

South Village

Tax Increment Financing District Redevelopment Plan and Program

City of Peoria, Illinois

March 2013



Approved on: _____

By Ordinance #: _____ and _____ and _____

**SOUTH VILLAGE
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN AND PROGRAM**

City of Peoria, Illinois

March 2013

Prepared by:
Teska Associates, Inc.



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INTRODUCTION

The City of Peoria has a number of active planning initiatives designed to enhance the physical and economic climate of the community. Much of the focus has been on older parts of the community. One such area is the South Village Neighborhood, which is the focus of this Redevelopment Plan and Program. This area is in need of some housing rehabilitation, infrastructure improvements and commercial redevelopment.

Planning Background

The Peoria Comprehensive Plan outlines a number of strategies that must be addressed for the plan to succeed (see illustration to the right). Creation of a TIF in this area can provide an important financial tool to promote reinvestment in this area while addressing many of the key focus areas of the Comprehensive Plan, including:



Comprehensive Plan Strategies

- **Reinvest in Neighborhoods** – The South Village neighborhood is one of City’s oldest neighborhoods. Housing rehabilitation in these areas will be important to the area’s long-term sustainability.
- **Support Sustainability** – Two key principals of sustainability is to focus on urban infill and redevelopment and reduce transportation costs. This locations proximity to key employers in and near the study area, combined with the reinvestment in an existing neighborhood, clearly support the concept of sustainability.
- **Invest in our Infrastructure** – As an older area of the community, much of the existing infrastructure is in need of rehabilitation and/or replacement. While the City has made some strides in rehabbing sidewalks and curbs in portions of the South Village Neighborhood, the existing combined sewer system is a major issue that creation of a TIF can help address.
- **Reduce Crime** – Improved lighting and other reinvestment anticipated in the South Village can aid in the City’s efforts to reduce crime
- **Grow Employers & Jobs** –. In addition to desired commercial redevelopment along Western Avenue and Adams Street, this TIF provides an opportunity to support local industrial

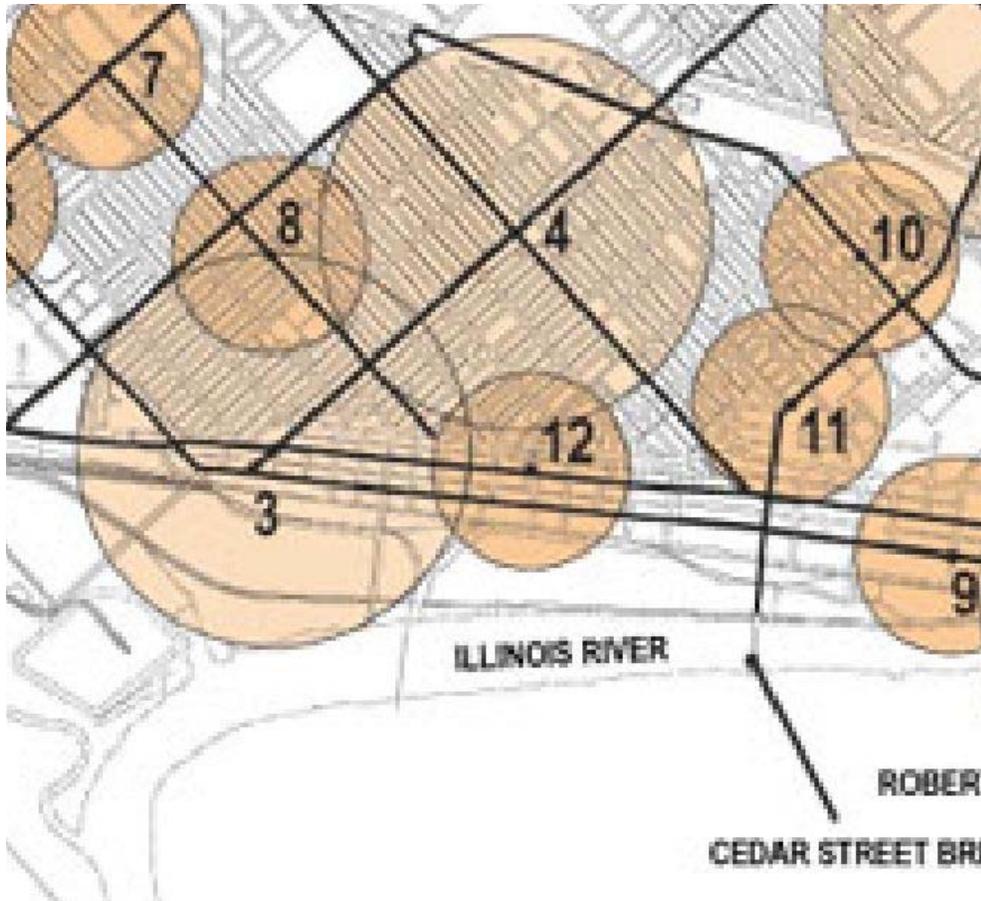
employers just south of this neighborhood along the river. The TIF will provide opportunities for the City to partner with area employers to continue to reinvest in the South Village.

