMUTH OF 56.7 DEGREES A DISTANCE OF 456 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-07-237-004, DOCUMENT NUMBER BK 482 PG 208; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID PARCEL AN AZIMUTH OF 56.8 DEGREES A DISTANCE OF 28 FEET, AND NORTHERLY AN AZIMUTH OF 88.9 DEGREES A DISTANCE OF 241 FEET TO THE EAST LINE OF ASSESSOR'S PARCEL WITH PIN 20-07-237-001, DOCUMENT NUMBER BK 551 PG 596; THENCE NORTHEASTERLY ALONG SAID EAST LINE AN AZIMUTH OF 56.2 DEGREES A DISTANCE OF 93 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID PARCEL AN AZIMUTH OF 146.9 DEGREES A DISTANCE OF 192 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 5TH STREET; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AN AZIMUTH OF 56.6 DEGREES A DISTANCE OF 91 FEET TO THE POINT OF INTERSECT WITH THE NORTHWESTERN EXTENSION OF THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 20-08-103-001, DOCUMENT NUMBER MF 7975-04; THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERN EXTENSION AND SOUTH LINE AN AZIMUTH OF 327.4 DEGREES A DISTANCE OF 256 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID PARCEL AN AZIMUTH OF 57.2 DEGREES A DISTANCE OF 185 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 10TH AVENUE; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AN AZIMUTH OF 325.9 DEGREES A DISTANCE OF 353 FEET TO THE SOUTHEAST CORNER OF THE WEST PART OF LOT 2 OF METTLER SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-08-101-011; THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 56.3 DEGREES A DISTANCE OF 185 FEET TO THE SOUTHWEST LINE OF ASSESSOR'S PARCEL WITH PIN 20-08-102-004, DOCUMENT NUMBER 2014-00130; THENCE SOUTHEASTERLY ALONG SAID SOUTHWEST LINE AN AZIMUTH OF 315.6 DEGREES A DISTANCE OF 21 FEET TO THE SOUTHERNMOST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY ALONG THE SOUTHEAST LINE OF SAID PARCEL AN AZIMUTH OF 46.0 DEGREES A DISTANCE OF 509 FEET TO THE SOUTH LINE OF SECTION 5 IN TOWNSHIP 19 NORTH 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTHEAST CORNER OF LOT 26 OF MORINE SUBDIVISION #1, ALSO ASSESSOR'S PARCEL WITH PIN 20-08-102-001; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 135.3 DEGREES A DISTANCE OF 115 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 4TH STREET; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AN AZIMUTH OF 46.0 DEGREES A DISTANCE OF 60 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 12TH AVENUE; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AN AZIMUTH OF 136.1 DEGREES A DISTANCE OF 60 FEET TO THE SOUTHEAST CORNER OF LOT 9 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-05-356-008; THENCE NORTHEASTERLY ALONG THE SOUTHEAST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 46.0 A DISTANCE OF 200 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-05-356-010; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID PARCEL AN AZIMUTH OF 136.0 DEGREES A DISTANCE OF 160 FEET TO THE NORTHEAST CORNER OF LOT 8 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-05-356-007; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 138.9 DEGREES A DISTANCE OF 247 FEET TO THE NORTHWEST CORNER OF LOT 7 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-05-356-002; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 238.5 DEGREES A DISTANCE OF 40 FEET TO THE NORTHEAST CORNER OF LOT 6 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-05-356-001; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 148.5 DEGREES A DISTANCE OF 150 FEET TO THE NORTHWEST CORNER OF SAID LOT AND PARCEL; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 238.5 DEGREES A DISTANCE OF 90 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 5TH STREET COURT; THENCE NORTHWESTERLY AN AZIMUTH OF 148.5 DEGREES A DISTANCE OF 209 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-05-353-007; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 238.5 DEGREES A DISTANCE OF 90 FEET TO THE NORTH LINE OF LOT 4 OF EASTVIEW ACRES, ALSO ASSESSOR'S PARCEL WITH PIN 20-05-353-004; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 136.0 DEGREES A DISTANCE OF 1,193 FEET TO THE NORTHEAST CORNER OF LOT 17 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-06-477-006; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 146.5 DEGREES A DISTANCE OF 196 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AN AZIMUTH OF 236.4 DEGREES A DISTANCE OF 317 FEET; THENCE NORTHWESTERLY AN AZIMUTH OF 146.9 DEGREES A DISTANCE OF 216 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-06-476-005, DOCUMENT NUMBER 2015-04058; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL AN AZIMUTH OF 235.7 DEGREES A DISTANCE OF 96 FEET TO THE NORTH LINE OF LOT 4 OF ATWOODS ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-06-476-006; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE AN AZIMUTH OF 326.6 DEGREES A DISTANCE OF 8 FEET TO THE NORTHEAST CORNER OF SAID LOT AND PARCEL; THENCE SOUTHWESTERLY ALONG

