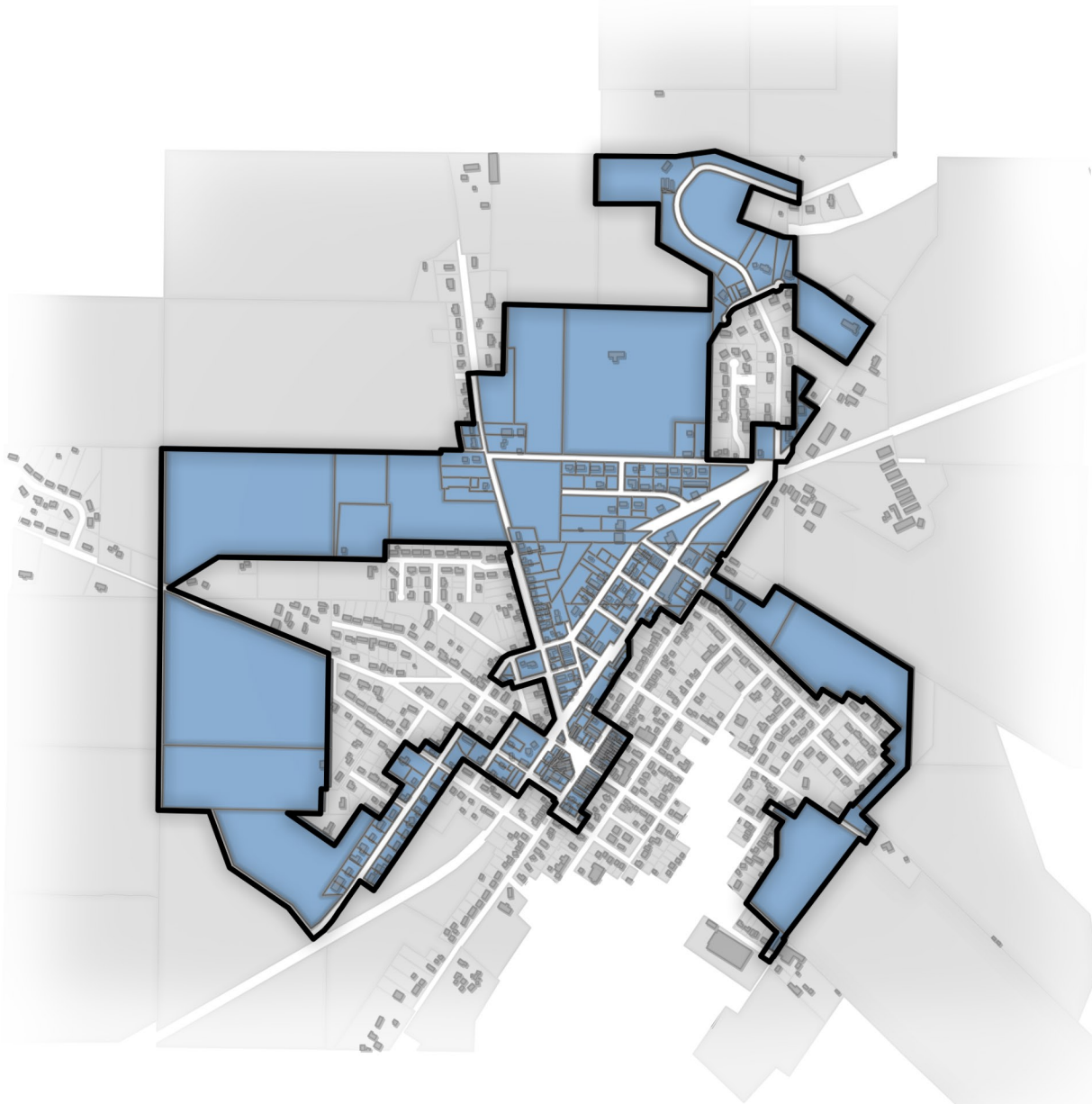


# ERIE BUSINESS DISTRICT

## BUSINESS DISTRICT REDEVELOPMENT PLAN & PROJECT



The Village of  
**ERIE, IL**  
June 14, 2022



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## **SECTION I. INTRODUCTION**

Municipalities are authorized to create Business Districts by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 et seq. (“Act”). The Act sets forth the requirements and procedures for establishing a Business District (“District”) and a Business District Plan (“Plan”). The purposes of this Plan are to provide a document that demonstrates that the Business District (as defined below) is blighted, provide actions and activities to eradicate the blighting conditions found in this portion of the Village, and assist in the development of the Business District. This Plan also identifies those activities, sources of funds, procedures, and other necessary requirements needed to implement the Plan, and use the sales tax raised within the District to pay for certain eligible District costs. The Village of Erie (“Village”) desires to encourage investment and development throughout the Village and within the Business District Area (“Area”). Some general goals of the Business District Redevelopment Project include:

- Redevelop and revitalize retail and commercial properties throughout the Area;
- Achieve better design and aesthetics in retail and commercial areas throughout the Business District, including these areas’ private and public structures, landscaping and signage;
- Ameliorate the blighting conditions within the District;
- Upgrade the utilities and infrastructure throughout the Area;
- Redevelopment of those properties exhibiting deteriorated conditions, and other general site improvements;
- Demolition of those structures which are beyond repair;
- Enhance the sales tax base of the District;
- Recruit new retail businesses to promote future sales tax growth;
- Retain small businesses to the community;
- Enhance the property tax base of the District;
- Provide additional employment opportunities and more jobs for the area;
- Develop mixed-use buildings in the downtown of the Village, with residential units above commercial properties; and,
- Encourage commercial and retail development for sectors not currently available in the Village to diversify the range of goods and services for residents.

The Area encompasses 252 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 16th Avenue the Area extends northeast to take in property on the west side of Moline Road. 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 boundary map for the Area is attached as Exhibit A, with the existing land use map as Exhibit B. The Area is legally described in Appendix A.

The Blight Analysis for the Area was presented to the Village Board on June 14, 2022. The Blight Analysis outlined the qualifying factors found in the Area, and this information is referenced within this Business District Plan.