- **Keep Taxes and Fees Competitive** – By promoting reinvestment in the area, property values should increase, thus expanding the tax base and helping to keep rates competitive.

The City has also conducted a number of other planning studies which include the South Village Neighborhood. The City of Peoria **Affordable Housing Plan** (dated March 26, 2012) notes in the conclusion that “if Peoria’s Target Area neighborhoods (which includes the South Village) are to compete with the balance of the City and the region, it is important to improve overall neighborhood quality and livability. The parks and library system are important assets in enhancing neighborhood quality. However, addressing the perception and reality of crime and the performance and reputation of the schools are both important. Additionally, the concentration of affordable housing into areas that already suffer from a lack of investment only continues to reduce those areas’ attractiveness. Conversely, development of mixed-income communities brings opportunities to lower income households while balancing the City’s population. In order to make an area attractive to developers, lenders, and homebuyers, a priority must be placed on enhancing the overall livability of neighborhoods and promoting those amenities that make a community more attractive place to live and raise a family.” TIF will serve as an important financial tool to assist in the City’s efforts to implement these goals of creating more mixed-income communities and enhancing the overall livability of the South Village Neighborhood.

Another important planning document, which is included in the City’s overall Comprehensive Plan, is the **Heart of Peoria Plan**. This Plan, which was adopted in principal in 2002, examined 8,000 acres of Peoria, mostly constructed before 1930 and including the South Village Neighborhood. This visionary plan included a very relevant section on neighborhood centers, including several within the South Village Neighborhood. Per the Plan, “Neighborhood centers are a central area (commonly defined by an intersection of main streets) in which one finds a mix of uses that support the quality and comfort of life within what is called the “pedestrian shed” (a five or ten minute walk from the edge of the neighborhood center).” The illustration on the following page, taken from the Heart of Peoria Plan, illustrates Neighborhood Centers within the South Village Neighborhood at:

Center #	Major Intersection
3.	Adams Street and Western Avenue
4.	Lincoln Avenue and Western Avenue
10.	John H. Gwynn Jr. Avenue & Charlton Street
11.	McArthur Highway and Brotherson Street
12.	Adams Street and Garden Street



Neighborhood Centers in Heart of Peoria Plan

City officials have determined that, without direct municipal involvement and financial assistance, planning objectives for this area cannot be met. To encourage new investment in the South Village, the City has implemented tax increment financing (TIF) as a financial tool to facilitate redevelopment.

TIF can be used to make the area attractive for redevelopment by eliminating the conditions which inhibit private investment, weaken the City's tax base, affect the safety of community residents, and hinder the City's ability to promote a cohesive development of compatible land uses. In accordance with the Heart of Peoria Plan and the City's Comprehensive Plan public improvements may be constructed and incentives provided to encourage the type of private investment that will allow the City to achieve its goals for this area.

Tax Increment Financing

Tax increment financing is permitted in Illinois under the Tax Increment Allocation Redevelopment Act (Chapter 65 ILCS 5/11-74.4-1, et seq.) of the Illinois Statutes, as amended (hereinafter the "Act"). Only areas which meet certain specifications outlined in the Act are eligible to use this financing mechanism. Besides describing the redevelopment objectives, this Redevelopment Area Plan and Program report sets forth in general terms the overall program to be undertaken to achieve these objectives.

The Act permits municipalities to improve eligible conservation or blighted areas in accordance with an adopted Redevelopment Plan over a period not to exceed 23 years. The municipal cost of certain public improvements and programs can be repaid with the revenues generated by increased assessed values of private real estate within a designated project area. This taxing power is only applied to the increase in equalized assessed valuation generated within the designated project area during the limited term of the Redevelopment Plan and Program, principally increased equalized assessed valuation from new private development.

