The River Trail Development (Site) is planned as new multi-family residential apartment complex consisting of 4 buildings of 143 rental units along with parking and connecting roads on 6.41 acres (defined as "conversion property") overlooking Peoria Lake. A remediation action plan will also be implemented. The Exhibits include: 1) Site Location Map. 2) Project Site Development Plan, 3) Preliminary Plat Map, 4) Topographic Map, and 5) Photographs of Existing Structures.
SITE LOCATION MAP
River Trail Development Site & Spring Street Parcels Site

Source: City of Peoria, Bing Map 12/14/2015
Exhibit - 1B

SITE LOCATION MAP
River Trail Development and Spring Street Parcels

Blue Boundary Line - Spring Street Parcels Site (Replacement Site)  8.14 Acres
Red Boundary Line - River Trail Development Site (Conversion Site)  5.84 Acres

Source: Peoria County GIS Mapping—http://gis.peoriacounty.org/
Exhibit 2
PROPERTY SITE DEVELOPMENT PLAN
River Trail Development Project - Replacement Property

SITE DATA

<table>
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<th>Total Size</th>
<th>Unit SF</th>
<th>Balcony SF</th>
<th>Total Unit SF</th>
<th>Total # Units</th>
<th>Total Unit %</th>
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<td>Tot. Rental Units</td>
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Surface Garages (Attached) 191
Parking Total 231 (1:62:1 Ratio)

Source: BSB Design, 7/31/2015
Exhibit - 4

RIVER TRAIL DEVELOPMENT SITE - TOPOGRAPHIC MAP
River Trail Development Project - Conversion Property
Exhibit - 5A
RIVER TRAIL DEVELOPMENT SITE - PHOTOS OF STRUCTURES
Park Maintenance Facility — 5,772 sf - Constructed 1966

FRONT— NORTHWEST SIDE
BACK— SOUTHWEST SIDE

SOUTHWEST SIDE
NORTHEAST SIDE
Exhibit - 5B
RIVER TRAIL DEVELOPMENT SITE - PHOTOS OF STRUCTURES
Railroad Turntable— Constructed approx. 1885
Exhibit - 5C
RIVER TRAIL DEVELOPMENT SITE - PHOTOS OF STRUCTURES
Constitution Garden (to be relocated)

ENTRANCE—NORTH SIDE

SOUTH SIDE

EAST SIDE

WEST SIDE