# Legend

 Business District Boundary



**EXHIBIT A - BOUNDARY MAP**  
**BUSINESS DISTRICT**  
Erie, IL









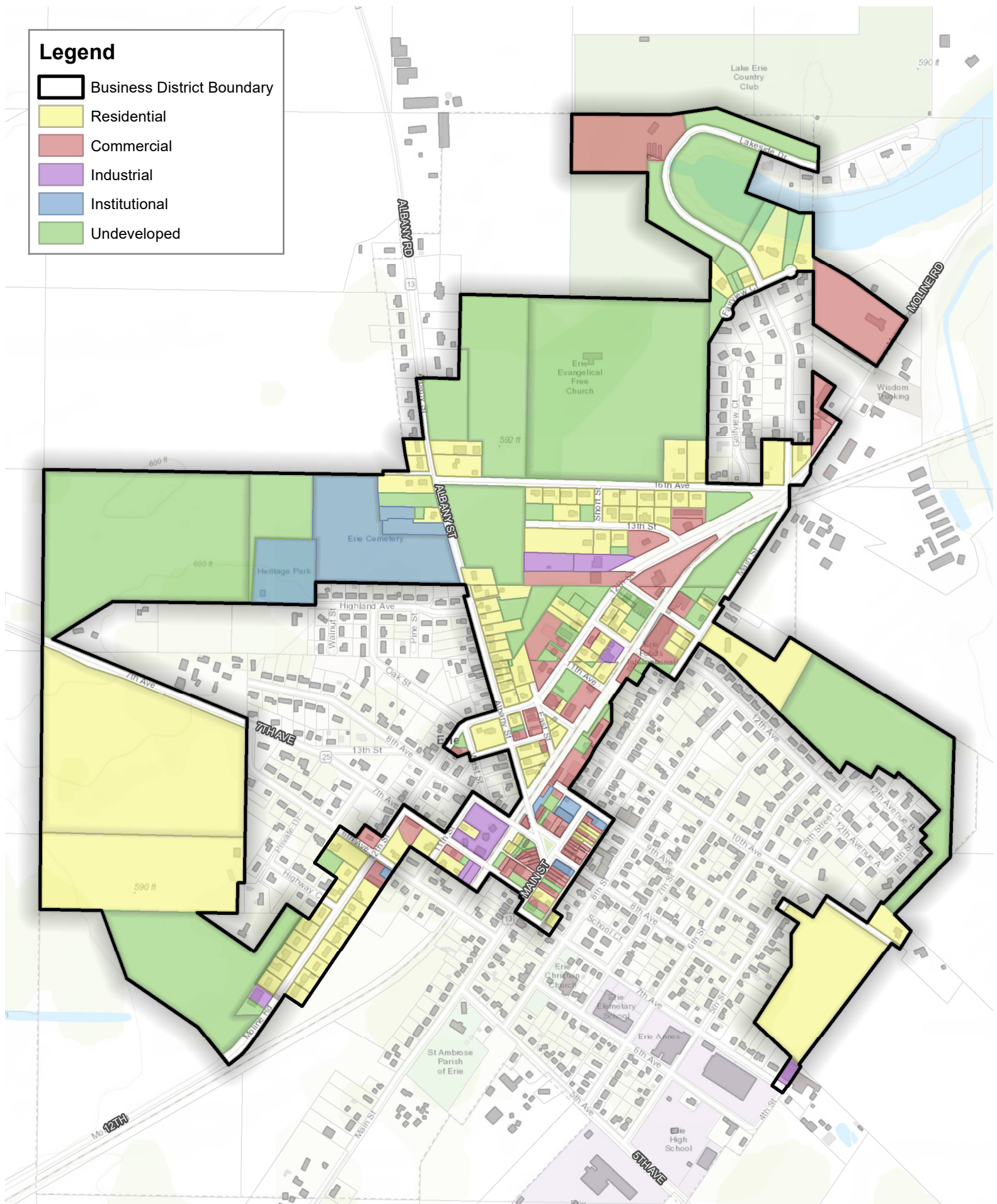
**MORAN**  
ECONOMIC DEVELOPMENT





# Legend

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



**EXHIBIT B - EXISTING LAND USE**  
**BUSINESS DISTRICT**  
 Erie, IL



## SECTION II. STATUTORY BASIS FOR BUSINESS DISTRICT DEVELOPMENT AND REDEVELOPMENT

Business Districts are authorized by the Illinois Municipal Code, specifically in 65 ILCS 5/11-74.3 “the Act”. The Act finds and declares that:

- *It is essential to the economic and social welfare of each municipality that business districts be developed, redeveloped, improved, maintained and revitalized, that jobs and opportunity for employment be created within the municipality, and that, if blighting conditions are present, blighting conditions be eradicated by assuring opportunities for development, or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth;*
- *It is further found and determined that as a result of economic conditions unfavorable to the creation, development, improvement, maintenance, and redevelopment of certain business and commercial areas within municipalities opportunities for private investment and sound and stable commercial growth have been and will continue to be negatively impacted and business and commercial areas within many municipalities have deteriorated and will continue to deteriorate, thereby causing a serious menace to the health, safety, morals, and general welfare of the people of the entire State, unemployment, a decline in tax revenues, excessive and disproportionate expenditure of public funds, inadequate public and private investment, the unmarketability of property, and the growth of delinquencies of crime.*
- *In order to reduce threats to and to promote and protect the health, safety, morals, and welfare of the public and to provide incentives which will create employment and job opportunities, will retain commercial businesses in the State and related job opportunities and will eradicate blighting conditions if blighting conditions are present, and for the relief of unemployment and the maintenance of existing levels of employment, it is essential that plans for business districts be created and implemented and that business districts be created, developed, improved, maintained, and redeveloped.*
- *The creation, development, improvement, maintenance, and redevelopment of business districts will stimulate economic activity in the State, create and maintain jobs, increase tax revenues, encourage the creation of new and lasting infrastructure, other improvements, and facilities, and cause the attraction and retention of businesses and commercial enterprises which generate economic activity and services and increase the general tax base, including, but not limited to, increased retail sales, hotel or restaurant sales, manufacturing sales, or entertainment industry sales, thereby increasing employment and economic growth.*
- *It is hereby declared to be the policy of the State, in the interest of promoting the health, safety, morals, and general welfare of all the people of the State, to provide incentives which will create new job opportunities and retain existing commercial businesses within the State and related job opportunities, and it is further determined and declared that the relief of conditions of unemployment, the maintenance of existing levels of employment, the creation of new job opportunities, the retention of existing commercial businesses, the increase of industry and commerce within the State, the reduction of the evils attendant upon unemployment, and the increase and maintenance of the tax base of the State and its political subdivisions are public purposes and for the public safety, benefit, and welfare of the residents of this State.*
- *The exercise of the powers provided in this Law is dedicated to the promotion of the public interest, to the enhancement of the tax base within business districts, municipalities, and the State and its political subdivisions, the creation of employment, and the eradication of blight, if present within the business district, and the use of such powers for the creation, development, improvement, maintenance, and redevelopment of business districts of a municipality is hereby declared to be for the public safety, benefit, and welfare of the residents of the State and essential to the public interest and declared to be for public purposes.*

- The Act is intended to be used by municipalities to address and eradicate problems that cause areas to qualify as “blighted”, and to carry out development and redevelopment projects that serve this end.

The Act allows a municipality to accomplish development, redevelopment and rehabilitation activities on a locally-controlled basis. Development, redevelopment and rehabilitation within a designated District will maintain existing taxes from sales within the District and, thus, maintain existing tax revenues and create new tax revenues which will be used to improve the District. These tax revenues can be used to finance certain “Business District Costs” as identified within the Act.

The statute allows the corporate authorities to designate an area of the municipality as a business district after a public hearing. Powers extended to the corporate authorities in a designated business district include the following:

- *To make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan. A contract by and between the municipality and any developer or other nongovernmental person to pay or reimburse said developer or other nongovernmental person for business district project costs incurred or to be incurred by said developer or other nongovernmental person shall not be deemed an economic incentive agreement under Section 8-11-20, notwithstanding the fact that such contract provides for the sharing, rebate, or payment of retailers' occupation taxes or service occupation taxes (including, without limitation, taxes imposed pursuant to subsection (11)) the municipality receives from the development or redevelopment of properties in the business district. Contracts entered into pursuant to this subsection shall be binding upon successor corporate authorities of the municipality and any party to such contract may seek to enforce and compel performance of the contract by civil action, mandamus, injunction, or other proceeding.*
- *Within a business district, to acquire by purchase, donation, or lease, and to own, convey, lease, mortgage, or dispose of land and other real or personal property or rights or interests therein; and to grant or acquire licenses, easements, and options with respect thereto, all in the manner and at such price authorized by law. No conveyance, lease, mortgage, disposition of land or other property acquired by the municipality or agreement relating to the development of property, shall be made or executed except pursuant to prior official action of the municipality. No conveyance, lease, mortgage, or other disposition of land owned by the municipality, and no agreement relating to the development of property, within a business district shall be made without making public disclosure of the terms and disposition of all bids and proposals submitted to the municipality in connection therewith. To acquire property by eminent domain in accordance with the Eminent Domain Act.*
- *To clear any area within a Business District by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements, and to clear and grade land.*
- *To install, repair, construct, reconstruct, or relocate public streets, public utilities, and other public site improvements within or without a business district which are essential to the preparation of a business district for use in accordance with a business district plan.*
- *To renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures within any business district.*
- *To construct public improvements, including but not limited to buildings, structures, works, utilities, or fixtures within any business district.*
- *To fix, charge, and collect fees, rents, and charges for the use of any building, facility, or property or any portion thereof owned or leased by the municipality within a business district.*