REDEVELOPMENT PROJECT AREA DESCRIPTION

The boundaries of the South Village Redevelopment Project Area were carefully established in adherence to the eligibility criteria and include those parcels which would benefit by the proposed Redevelopment Plan and Program. The term Project Area will refer to the entire redevelopment area. The Project Area is illustrated on the following page. The Project Area contains approximately 672 acres, and is generally east of Western Avenue, north of Adams Street, west of McArthur Highway, and south of Martin Luther King Drive. The area contains a variety of existing uses as highlighted in Table 1 and Figure B. The Project Area contains 1,745 principal structures on 3,299 parcels, and covers 199 blocks.

Table 1: Existing Land Use

	Area	Existing Use
1	Western Avenue Corridor	Commercial clusters at key intersections such as at Howett/Lincoln and Garden Streets with primarily single-family residential uses in between these clusters
2	Adams Street Corridor	Predominately industrial uses, with a mixed use cluster of a bank, church, and other neighborhood services at the Garden/Adams intersection
3	McArthur Highway Corridor	Mixed use, with some homes and a variety of small institutional and commercial uses such as the Urban League, a church, laundry mat, barber, etc.
4	South Village Neighborhood	Predominantly single family homes on small lots, with supporting institutional uses including schools, churches, the Lincoln Branch Library and the Proctor Recreation Center. The Hostess Brands Factory is an isolated industrial use located near the center of the neighborhood

Legal Description

The legal description of the Project Area is provided in Appendix D.