THE EAST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 236.9 DEGREES A DISTANCE OF 84 FEET TO THE SOUTHEAST CORNER OF SAID LOT AND PARCEL; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 147.0 DEGREES A DISTANCE OF 91 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AN AZIMUTH OF 236.0 DEGREES A DISTANCE OF 221 FEET TO THE WESTERNMOST SOUTHWEST CORNER OF LOT 9 OF ATWOODS SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-06-476-012; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 333.0 DEGREES A DISTANCE OF 16 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CARS ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-06-476-014; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 269.0 DEGREES A DISTANCE OF 139 FEET TO THE EASTERNMOST SOUTHEAST CORNER OF SAID LOT AND PARCEL; THENCE SOUTHWESTERLY ALONG THE SOUTHEAST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 236.2 DEGREES A DISTANCE OF 219 FEET TO THE NORTH LINE OF LOT 6 OF CARS ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-06-464-008; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE AN AZIMUTH OF 325.9 DEGREES A DISTANCE OF 8 FEET TO THE NORTHEAST CORNER OF SAID LOT AND PARCEL; THENCE SOUTHWESTERLY ALONG THE SOUTHEAST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 236.5 DEGREES A DISTANCE OF 349 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 9TH AVENUE; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AN AZIMUTH OF 325.9 DEGREES A DISTANCE OF 203 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF BLOCK 3 OF TEATS ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-06-479-005; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 325.8 DEGREES A DISTANCE OF 191 FEET TO THE SOUTHWEST CORNER OF LOT 8 OF BLOCK 3 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-06-479-014; THENCE SOUTHWESTERLY AN AZIMUTH OF 235.6 DEGREES A DISTANCE OF 60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 9TH AVENUE, ALSO THE NORTHERNMOST CORNER OF LOT 4 OF BLOCK 4 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-07-267-012; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 235.5 DEGREES A DISTANCE OF 353 FEET TO THE SOUTHWEST CORNER OF LOT 11 OF HUBBARTS ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-07-207-010, AND THE NORTH RIGHT-OF-WAY LINE OF 8TH AVENUE; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AN AZIMUTH OF 325.1 DEGREES A DISTANCE OF 6 FEET; THENCE SOUTHWESTERLY AN AZIMUTH OF 236.0 DEGREES A DISTANCE OF 60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 8TH AVENUE, ALSO THE NORTHERNMOST CORNER OF LOT 1 IN BLOCK 2 OF SCHOOLS ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-07-208-013; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 235.8 DEGREES A DISTANCE OF 427 FEET TO THE SOUTHWEST CORNER OF LOT 8 OF SAID BLOCK AND SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-07-208-012, AND THE NORTH RIGHT-OF-WAY LINE OF 7TH AVENUE; THENCE SOUTHEASTERLY AN AZIMUTH OF 238.0 DEGREES A DISTANCE OF 60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 7TH AVENUE; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AN AZIMUTH OF 145.9 DEGREES A DISTANCE OF 18 FEET, AN AZIMUTH OF 145.9 DEGREES A DISTANCE OF 175 FEET, AND AN AZIMUTH OF 146.5 DEGREES A DISTANCE OF 33 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AN AZIMUTH OF 55.7 DEGREES A DISTANCE OF 16 FEET, AN AZIMUTH OF 56.0 DEGREES A DISTANCE OF 92 FEET; NORTHWESTERLY AN AZIMUTH OF 146.0 DEGREES A DISTANCE OF 33 FEET, AND NORTHEASTERLY AN AZIMUTH OF 55.9 DEGREES A DISTANCE OF 24 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 7TH AVENUE; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AN AZIMUTH OF 146.0 DEGREES A DISTANCE OF 273 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AN AZIMUTH OF 235.7 DEGREES A DISTANCE OF 166 FEET TO THE SOUTHWEST CORNER OF LOT 3 IN BLOCK 8 OF CARRS ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-07-205-001; THENCE NORTHWESTERLY AN AZIMUTH OF 145.6 DEGREES A DISTANCE OF 140 FEET, AND AN AZIMUTH OF 145.9 DEGREES A DISTANCE OF 238 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 11TH STREET; THENCE NORTHWESTERLY AN AZIMUTH OF 144.0 DEGREES A DISTANCE OF 60 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 11TH STREET, ALSO THE SOUTHERNMOST CORNER OF LOT 10 OF