- *To pay or cause to be paid business district project costs. Any payments to be made by the municipality to developers or other nongovernmental persons for business district project costs incurred by such developer or other nongovernmental person shall be made only pursuant to the prior official action of the municipality evidencing an intent to pay or cause to be paid such business district project costs. A municipality is not required to obtain any right, title, or interest in any real or personal property in order to pay business district project costs associated with such property. The municipality shall adopt such accounting procedures as shall be necessary to determine that such business district project costs are properly paid.*
- *Utilize up to 1% of the revenue from a business district retailers' occupation tax and service occupation tax imposed under paragraph (10) and a hotel operators' occupation tax under paragraph (11) of Section 11-74.3-3 in connection with one business district for eligible costs in another business district that is: (A) contiguous to the business district from which the revenues are received; (B) separated only by a public right of way from the business district from which the revenues are received; or (C) separated only by forest preserve property from the business district from which the revenues are received if the closest boundaries of the business districts that are separated by the forest preserve property are less than one mile apart.*
- *To apply for and accept grants, guarantees, donations of property or labor or any other thing of value for use in connection with a business district project.*
- *If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a retailers' occupation tax and a service occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality.*
- *If the municipality has by ordinance found and determined that the business district is a blighted area under this Law, to impose a hotel operators' occupation tax in the business district for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the business district plan approved by the municipality.*

The Act specifies that before a municipality can designate a District which imposes a retailers' occupation tax and create a Plan for such a District, the municipality must find that the District is "blighted", as that term is defined in the Act.

The Act also requires that any Plan adopted by a municipality include:

- A specific description of the District boundaries and map;
- A general description of each project proposed to be undertaken within the District including a description of the approximate location of each project and a description of any developer, user, or tenant of any property to be located or improved within the proposed business district;
- The name of the proposed District;
- The estimated business district project costs;
- Anticipated source of funds to pay District project costs;
- Anticipated type and terms of any obligations to be issued; and
- The retailers' occupation tax and service occupation tax, if any, and the rate of such taxes and the period of time for which the tax shall be imposed.



### SECTION III. BLIGHT ANALYSIS

#### A. Introduction

Municipalities are authorized to create business districts by the Illinois Municipal Code (65 ILCS 5/11-74.3 et seq. - the "Act"). The Act sets forth the requirements and procedures for establishing a business district and a business district plan. The Village has deemed such action desirable in order to remedy existing conditions detrimental to existing development in this portion of the Village.

The criteria and individual factors that were utilized in conducting the evaluation of the conditions in the proposed business district are outlined on the following pages.

#### B. Statutory Qualifications

The definitions for qualifying the District as "blighted" are defined in the Act as follows:

*"Blighted area" means an area that is a blighted area which, by reason of the predominance of defective, non-existent, or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of those factors, retards the provision of housing accommodations or constitutes an economic or social liability, an economic underutilization of the area, or a menace to the public health, safety, morals, or welfare.*

#### C. Investigation and Analysis of Blighting Conditions

In determining whether or not the District meets the eligibility requirements of the Act, various methods of research and field surveys were utilized. These included:

- On-site field examination of conditions in the District by experienced staff of Moran Economic Development. These personnel are trained in techniques and procedures of determining conditions of local properties, utilities, streets, etc., and determination of eligibility of areas for business district designation.
- Contacts with Village public works officials regarding utilities and infrastructure in the Area.
- Examination of maps, aerial photographs, and historic data related to the 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.
- Research of municipal sales tax collections from the Illinois Department of Revenue.
- Review of the Whiteside County Multi-Jurisdictional All Hazards Mitigation Plan ("Hazard Plan").
- Review of the findings and determinations established by the Act in creating business districts.

These findings include:

- That it may be considered essential to the economic or social welfare of the municipality that business districts be maintained and revitalized by assuring opportunities for development or redevelopment and attracting sound and stable business and commercial growth.
- That such a result should conform to the comprehensive plan of the municipality and a specific plan for business districts officially approved by the corporate authorities of the municipality after the public hearing.
- That the exercise of the powers provided in Section 11-74.3-1 (of the Act) is dedicated to the promotion of the public interest and to the enhancement of the tax base of business districts, and the use of such powers for the development and redevelopment of business districts of a municipality is hereby declared to be a public use essential to the public interest.

The Act specifies that certain requirements must be met before a municipality can proceed with implementing business district development and redevelopment projects and imposing the retailers' occupation tax, service occupation tax, and hotel operators' occupation tax. One of these is that the municipality must demonstrate that the District qualifies as eligible for business district designation.

#### **D. The Proposed District**

The Area encompasses 252 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 16<sup>th</sup> Avenue the Area extends northeast to take in property on the west side of Moline Road. 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.

#### **E. Review of Findings & Qualifications of the District**

In order to impose the retailers' occupation tax and service occupation tax, the corporate authorities of the municipality shall make a formal finding that the Area is a "Blighted Area", as defined in Section III-B. The following is a review of the findings:

- **Deterioration of Site Improvements**

Deteriorated conditions were present in 177 of the 263 structures in the Area (67%), and in 198 of the 252 parcels (79%). The field survey of main building conditions in the Area found 177 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 per Claritas and Census data, the median year of structure construction in the Area is 1968.13, 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 has many mixed-use areas, and 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 198 of the 252 parcels (79%).

In terms of utility and infrastructure site improvements, there is a need for upgrades throughout the 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. This contributes to the existence of conditions endangering property, another eligibility factor detailed below. 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.

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.

- **Improper Subdivision or Obsolete Platting**

There are issues with improper subdivision and obsolete platting throughout the Area. Some of the existing platting does not meet the needs of the contemporary standards, exhibited by characteristics such as being too large, too small, or in a size or shape that would not comply with guidelines for development. In many cases it seems parcels were divided in a way that seems to have occurred on an as-needed basis, as 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. Village public works also noted issues with the existing street layout in terms of adequate geometrics of intersections and right-of-ways.

- **Existence of Conditions Endangering Property**

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. These conditions are a potential danger to property in the Area, as flood events could cause significant damage to structural and surface improvements in the Area. 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.





Additionally conditions present in the existing water system pose a potential threat to property. Village public works officials noted that the existing system is in need of looping, and that there is currently an excessive amount of dead ends in the water network. Without these mains being looped some portions of the Village would only be able to use a single hydrant for fire suppression efforts, which creates the existence of conditions which could endanger life and property by fire.