**Figure A - South Village TIF
Boundary Area Map
City of Peoria, Illinois**

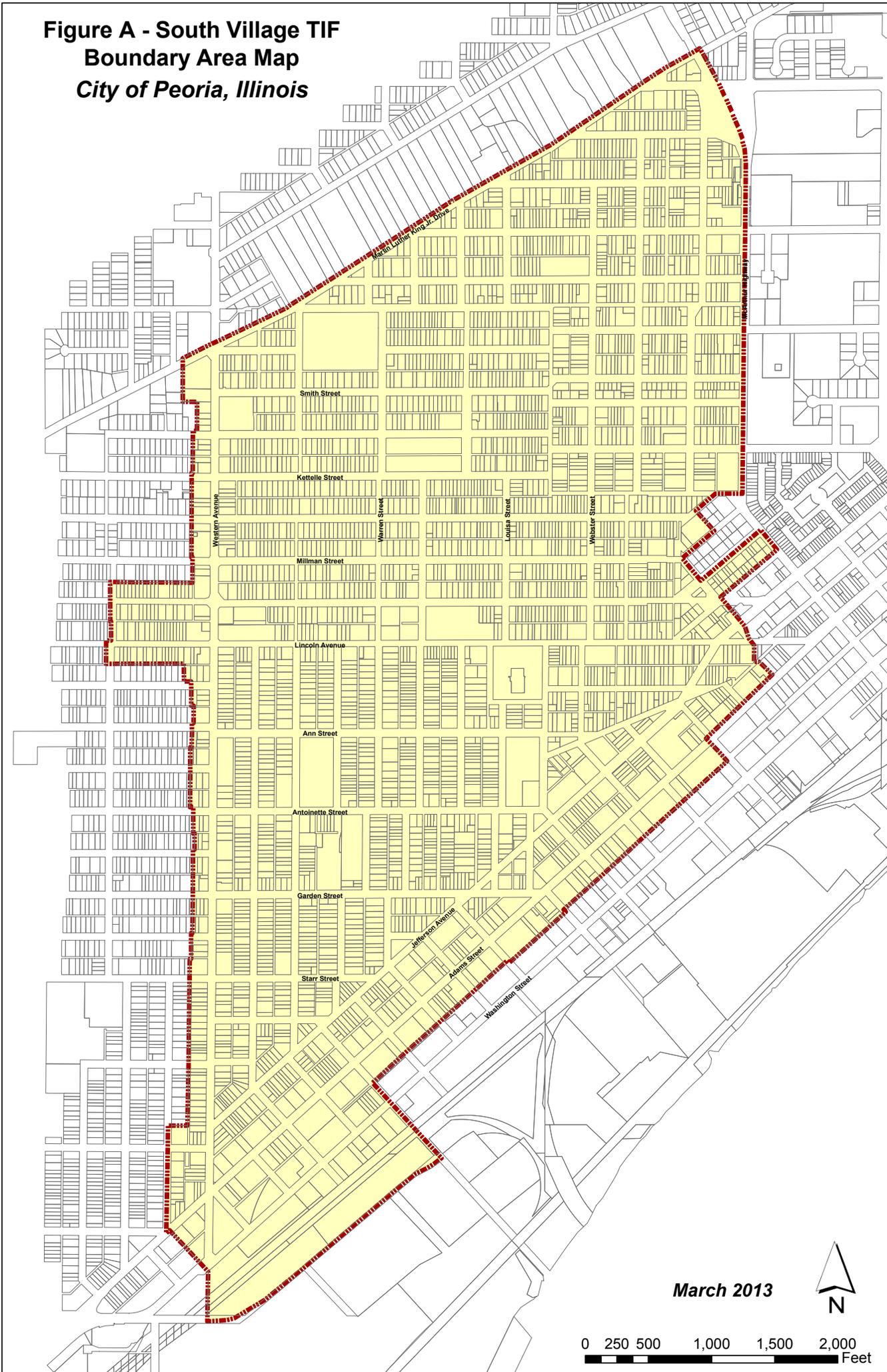
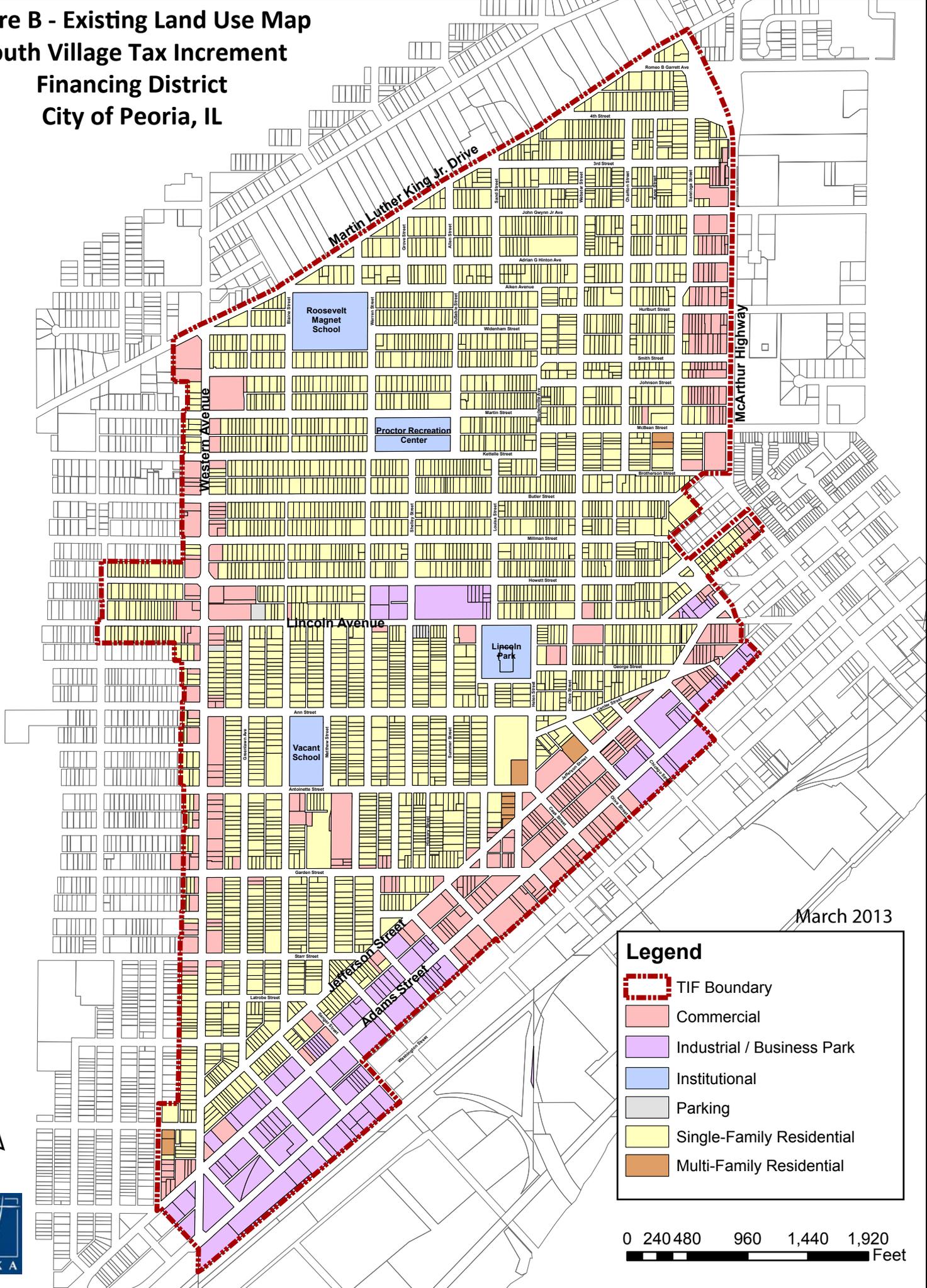