BLOCK 14 OF CARRS ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-07-201-001; THENCE NORTHWESTERLY ALONG THE SOUTHWEST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 146.0 DEGREES A DISTANCE OF 151 FEET TO THE NORTHERNMOST CORNER OF LOT 9 OF SAID BLOCK AND SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-07-129-002; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 236.0 DEGREES A DISTANCE OF 225 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 6TH AVENUE; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AN AZIMUTH OF 145.6 DEGREES A DISTANCE OF 363 FEET; THENCE NORTHEASTERLY AN AZIMUTH OF 55.4 DEGREES A DISTANCE OF 169 FEET TO THE NORTHERNMOST CORNER OF LOT 8 OF BLOCK 15 OF CARRS ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-06-382-007; THENCE SOUTHEASTERLY ALONG THE NORTHEAST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 325.6 DEGREES A DISTANCE OF 152 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AN AZIMUTH OF 55.8 DEGREES A DISTANCE OF 280 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 7TH AVENUE; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AN AZIMUTH OF 325.5 DEGREES A DISTANCE OF 360 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 11TH STREET; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AN AZIMUTH OF 55.6 DEGREES A DISTANCE OF 361 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 8TH AVENUE; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AN AZIMUTH OF 325.8 DEGREES A DISTANCE OF 318 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AN AZIMUTH OF 55.8 DEGREES A DISTANCE OF 163 FEET TO THE WEST RIGHT-OF-WAY LINE OF ALBANY STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AN AZIMUTH OF 105.8 DEGREES A DISTANCE OF 362 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 11TH STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AN AZIMUTH OF 196.3 DEGREES A DISTANCE OF 282 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST STREET; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE AN AZIMUTH OF 106.1 DEGREES A DISTANCE OF 60 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-06-453-002; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID PARCEL AN AZIMUTH OF 199.5 DEGREES A DISTANCE OF 81 FEET, AND NORTHWESTERLY AN AZIMUTH OF 145.6 DEGREES A DISTANCE OF 130 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AN AZIMUTH OF 55.9 DEGREES A DISTANCE OF 198 FEET, AN AZIMUTH OF 32.6 DEGREES A DISTANCE OF 65 FEET, AND AN AZIMUTH OF 16.3 DEGREES A DISTANCE OF 224 FEET TO THE WEST RIGHT-OF-WAY LINE OF ALBANY STREET; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE AN AZIMUTH OF 105.6 DEGREES A DISTANCE OF 385 FEET, AND AN AZIMUTH OF 105.6 DEGREES A DISTANCE OF 477 FEET TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 20-06-404-005, DOCUMENT NUMBER 2016-00810; THENCE EASTERLY ALONG SAID SOUTH LINE AN AZIMUTH OF 3.6 DEGREES A DISTANCE OF 34 FEET TO THE CENTERLINE OF ALBANY STREET; THENCE NORTHWESTERLY ALONG SAID CENTERLINE AN AZIMUTH OF 105.4 DEGREES A DISTANCE OF 83 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL AN AZIMUTH OF 179.4 DEGREES A DISTANCE OF 35 FEET, AND AN AZIMUTH OF 179.4 DEGREES A DISTANCE OF 195 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-06-404-006, DOCUMENT NUMBER 2016-00811; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL AN AZIMUTH OF 269.4 DEGREES A DISTANCE OF 6 FEET TO THE NORTHEAST CORNER OF LOT 8 OF THE HIGHLAND ADDITION SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-06-404-001; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 178.5 DEGREES A DISTANCE OF 856 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-06-327-001; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 268.7 DEGREES A DISTANCE OF 165 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HIGHLAND AVENUE; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AN AZIMUTH OF 178.5 DEGREES A DISTANCE OF 465 FEET, AN AZIMUTH OF 178.5 DEGREES A DISTANCE OF 138 FEET, AND AN AZIMUTH OF 179.1 DEGREES A DISTANCE OF 537 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-06-301-007, DOCUMENT NUMBER 2019-04745; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL AN AZIMUTH OF 179.2 DEGREES A DISTANCE OF 162 FEET TO THE NORTHERNMOST NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH