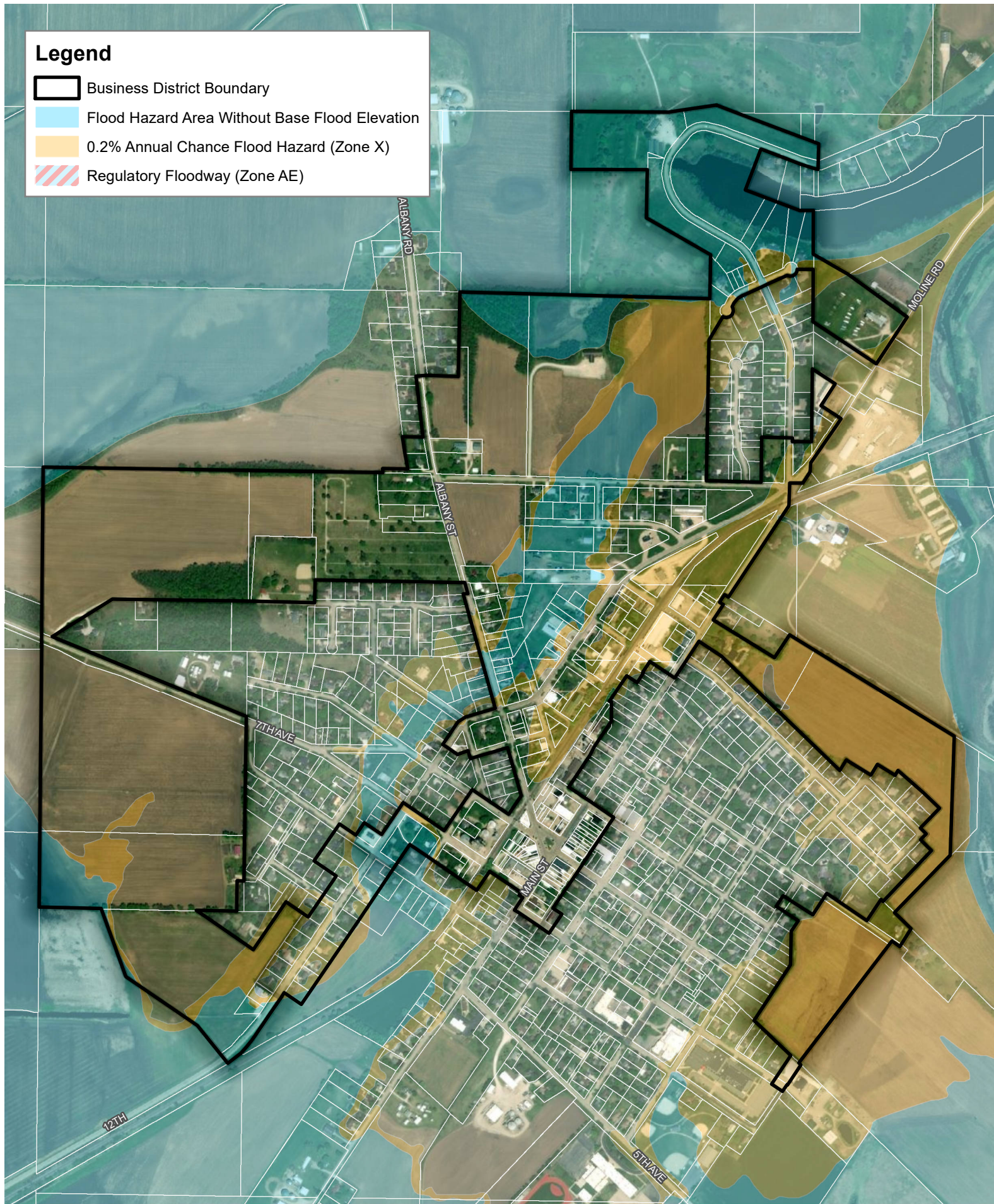
The Area, by reason of a predominance of the deterioration of site improvements, improper subdivision or obsolete platting, and the existence of conditions endangering property constitutes an economic liability to the Village. Additionally, these factors in combination contribute to the economic underutilization of the Area.

The presence of deteriorated structures and conditions can create a perception of localized economic decline, which in turn deters future investment in the neighboring properties. When reinvestment does not occur, particularly in the older portions of the Area, then the structural and surface improvements decline and in turn property values remain relatively stagnant or can decrease. In order to determine whether a project Area is considered to be stagnant or in decline it can be compared to the balance of the Village, which is the total EAV of Erie minus that of the parcels which make up the Area. This comparison is shown in Table A.



## Legend

-  Business 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**  
**BUSINESS DISTRICT**  
Erie, IL

0 0.1 0.2 0.4 0.6 0.8 Miles



**MORAN**  
ECONOMIC DEVELOPMENT





TABLE A - PROJECT AREA & VILLAGE BALANCE GROWTH RATES

| YEAR | ERIE <sup>1</sup> | PROJECT AREA <sup>2</sup> | CHANGE %     | BALANCE <sup>3</sup> | CHANGE % |
|------|-------------------|---------------------------|--------------|----------------------|----------|
| 2021 | \$23,706,081      | \$6,424,092               | <b>2.36%</b> | \$17,281,989         | 3.00%    |
| 2020 | \$23,055,100      | \$6,275,974               | 3.39%        | \$16,779,126         | -3.16%   |
| 2019 | \$23,397,227      | \$6,070,055               | <b>0.34%</b> | \$17,327,172         | 5.83%    |
| 2018 | \$22,422,804      | \$6,049,749               | <b>0.96%</b> | \$16,373,055         | 2.74%    |
| 2017 | \$21,928,845      | \$5,992,263               | <b>3.21%</b> | \$15,936,582         | 5.44%    |
| 2016 | \$20,919,596      | \$5,805,653               |              | \$15,113,943         |          |

<sup>1</sup>Total Village Equalized Assessed Value (EAV). Source: Whiteside County Clerk

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

<sup>3</sup>Total Village EAV Minus the EAV of the Parcels in the Project Area

From 2016-2021 the properties in the Business District had lower annual EAV growth rates than the balance of the Village for four of the five years. Another benchmark used in determining economic stagnation is to compare a Redevelopment Project Area's growth rates to that of the Consumer Price Index for All Urban Consumers ("CPI") published by the United States Department of Labor. This comparison is shown in Table B, which details how the Area has had lower growth rates than the CPI for three of the last five years.

TABLE B - PROJECT AREA & CPI GROWTH RATES

| YEAR | PROJECT AREA <sup>1</sup> | CHANGE %     | CPI <sup>2</sup> |
|------|---------------------------|--------------|------------------|
| 2021 | \$6,424,092               | <b>2.36%</b> | 7.00%            |
| 2020 | \$6,275,974               | 3.39%        | 1.40%            |
| 2019 | \$6,070,055               | <b>0.34%</b> | 2.30%            |
| 2018 | \$6,049,749               | <b>0.96%</b> | 1.90%            |
| 2017 | \$5,992,263               | 3.21%        | 2.10%            |
| 2016 | \$5,805,653               |              | -                |

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

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

As such, the Area meets both of the established thresholds the State of Illinois uses in determining whether a Redevelopment Project Area can be considered to be economically underperforming. When properties are lagging in terms of assessed valuation compared to the rest of the municipality, they are effectively causing property tax revenues to be lost, and as such the properties which make up the Area can be considered an economic liability to the Village.

TABLE C - VILLAGE SALES TAX COLLECTIONS

| YEAR | ST COLLECTIONS <sup>1</sup> | CHANGE % |
|------|-----------------------------|----------|
| 2021 | \$89,625                    | -13.06%  |
| 2020 | \$103,086                   | -7.44%   |
| 2019 | \$111,374                   | 14.24%   |
| 2018 | \$97,490                    | -1.88%   |
| 2017 | \$99,363                    | -1.54%   |
| 2016 | \$100,921                   | 1.53%    |
| 2015 | \$99,402                    | -3.51%   |
| 2014 | \$103,016                   | -0.20%   |
| 2013 | \$103,220                   | 0.00%    |

<sup>1</sup>Total Municipal Sales Tax Collections. Source: Illinois Department of Revenue

Another indication of the Area being an economic liability is in the Village's total sales tax collections, as the Area encompasses the commercial corridor of the Village where sales taxes are being generated. Since 2013 there have only been two years where collections have increased from the year prior, and over this time the Village has averaged an annual growth rate of -1.48%. In 2021 the total collections were down approximately 20% from the high over this time, which was in 2019.

The Area could also be considered to be economically underutilized. Retail Market Opportunity Gap data from Claritas shows an Opportunity Gap of over \$9.2M in the Village across all retail trade sectors. This is based on 2022 data, and shows a total demand of \$27M and a supply of only \$17.7M. What this means is that residents are having to leave the Village to buy over one-third of their retail purchases as they are unavailable locally, which in turn creates lost sales tax revenues for the Village. If the Area was being utilized to its highest and best use it could potentially fill this Opportunity Gap, which would in turn keep resident's expenditures local and also create additional property tax revenues through the development of new retail and commercial properties. Again, the presence of some of the aforementioned factors can inhibit reinvestment in the Area, and it is likely that only through a program of intervention and a means to achieve those ends, will these properties be utilized to their highest and best uses. In practice this could mean potential grants to provide for existing business retention and expansion, a program for new business attraction, or a revenue stream to assist with the remediation of any of the aforementioned blighting conditions.