Figure B - Existing Land Use Map

South Village Tax Increment Financing District

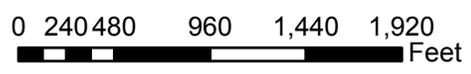
City of Peoria, IL



March 2013

Legend

-  TIF Boundary
-  Commercial
-  Industrial / Business Park
-  Institutional
-  Parking
-  Single-Family Residential
-  Multi-Family Residential



Summary of the Eligibility of the Proposed Original Project Area TIF District

During August - October, 2012, a study was undertaken, consistent with the Act and related procedural guidelines, to determine the eligibility of the Project Area. These Eligibility Findings indicate that the proposed Project Area meets the statutory requirements of a blighted area, and is eligible for designation as a Tax Increment Finance Redevelopment Project Area.

As detailed in Appendix A of this Redevelopment Plan, the Project Area is eligible for designation as a **blighted area**, due to the predominance and extent of the following blighting factors:

1. Deterioration of Buildings and Site Improvements
2. Age of Buildings
3. Inadequate Utilities
4. Excessive Vacancies
5. Declining Equalized Assessed Value
6. Lack of Community Planning
7. Code Violations

In addition, the following qualifying factors are clearly evident in the Project Area, although not to the extent as to be considered a major qualifying factor:

1. Deleterious Land Use or Layout
2. Dilapidation
3. Obsolescence
4. Excessive Land Coverage and Overcrowding of Community Facilities

The Project Area is also eligible as a **conservation area** based on the predominance and extent of parcels exhibiting the following characteristics: age, deterioration of buildings and site improvements, inadequate utilities, excessive vacancies, and decline in EAV (equalized assessed valuation).

REDEVELOPMENT PLAN AND PROGRAM

The revitalization of the Project Area is a large and complex undertaking that presents challenges and opportunities for the City. The success of this effort will depend upon cooperation between private investors and local government. Public and private development efforts have not, as yet, been able to stimulate the comprehensive revitalization of the South Village. The adoption of this Redevelopment Area Plan and Program will make possible the implementation of the South Village planning program to stimulate redevelopment and rehabilitation in this area, which otherwise could not reasonably be anticipated to occur without the adoption of this Redevelopment Area Plan and Program. Through public investment, the area will become attractive to private investment.

The Act describes the Redevelopment Plan as *the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the redevelopment project area as a blighted area or conservation area ..., and thereby serves to enhance the tax bases of the taxing districts which extend into the redevelopment project area.*

The successful implementation of the Project Area Plan and Program requires that the City take full advantage of the real estate tax increment attributed to the Project Area as provided for by the Act. The Project Area would not reasonably be developed and improved without the use of such incremental revenues.

Purpose of the Redevelopment Plan

Pursuant to the "Tax Increment Allocation Redevelopment Act" (Chapter 65 ILCS 5/11-74.4-1, et seq.) of the Illinois Statutes as amended (hereinafter the "Act"), the purpose of a Redevelopment Plan and Program is to promote the health, safety, morals, and welfare of the general public by:

- Eradicating blighting conditions and instituting conservation measures;
- Removing and alleviating adverse conditions by encouraging private investment of underutilized and vacant properties which will strengthen the economy, tax base, business environment, and living environment;
- Improving existing public utilities within the area; and
- Enhancing the overall quality of the business environment in the City of Peoria.