PIN 20-06-301-005, DOCUMENT NUMBER 5517-2000; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL AN AZIMUTH OF 179.9 DEGREES A DISTANCE OF 165 FEET, AND SOUTHWESTERLY AN AZIMUTH OF 211.9 DEGREES A DISTANCE OF 514 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 7TH AVENUE; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AN AZIMUTH OF 337.8 DEGREES A DISTANCE OF 274 FEET, AN AZIMUTH OF 337.5 DEGREES A DISTANCE OF 899 FEET, AND AN AZIMUTH OF 337.9 DEGREES A DISTANCE OF 350 FEET TO THE WEST RIGHT-OF-WAY LINE OF 6TH AVENUE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AN AZIMUTH OF 269.1 DEGREES A DISTANCE OF 75 FEET, AN AZIMUTH OF 269.1 DEGREES A DISTANCE OF 788 FEET, AND AN AZIMUTH OF 269.3 DEGREES A DISTANCE OF 332 FEET TO THE NORTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-07-101-007, DOCUMENT NUMBER 2011-07314; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL AN AZIMUTH OF 178.5 DEGREES A DISTANCE OF 49 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL AN AZIMUTH OF 269.1 DEGREES A DISTANCE OF 220 FEET TO THE NORTH LINE OF ASSESSOR'S PARCEL WITH PIN 20-07-128-002, DOCUMENT NUMBER MF 6645-95; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL AN AZIMUTH OF 178.8 DEGREES A DISTANCE OF 293 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF SAID PARCEL AN AZIMUTH OF 325.4 DEGREES A DISTANCE OF 502 FEET, AND NORTHEASTERLY ALONG THE SOUTHEAST LINE OF SAID PARCEL AN AZIMUTH OF 55.6 DEGREES A DISTANCE OF 420 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF GLENN MILLER SUBDIVISION #2, ALSO ASSESSOR'S PARCEL WITH PIN 20-07-128-006; THENCE SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 325.7 DEGREES A DISTANCE OF 145 FEET TO THE NORTHERNMOST CORNER OF LOT 4 OF GLENN MILLER SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-07-128-009; THENCE SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 235.7 DEGREES A DISTANCE OF 600 FEET TO THE NORTHERNMOST CORNER OF LOT 9 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-07-101-005; THENCE SOUTHEASTERLY ALONG THE NORTHEAST LINE OF SAID LOT AND PARCEL AN AZIMUTH OF 325.7 DEGREES A DISTANCE OF 216 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AN AZIMUTH OF 235.7 DEGREES A DISTANCE OF 148 FEET, AN AZIMUTH OF 235.7 DEGREES A DISTANCE OF 90 FEET, AN AZIMUTH OF 235.7 DEGREES A DISTANCE OF 41 FEET, AN AZIMUTH OF 235.7 DEGREES A DISTANCE OF 48 FEET, AN AZIMUTH OF 235.7 DEGREES A DISTANCE OF 53 FEET, AN AZIMUTH OF 230.2 DEGREES A DISTANCE OF 48 FEET, AN AZIMUTH OF 228.4 DEGREES A DISTANCE OF 64 FEET, AND AN AZIMUTH OF 218.3 DEGREES A DISTANCE OF 120 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MOLINE ROAD; THENCE NORTHWESTERLY AN AZIMUTH OF 128.9 DEGREES A DISTANCE OF 89 FEET TO THE SOUTHERNMOST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-07-101-009; THENCE NORTHWESTERLY ALONG THE SOUTHWEST LINE OF SAID PARCEL AN AZIMUTH OF 128.9 DEGREES A DISTANCE OF 264 FEET, AN AZIMUTH OF 145.6 DEGREES A DISTANCE OF 628 FEET, AND AN AZIMUTH OF 110.1 DEGREES A DISTANCE OF 527 FEET TO THE SOUTH LINE OF ASSESSOR'S PARCEL WITH PIN 20-07-101-006, DOCUMENT NUMBER 0214-07082; THENCE WESTERLY ALONG SAID SOUTH LINE AN AZIMUTH OF 178.8 DEGREES A DISTANCE OF 449 FEET TO THE WEST LINE OF SECTION 7 IN TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHERLY ALONG SAID WEST LINE AN AZIMUTH OF 89.5 DEGREES A DISTANCE OF 1,918 FEET, AND AN AZIMUTH OF 89.5 DEGREES A DISTANCE OF 1,270 FEET TO THE WEST QUARTER CORNER OF SECTION 6 IN SAID TOWNSHIP, ALSO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, AND THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-06-301-001, DOCUMENT NUMBER 2010-05676, AND THE POINT OF BEGINNING FOR THIS DESCRIPTION.

DISTANCES AND DIRECTIONS REFERENCED ARE CALCULATED IN ACCORDANCE WITH THE ILLINOIS COORDINATE SYSTEM ACT (765 ILCS 225/1), MORE PRECISELY DEFINED AS THE ILLINOIS COORDINATE SYSTEM, WEST ZONE, BASED ON THE TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM 1983.

APPENDIX B

PARCEL ID LIST

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APPENDIX B - PARCEL ID LIST

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2005103002	2006403006	2006426012	2006461004	2007129001
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2005356009	2006403009	2006426014	2006461006	2007202001
2006178004	2006403010	2006427001	2006462004	2007202006
2006178005	2006403011	2006427002	2006462005	2007202007
2006226005	2006403012	2006428001	2006462008	2007202008
2006226006	2006403013	2006428003	2006462009	2007202011
2006226008	2006403014	2006428004	2006463001	2007204002
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2006226011	2006406002	2006428006	2006464007	2007204004
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2006228005	2006406005	2006429002	2006465002	2007204007
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2006402011	2006426006	2006460001	2006477004	2008101012
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2006403004	2006426009	2006460004	2007101009	