#### **F. Qualification Summary & Findings**

The District is found to be eligible as “blighted” due to the presence conditions representative of those outlined in the Act. These include:

- Deterioration of Site Improvements
- Improper Subdivision or Obsolete Platting
- Existence of Conditions Endangering Property

These factors, in combination, constitute an economic liability to the Village and an economic underutilization of the Area. Additional findings for the Proposed Business District Area include:

- The Proposed Business District, on the whole, has not been subject to growth and development through private enterprise.
- The Proposed Business District would not reasonably be anticipated to be developed or redeveloped without the adoption of the Business District Development or Redevelopment Plan.
- The Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole.



## **SECTION IV. BUSINESS DISTRICT REDEVELOPMENT PLAN**

The Village of Erie, Illinois is considering the approval of the Business District Plan in order to provide an important tool for economic development in the Village. In looking to achieve this end, the Village will seek to adhere to certain objectives and policies.

### **A. Objectives**

The objectives of the Plan are to:

- Redevelop and revitalize retail and commercial properties throughout the Area.
- Achieve better design and aesthetics in retail and commercial areas throughout the Business District, including these areas' private and public structures, landscaping and signage.
- Ameliorate the blighting conditions within the District.
- Upgrade the utilities and infrastructure throughout the Area.
- Redevelopment of those properties exhibiting deteriorated conditions, and other general site improvements.
- Demolition of those structures which are beyond repair.
- Enhance the sales tax base of the District.
- Recruit new retail businesses to promote future sales tax growth.
- Retain small businesses to the community.
- Enhance the property tax base of the District.
- Provide additional employment opportunities and more jobs for the area.
- Recruit new development and encourage redevelopment to increase the EAV of the properties in the Area, which in turn creates new property tax revenues for all associated taxing districts.

### **B. Policies**

The Village of Erie will follow certain policies to achieve the objectives outlined above. These policies include:

- Use Business District-derived revenues to implement the Plan.
- Utilize Village staff and consultants to undertake those actions necessary to accomplish the specific public-side actions and activities outlined in the Business District Plan.
- Provide financial assistance, as permitted by the Act, to complete those certain private actions and activities as outlined in the Business District Plan.
- Use Business District-derived revenues to support new development paying particular attention to the impact that development will have on the community.
- Use Business District-derived revenues to carry out public infrastructure improvements.
- Utilize the powers extended to the corporate authorities in a designated District.

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

### **C. Components of the Business District Plan**

#### **1. Boundary Delineation**

A number of factors were taken into consideration in establishing the boundary of the District, primarily in the form of discussions with Village staff regarding areas of need in the Village and goals and objectives of a potential Business District Redevelopment Project Area. Established planning guidelines and standards have been followed in delineating the boundary and preparing the Plan.

The Area encompasses 252 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 16th Avenue the Area extends northeast to take in property on the west side of Moline Road. 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.

## **2. The Development Project**

The development goals of the Village of Erie for the Business District envision a program resulting in the redevelopment of the main commercial corridor in the Village, through repair and rehabilitation of the existing improvements and construction of new improvements. The satisfaction of these needs will increase the sales and property tax revenues generated in the Area for the Village, as well as provide a revenue source for the Village's economic development efforts. These goals will be accomplished through both public and private projects to encourage commercial growth in the District. These projects will be undertaken by a range of stakeholders, from developers and property owners in the Area to the Village itself. The Plan is to be adopted without specific designation of the developers for these projects as they will be executed in phases throughout the life of the Business District. Projects may include multiple developers on a larger scale site development, individual property owners making building or site improvements on a smaller scale, or improvement projects initiated by the Village. Thus, no specific users or tenants are presently identified; rather, as Developers are attracted to redevelop the Area, these will be considered by the Village.

### **Examples of Projects for the Plan include:**

- Sidewalk improvements to facilitate ease of pedestrian access to the commercial areas, and to be in ADA compliance;
- Maintain and redevelop the historical properties in the Area, and promote the history of the Village;
- Facilitate downtown streetscape upgrades, including façade improvements, signage improvements and guidelines, new crosswalks;
- Market the existing businesses within the Area to promote retention and expansion, specifically promoting small shops, boutiques, etc., with historic appeal;
- Attract new businesses to fill vacancies, as well as new development on those appropriate parcels which are currently undeveloped;
- Develop mixed-use buildings in the downtown of the Village, with residential units above commercial properties;
- Encourage commercial and retail development for sectors not currently available in the Village to diversify the range of goods and services for residents;
- Infrastructure and utility improvements, where necessary; and,
- Improve the high-traffic areas of the District, including landscaping, planters and trees, updated awnings and other commercial signage.

The Village intends to provide limited economic development assistance through the funding of certain development costs to be incurred by a developer(s) for these Projects under the terms and conditions of separate development agreements, as guided by the policies of this Plan. Economic development assistance shall include expenditures for public improvements and extraordinary project costs. These costs for the Projects are estimated in Table D on the following page.

Table D should not be construed to limit the ability of the Village to enter into development agreements, which provide for other costs, additional costs, or a different distribution of these costs among the various line items. Specific limitations on such cost items and any distribution between them will be specified in development agreements by and between the Village and any developer(s).

## **3. Name of Business District**

The name of the District is the Erie Business District.

#### 4. Estimated Business District Project Costs

The cost estimate associated with development activities to be funded from available revenues of the Village ("Pledged Revenues") as discussed below, is presented in Table D - Estimated Business District Project Costs. The estimate includes reasonable and necessary costs incurred, or estimated to be incurred, during the implementation of the Business District Plan. The estimated costs in Table D are subject to refinement as specific plans and designs are finalized and experience is gained in implementing the Plan and do not include additional financing costs and the retail sales tax which will be applied to pay the portion of such costs which are eligible to be funded under the Act. As such, any additional financing costs, including any interest expense, reasonably required reserves, issuance costs, capitalized interest, and costs associated with optional redemptions are in addition to costs stated in Table D. It should also be noted that the Estimated Business District Project Costs listed below are likely to be more than might be extended to a developer through any formal agreement between a developer and the Village.

TABLE D - ESTIMATED BUSINESS DISTRICT PROJECT COSTS

| DESCRIPTION  | ESTIMATED COSTS     |
|--|---------------------|
| Costs of studies, surveys development of plans, and specifications, implementation and administration of the district including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning and other services;   | \$425,000           |
| Costs of installation, repair, construction, reconstruction, extension, or relocation of public streets, public utilities, and other public site improvements within or without the business district which are essential to the preparation of the business district for use in accordance with the business district plan, and specifically including payments to developers or other nongovernmental persons as reimbursement for site preparation costs incurred by the developer or nongovernmental person; | \$2,125,000         |
| Costs of renovation, rehabilitation, reconstruction, relocation, repair, or remodeling of any existing buildings, improvements, and fixtures within the business district, and specifically including payments to developers or other nongovernmental persons as reimbursement for costs incurred by those developers or nongovernmental persons;  | \$2,875,000         |
| Costs of installation or construction within the business district of buildings, including structures, works, streets, improvements, equipment, utilities, or fixtures   | \$3,125,000         |
| General financing costs including but not limited to all necessary and incidental expenses related to the issuance of obligations including payment of interest on obligations;  | \$1,950,000         |
| <b>TOTAL ESTIMATED BUDGET</b>  | <b>\$10,500,000</b> |

Expenditures in individual categories may differ from those shown above; however, the total amount of the Estimated Redevelopment Project Costs will not exceed \$10,500,000 plus any additional interest and financing costs as may be required. Adjustments may be made among budget categories to reflect implementation of the Plan.