Redevelopment Plan Goals and Objectives

The goals and objectives of the Redevelopment Plan are both those articulated in the Illinois Tax Allocation Redevelopment Act, and those noted on the following page.

Goal: To create a safe, vibrant, attractive, walkable and affordable neighborhood within an existing urban setting that provides convenient access to jobs, shopping, parks, schools, and churches.

Objectives:

- Improve the quality of life for homeowners and residents in the South Village Neighborhood by assisting them with repairs and/or property improvements.
- Enhance the public improvements and infrastructure such as streets and utilities to bring them up to modern standards and improve the safety and well-being of residents.
- Provide for new housing opportunities within proximity to both downtown Peoria and adjacent industrial development.
- Promote efforts to increase homeownership and curtail crime.

Goal: Capitalize on the retail and commercial potential of key corridors including Western Avenue and Adams Street.

Objectives:

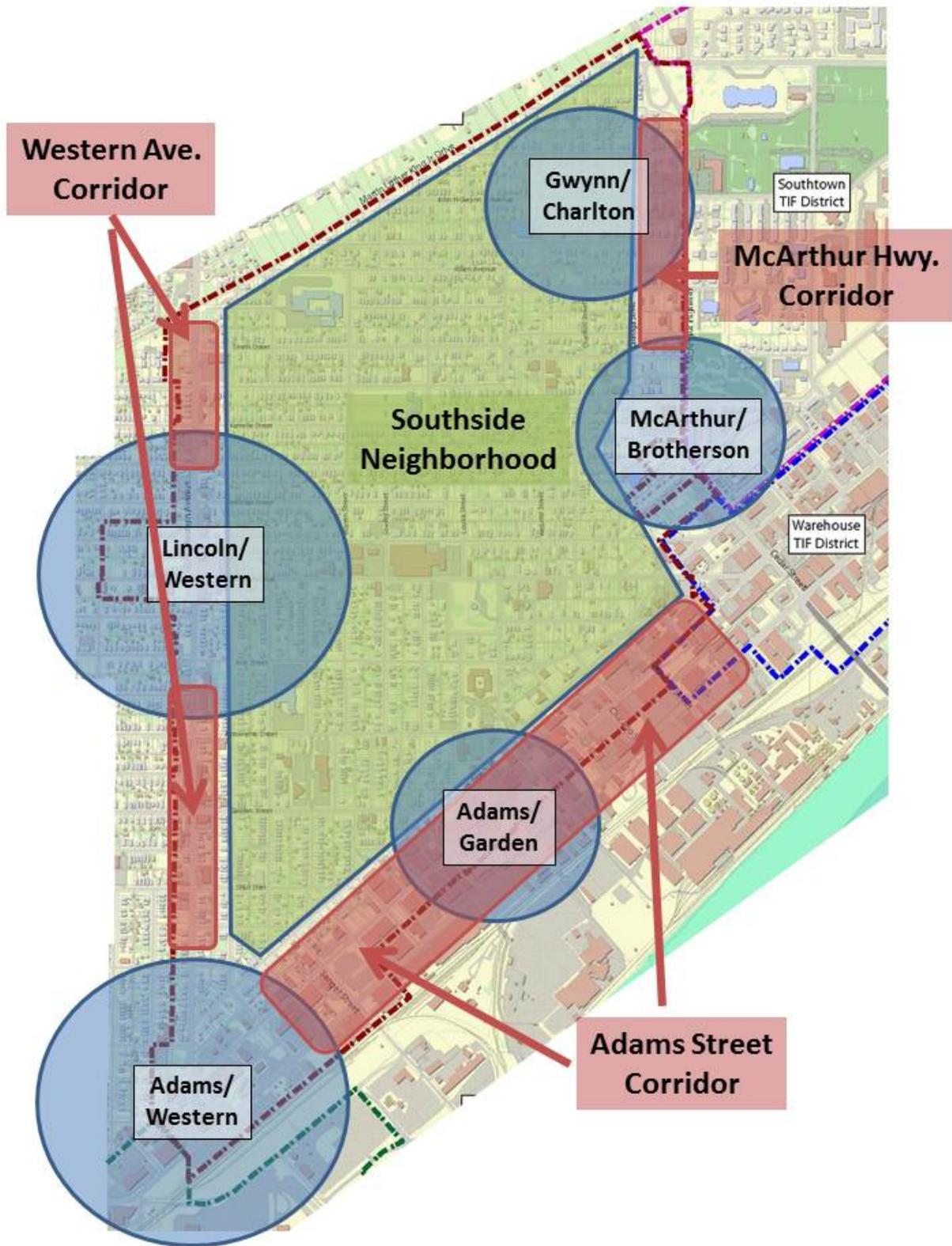
- Attract new neighborhood scale retail and restaurant uses clustered around key intersections as identified in the Heart of Peoria Plan. Such development will provide neighborhood services while expanding the City's tax base.
- Promote permanent job creation and employment within the Adams Street and Western Avenue corridors.