#### 5. Anticipated Source of Funds to Pay Business District Project Costs

The anticipated source of funds to pay District project costs are those tax revenues raised by the retailers' occupation tax to be imposed by the Business District (the "Business District Tax") which will be applied to pay eligible costs under the Act. In addition, the District's costs and obligations may be paid for, in whole or in part, by revenues from other funding sources. These may include state and federal programs, municipal sales tax revenue and tax increment financing revenues in those portions of the Business District which overlap with the Business District Redevelopment Area (collectively, the "Pledged Revenues").

#### 6. Anticipated Type and Terms of Any Obligations to be issued

In order to expedite the implementation of the Business District Plan, The Village of Erie, pursuant to the authority granted to it under the Act, may issue obligations to pay for the Business District Costs. These obligations may be secured by future amounts to be collected and allocated to the Business District Tax Allocation Fund. Such obligations may take the form of any loan instruments authorized by the Act.

Such loans or obligations may be issued pursuant to the Business District Plan. The Village anticipates that notes, bonds, or similar obligations may be issued secured by revenues in the



Business District Tax Allocation Fund to fund eligible District costs.

When District costs, including all municipal obligations financing Business District project costs incurred under Section 11-74.3-3 have been paid, any surplus funds then remaining in the Business District Tax Allocation Fund shall then be distributed to the municipal treasurer for deposit into the municipal general corporate fund.

**7. The rate of Any Tax to be Imposed pursuant to Subsection (10) and (11) of Section 11-74.3-3 of the Act**

Within the District, a rate of tax of 1.0% shall be imposed as a retailer's occupation tax and service occupation tax. Such tax shall be imposed for up to, but no more than, 23 years.

## **SECTION V. FINDINGS AND COMPLETION OF OBLIGATIONS**

### **A. Formal Findings**

The Village of Erie makes the following formal findings with respect to establishing the Business District Plan:

The area to be designated as a Business District is contiguous and includes only parcels of real property directly and substantially benefited by the Business District Plan.

The Business District, in its entirety, is located within the Village limits of Erie, Illinois.

The Village's exercise of the powers provided in the Act is dedicated to the promotion of the public interest and to the enhancement of the tax base of the Business District, and the use of the powers for the development and redevelopment of the Business District as provided in this Plan is declared to be a public use essential to the public interest of the residents of the Village of Erie, Illinois.

The Business District is a blighted area; that, by reason of the presence of deterioration of site improvements, improper subdivision or obsolete platting, and the existence of conditions endangering property. These factors, in combination, constitute an economic liability to the Village and contribute to the economic underutilization of the Area.

The Business District, on the whole, has not been subject to growth and development through investment by private enterprise or would not reasonably be anticipated to be redeveloped without the adoption of the Business District Development Plan.

The Business District Development Plan conforms to the Comprehensive Plan for the development of the municipality as a whole, as determined by the Village Board.

### **B. Completion of Business District Projects / Retirement of Obligations**

Upon payment of all Business District project costs and retirement of outstanding obligations, but in no event more than 23 years after the date of adoption of the ordinance approving the Business District Plan, the municipality shall adopt an ordinance immediately rescinding the taxes imposed pursuant to subsections of (10) and (11) of Section 11-74.3-3.

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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 351 FEET TO THE SOUTHEAST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-06-201-002; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 554 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 421 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 809 FEET TO THE NORTHWEST CORNER OF LOT 47 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 25-05-101-001; 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 398 FEET TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-06-277-009; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 328 FEET TO THE SOUTHWEST CORNER OF LOT 82 OF LAKESIDE SUBDIVISION #2, ALSO ASSESSOR'S PARCEL WITH PIN 20-06-277-007; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF 223 FEET TO THE EAST RIGHT-OF-WAY LINE OF LAKESIDE DRIVE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 26 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-05-151-010; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT AND PARCEL A DISTANCE OF 138 FEET TO THE SOUTHEAST CORNER OF SAID LOT AND PARCEL; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT AND PARCEL A DISTANCE OF 529 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-05-151-013, DOCUMENT NUMBER MF 1883-99; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 198 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 188 FEET TO THE NORTHERNMOST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-05-151-020, DOCUMENT NUMBER 2016-01016; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID



PARCEL A DISTANCE OF 174 FEET TO THE EAST RIGHT-OF-WAY LINE OF MOLINE ROAD; THENCE SOUTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 552 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 16TH AVENUE; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 94 FEET; 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 SOUTHEASTERLY ALONG THE NORTHEAST LINE OF SAID PARCEL A DISTANCE OF 19 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHWESTERLY ALONG THE SOUTHEAST LINE OF SAID PARCEL A DISTANCE OF 234 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 7TH AVENUE; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 94 FEET TO THE POINT OF INTERSECT WITH THE SOUTHWESTERN EXTENSION OF THE NORTHWEST LINE OF SAID PARCEL; THENCE NORTHEASTERLY ALONG SAID SOUTHWEST EXTENSION AND NORTHWEST LINE A DISTANCE OF 251 FEET TO THE SOUTHWEST LINE OF ASSESSOR'S PARCEL WITH PIN 20-08-103-002; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE AN AZIMUTH OF 136.6 DEGREES A DISTANCE OF 368 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 320 FEET TO THE NORTHWEST CORNER OF LOT 8 OF SAID BLOCK AND SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-07-208-012; THENCE SOUTHEASTERLY ALONG THE NORTHEAST LINE OF SAID LOT AND PARCEL A DISTANCE OF 79 FEET TO THE NORTHEAST CORNER OF SAID LOT AND PARCEL; THENCE SOUTHWESTERLY ALONG THE SOUTHEAST LINE OF SAID LOT AND PARCEL A DISTANCE OF 167 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 299 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 1,402 FEET TO THE SOUTHEASTERN CORNER OF LOT 10 OF THE GLEN MILLER SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-07-130-022; THENCE NORTHWESTERLY ALONG THE SOUTHWEST LINE OF SAID LOT AND PARCEL A DISTANCE OF 150 FEET TO THE EAST RIGHT-OF-WAY LINE OF 12TH STREET; THENCE SOUTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 48 FEET TO THE POINT OF INTERSECT WITH THE SOUTHEASTERN EXTENSION OF THE SOUTHWEST LINE OF LOT 9 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-07-128-013; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERN EXTENSION AND SOUTHWEST LINE A DISTANCE OF 216 FEET TO THE WESTERNMOST CORNER OF SAID LOT AND PARCEL; THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF SAID LOT AND PARCEL A DISTANCE OF 600 FEET TO THE NORTHERNMOST CORNER OF LOT 4 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-07-128-009; THENCE SOUTHEASTERLY ALONG THE NORTHEAST LINE OF SAID LOT AND PARCEL A DISTANCE OF 50 FEET TO THE WESTERNMOST CORNER OF LOT 1 OF GLEN MILLER SUBDIVISION NUMBER 2, ALSO ASSESSOR'S PARCEL WITH PIN 20-07-128-008; THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF SAID LOT AND PARCEL A DISTANCE OF 360 FEET TO THE EASTERNMOST CORNER OF LOT 5 OF SAID SUBDIVISION, ALSO ASSESSOR'S PARCEL WITH PIN 20-07-127-008; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF SAID LOT AND PARCEL A DISTANCE OF 192 FEET TO THE WESTERNMOST CORNER OF ASSESSOR'S PARCEL WITH PIN 20-07-127-010; THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF SAID PARCEL A DISTANCE OF 328 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 6TH AVENUE; THENCE SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 148 FEET TO THE WESTERNMOST CORNER OF LOT 8 OF BLOCK 15 OF CARRS ADDITION SUBDIVISION; THENCE NORTHEASTERLY AN AZIMUTH OF 55.4 DEGREES A DISTANCE OF 109 FEET TO THE NORTHERNMOST CORNER OF LOT 8 OF SAID 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**

|            |            |            |            |            |
|------------|------------|------------|------------|------------|
| 2005101001 | 2006403004 | 2006427002 | 2006464008 | 2007130006 |
| 2005103002 | 2006403005 | 2006428001 | 2006465001 | 2007130007 |
| 2005151004 | 2006403006 | 2006428003 | 2006465002 | 2007130010 |
| 2005151005 | 2006403008 | 2006428004 | 2006465004 | 2007130021 |
| 2005151008 | 2006403009 | 2006428005 | 2006465005 | 2007130022 |
| 2005151013 | 2006403010 | 2006428006 | 2006465006 | 2007201001 |
| 2005151020 | 2006403011 | 2006428007 | 2006465007 | 2007202001 |
| 2005356009 | 2006403012 | 2006428008 | 2006465008 | 2007202006 |
| 2006178004 | 2006403013 | 2006429002 | 2006465009 | 2007202007 |
| 2006178005 | 2006403014 | 2006429003 | 2006465010 | 2007202008 |
| 2006201002 | 2006406001 | 2006429005 | 2006465011 | 2007202011 |
| 2006226002 | 2006406002 | 2006429006 | 2006465012 | 2007204002 |
| 2006226005 | 2006406003 | 2006429007 | 2006467002 | 2007204003 |
| 2006226006 | 2006406004 | 2006429008 | 2006467003 | 2007204004 |
| 2006226008 | 2006406005 | 2006429009 | 2006467004 | 2007204005 |
| 2006226010 | 2006406006 | 2006429010 | 2006467005 | 2007204006 |
| 2006226011 | 2006406007 | 2006430001 | 2006467006 | 2007204007 |
| 2006226012 | 2006406008 | 2006430004 | 2006467007 | 2007204008 |
| 2006226013 | 2006406009 | 2006430005 | 2006467008 | 2007204009 |
| 2006228005 | 2006406010 | 2006430006 | 2006467009 | 2007204010 |
| 2006228006 | 2006406011 | 2006430007 | 2006467010 | 2007204011 |
| 2006251008 | 2006406012 | 2006430008 | 2006467011 | 2007204012 |
| 2006251010 | 2006406013 | 2006430009 | 2006476001 | 2007204013 |
| 2006251013 | 2006406014 | 2006431001 | 2006476002 | 2007204014 |
| 2006251014 | 2006406015 | 2006431002 | 2006476003 | 2007204016 |
| 2006251015 | 2006406016 | 2006431003 | 2006476006 | 2007204017 |
| 2006251016 | 2006406017 | 2006431004 | 2006476013 | 2007204018 |
| 2006276002 | 2006406018 | 2006453001 | 2006476014 | 2007204019 |
| 2006277009 | 2006406019 | 2006453002 | 2006476015 | 2007207001 |
| 2006301001 | 2006407001 | 2006455001 | 2006476020 | 2007207002 |
| 2006326001 | 2006407002 | 2006457001 | 2006477004 | 2007207003 |
| 2006326002 | 2006407003 | 2006457002 | 2007101005 | 2007207004 |
| 2006326003 | 2006407005 | 2006458001 | 2007101006 | 2007207005 |
| 2006326004 | 2006407006 | 2006459001 | 2007101009 | 2007207009 |
| 2006326005 | 2006407007 | 2006459002 | 2007127003 | 2007208003 |
| 2006326006 | 2006407008 | 2006459003 | 2007127009 | 2007208004 |
| 2006326007 | 2006407009 | 2006460001 | 2007127010 | 2007208005 |
| 2006326009 | 2006426001 | 2006460002 | 2007127011 | 2007208006 |
| 2006351001 | 2006426002 | 2006460003 | 2007128008 | 2007208007 |
| 2006382007 | 2006426003 | 2006460004 | 2007128009 | 2007208008 |
| 2006383001 | 2006426004 | 2006461003 | 2007128010 | 2007208009 |
| 2006401001 | 2006426005 | 2006461004 | 2007128011 | 2007208010 |
| 2006402001 | 2006426006 | 2006461005 | 2007128012 | 2007208011 |
| 2006402002 | 2006426007 | 2006461006 | 2007128013 | 2007208012 |
| 2006402003 | 2006426008 | 2006462004 | 2007128014 | 2007208018 |
| 2006402004 | 2006426009 | 2006462005 | 2007129001 | 2007237019 |
| 2006402005 | 2006426010 | 2006462008 | 2007130001 | 2008101012 |
| 2006402009 | 2006426012 | 2006462009 | 2007130002 | 2008103002 |
| 2006402011 | 2006426013 | 2006463001 | 2007130003 |            |
| 2006402012 | 2006426014 | 2006463002 | 2007130004 |            |
| 2006403001 | 2006427001 | 2006464007 | 2007130005 |            |

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# APPENDIX C

## ADDRESS LIST

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### APPENDIX C - ADDRESS LIST

|               |      |    |       |
|---------------|------|----|-------|
| 349 10TH AVE  | ERIE | IL | 61250 |
| 1010 10TH AVE | ERIE | IL | 61250 |
| 1021 10TH AVE | ERIE | IL | 61250 |
| 614 11TH ST   | ERIE | IL | 61250 |
| 619 11TH ST   | ERIE | IL | 61250 |
| 710 11TH ST   | ERIE | IL | 61250 |
| 1008 11TH AVE | ERIE | IL | 61250 |
| 1111 11TH AVE | ERIE | IL | 61250 |
| 402 12TH ST   | ERIE | IL | 61250 |
| 405 12TH ST   | ERIE | IL | 61250 |
| 417 12TH ST   | ERIE | IL | 61250 |
| 419 12TH ST   | ERIE | IL | 61250 |
| 421 12TH ST   | ERIE | IL | 61250 |
| 422 12TH ST   | ERIE | IL | 61250 |
| 423 12TH ST   | ERIE | IL | 61250 |
| 424 12TH ST   | ERIE | IL | 61250 |
| 427 12TH ST   | ERIE | IL | 61250 |
| 428 12TH ST   | ERIE | IL | 61250 |
| 429 12TH ST   | ERIE | IL | 61250 |
| 430 12TH ST   | ERIE | IL | 61250 |
| 500 12TH ST   | ERIE | IL | 61250 |
| 502 12TH ST   | ERIE | IL | 61250 |
| 510 12TH ST   | ERIE | IL | 61250 |
| 521 12TH ST   | ERIE | IL | 61250 |
| 530 12TH ST   | ERIE | IL | 61250 |
| 613 12TH ST   | ERIE | IL | 61250 |
| 624 12TH ST   | ERIE | IL | 61250 |
| 814 12TH ST   | ERIE | IL | 61250 |
| 903 12TH AVE  | ERIE | IL | 61250 |
| 1007 12TH AVE | ERIE | IL | 61250 |
| 1010 12TH AVE | ERIE | IL | 61250 |
| 1011 12TH AVE | ERIE | IL | 61250 |
| 1012 12TH AVE | ERIE | IL | 61250 |
| 1015 12TH ST  | ERIE | IL | 61250 |
| 1019 12TH AVE | ERIE | IL | 61250 |
| 1020 12TH ST  | ERIE | IL | 61250 |
| 1025 12TH ST  | ERIE | IL | 61250 |
| 1026 12TH ST  | ERIE | IL | 61250 |
| 1101 12TH ST  | ERIE | IL | 61250 |
| 1102 12TH ST  | ERIE | IL | 61250 |
| 1113 12TH ST  | ERIE | IL | 61250 |
| 1116 12TH ST  | ERIE | IL | 61250 |
| 1121 12TH ST  | ERIE | IL | 61250 |
| 1122 12TH ST  | ERIE | IL | 61250 |
| 1125 12TH ST  | ERIE | IL | 61250 |
| 1203 12TH ST  | ERIE | IL | 61250 |
| 1214 12TH ST  | ERIE | IL | 61250 |
| 1219 12TH ST  | ERIE | IL | 61250 |
| 1320 12TH ST  | ERIE | IL | 61250 |
| 1327 12TH ST  | ERIE | IL | 61250 |
| 1331 12TH ST  | ERIE | IL | 61250 |
| 1335 12TH ST  | ERIE | IL | 61250 |
| 900 13TH AVE  | ERIE | IL | 61250 |
| 1002 13TH AVE | ERIE | IL | 61250 |

### APPENDIX C - ADDRESS LIST (CONT.)

|                |      |    |       |
|----------------|------|----|-------|
| 1321 13TH ST   | ERIE | IL | 61250 |
| 1325 13TH ST   | ERIE | IL | 61250 |
| 1326 13TH ST   | ERIE | IL | 61250 |
| 1327 13TH ST   | ERIE | IL | 61250 |
| 1328 13TH ST   | ERIE | IL | 61250 |
| 1329 13TH ST   | ERIE | IL | 61250 |
| 1405 13TH ST   | ERIE | IL | 61250 |
| 1011 14TH ST   | ERIE | IL | 61250 |
| 1211 16TH AVE  | ERIE | IL | 61250 |
| 1320 16TH AVE  | ERIE | IL | 61250 |
| 1321 16TH AVE  | ERIE | IL | 61250 |
| 1322 16TH AVE  | ERIE | IL | 61250 |
| 1324 16TH AVE  | ERIE | IL | 61250 |
| 1325 16TH AVE  | ERIE | IL | 61250 |
| 1326 16TH AVE  | ERIE | IL | 61250 |
| 1402 16TH AVE  | ERIE | IL | 61250 |
| 1404 16TH AVE  | ERIE | IL | 61250 |
| 1406 16TH AVE  | ERIE | IL | 61250 |
| 1408 16TH AVE  | ERIE | IL | 61250 |
| 1409 16TH AVE  | ERIE | IL | 61250 |
| 1115 6TH AVE   | ERIE | IL | 61250 |
| 1220 6TH AVE   | ERIE | IL | 61250 |
| 401 7TH AVE    | ERIE | IL | 61250 |
| 811 7TH AVE    | ERIE | IL | 61250 |
| 1421 7TH AVE   | ERIE | IL | 61250 |
| 815 8TH AVE    | ERIE | IL | 61250 |
| 901 8TH AVE    | ERIE | IL | 61250 |
| 915 8TH AVE    | ERIE | IL | 61250 |
| 921 8TH AVE    | ERIE | IL | 61250 |
| 926 8TH AVE    | ERIE | IL | 61250 |
| 934 8TH AVE    | ERIE | IL | 61250 |
| 809 9TH AVE    | ERIE | IL | 61250 |
| 908 9TH AVE    | ERIE | IL | 61250 |
| 920 9TH AVE    | ERIE | IL | 61250 |
| 908 ALBANY ST  | ERIE | IL | 61250 |
| 912 ALBANY ST  | ERIE | IL | 61250 |
| 914 ALBANY ST  | ERIE | IL | 61250 |
| 916 ALBANY ST  | ERIE | IL | 61250 |
| 920 ALBANY ST  | ERIE | IL | 61250 |
| 1021 ALBANY ST | ERIE | IL | 61250 |
| 1027 ALBANY ST | ERIE | IL | 61250 |
| 1033 ALBANY ST | ERIE | IL | 61250 |
| 1101 ALBANY ST | ERIE | IL | 61250 |
| 1110 ALBANY ST | ERIE | IL | 61250 |
| 1117 ALBANY ST | ERIE | IL | 61250 |
| 1201 ALBANY ST | ERIE | IL | 61250 |
| 1215 ALBANY ST | ERIE | IL | 61250 |
| 1219 ALBANY ST | ERIE | IL | 61250 |
| 1225 ALBANY ST | ERIE | IL | 61250 |
| 1227 ALBANY ST | ERIE | IL | 61250 |
| 1231 ALBANY ST | ERIE | IL | 61250 |
| 1301 ALBANY ST | ERIE | IL | 61250 |
| 1309 ALBANY ST | ERIE | IL | 61250 |
| 1315 ALBANY ST | ERIE | IL | 61250 |



**APPENDIX C - ADDRESS LIST (CONT.)**

|                     |      |    |       |
|---------------------|------|----|-------|
| 1319 ALBANY ST      | ERIE | IL | 61250 |
| 1325 ALBANY ST      | ERIE | IL | 61250 |
| 1401 ALBANY ST      | ERIE | IL | 61250 |
| 1403 ALBANY ST      | ERIE | IL | 61250 |
| 1520 ALBANY ST      | ERIE | IL | 61250 |
| 1538 ALBANY ST      | ERIE | IL | 61250 |
| 1600 ALBANY ST      | ERIE | IL | 61250 |
| 1601 ALBANY ST      | ERIE | IL | 61250 |
| 1602 ALBANY ST      | ERIE | IL | 61250 |
| 1311 FAIRVIEW CT    | ERIE | IL | 61250 |
| 1321 FAIRVIEW CT    | ERIE | IL | 61250 |
| 421 HIGHLAND AVE    | ERIE | IL | 61250 |
| 1201 HIGHWAY CT     | ERIE | IL | 61250 |
| 101 LAKESIDE DR     | ERIE | IL | 61250 |
| 301 LAKESIDE DR     | ERIE | IL | 61250 |
| 900 LAKESIDE DR     | ERIE | IL | 61250 |
| 700 MAIN ST         | ERIE | IL | 61250 |
| 701 MAIN ST         | ERIE | IL | 61250 |
| 707 MAIN ST         | ERIE | IL | 61250 |
| 714 MAIN ST         | ERIE | IL | 61250 |
| 715 MAIN ST         | ERIE | IL | 61250 |
| 716 MAIN ST         | ERIE | IL | 61250 |
| 726 MAIN ST         | ERIE | IL | 61250 |
| 730 MAIN ST         | ERIE | IL | 61250 |
| 734 MAIN ST         | ERIE | IL | 61250 |
| 740 MAIN ST         | ERIE | IL | 61250 |
| 802 MAIN ST         | ERIE | IL | 61250 |
| 804 MAIN ST         | ERIE | IL | 61250 |
| 808 MAIN ST         | ERIE | IL | 61250 |
| 810 MAIN ST         | ERIE | IL | 61250 |
| 814 MAIN ST         | ERIE | IL | 61250 |
| 816 MAIN ST         | ERIE | IL | 61250 |
| 820 MAIN ST         | ERIE | IL | 61250 |
| 822 MAIN ST         | ERIE | IL | 61250 |
| 824 MAIN ST         | ERIE | IL | 61250 |
| 827 MAIN ST         | ERIE | IL | 61250 |
| 828 MAIN ST         | ERIE | IL | 61250 |
| 830 MAIN ST         | ERIE | IL | 61250 |
| 1206 MAIN ST        | ERIE | IL | 61250 |
| 1211 MAIN ST        | ERIE | IL | 61250 |
| 1215 MAIN ST        | ERIE | IL | 61250 |
| 1223 MAIN ST        | ERIE | IL | 61250 |
| 1303 MAIN ST        | ERIE | IL | 61250 |
| 1311 MAIN ST        | ERIE | IL | 61250 |
| 1511 MAIN ST        | ERIE | IL | 61250 |
| 9026 MOLINE RD      | ERIE | IL | 61250 |
| 9068 MOLINE RD      | ERIE | IL | 61250 |
| 9182 MOLINE RD      | ERIE | IL | 61250 |
| 429 PRIVATE DR      | ERIE | IL | 61250 |
| 1001 EAST ST        | ERIE | IL | 61250 |
| 1030 EAST ST        | ERIE | IL | 61250 |
| 1104 EAST ST        | ERIE | IL | 61250 |
| 1210 EAST ST        | ERIE | IL | 61250 |
| 1415 SUNNY SHORE CT | ERIE | IL | 61250 |

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