Redevelopment Plan Concept

The overall concept for redevelopment within the South Village TIF is illustrated in Figure C. This Concept is based on the Peoria Comprehensive Plan. Key focus areas include:

1. **Neighborhood Centers** include a mix of uses providing shops, restaurants, services, and housing within a five or ten minute walk (illustrated in blue on the following diagram)
2. **Commercial Corridors** – providing opportunities for local and sub-regional shopping, employment, and limited housing primarily along Western Avenue (illustrated in red on the following diagram)
3. **South Village Neighborhood** – focus on housing rehabilitation and/or redevelopment focused around parks, schools, and other community facilities such as the Proctor Center and the Lincoln Library (illustrated in green on the following diagram)

Figure C – Project Area
Redevelopment Overlay



Future Land Use Plan

The aim of the Redevelopment Plan is the revitalization of the Project Area as a strong neighborhood which contributes to the health and vitality of the City of Peoria. The recommended land uses, redevelopment opportunities, and public improvements of this Redevelopment Plan are largely based upon the guidelines and development opportunities presented in the Peoria Comprehensive Plan and the Heart of Peoria Plan.

The intent of the Future Land Use Plan is to provide a long range guide for determining the uses to which the land should eventually be put, and to direct subsequent zoning decisions as redevelopment occurs within the study area. **The designation of an existing use as a redevelopment site is not intended to suggest any immediate requirement for redevelopment.** Rather, these sites are identified as a way of planning for their future redevelopment if and when a property owner pursues a development project or an existing business or resident vacates a property.

The Future Land Use Plan (Figure D) shows anticipated land uses at completion of project activities. The existing land uses of many properties are anticipated to continue. However, on identified redevelopment opportunity sites (described in the next section), proposed changes in land use focus on enhancing the appearance and value of the area. General land use descriptions are as follows:

Mixed Use

The Mixed Use land use is used to designate areas where a mix of compatible uses is allowed. This designation would generally align with the CN, CG, Form Districts, and Central Business District areas. While the primary use would be commercial in nature, some medium to high density residential uses may also be appropriate. Institutional uses, such as the Spaulding Institute, also are appropriate within areas designated for mixed use.

Medium Density Residential

The Medium Density Residential land use designation would include residential development generally between 11 and 15 dwelling units per acre consistent with the Comprehensive Plan. This category also includes appropriate institutional uses such as churches and schools.

High Density Residential

The High Density Residential land use designation would include residential development generally greater than 15 dwelling units per acre consistent with the Comprehensive Plan. This category also includes appropriate institutional uses such as churches and schools.

Institutional

The Institutional category includes the Proctor Recreation Center, Lincoln Park and Library, and local churches

Parking and open space uses associated with any of the above categories are permitted.

The Redevelopment Land Use Plan shall serve as a guideline for the Project Area, but is not meant to establish specific requirements. Adjustments may be made in response to market conditions and other key factors as long as they remain faithful to the City's overall goals and objectives for the South

Village. Therefore, this Redevelopment Plan is consistent with the City's Comprehensive Plan, and is intended to a primary vehicle for implementing the plan.

Redevelopment Opportunities

A significant focus of this redevelopment plan is the rehabilitation and improvement of existing development within the South Village. However, some new redevelopment is also appropriate to enhance the tax base and aid in revitalization efforts. Key opportunities for redevelopment would include existing vacant lots or parcels with existing structures that are in dilapidated condition and in need of major repair. Numerous development and redevelopment opportunity sites have been identified in the Project Area (see Figure E, Redevelopment Opportunity Sites). These opportunities include, but are not limited to, the following:

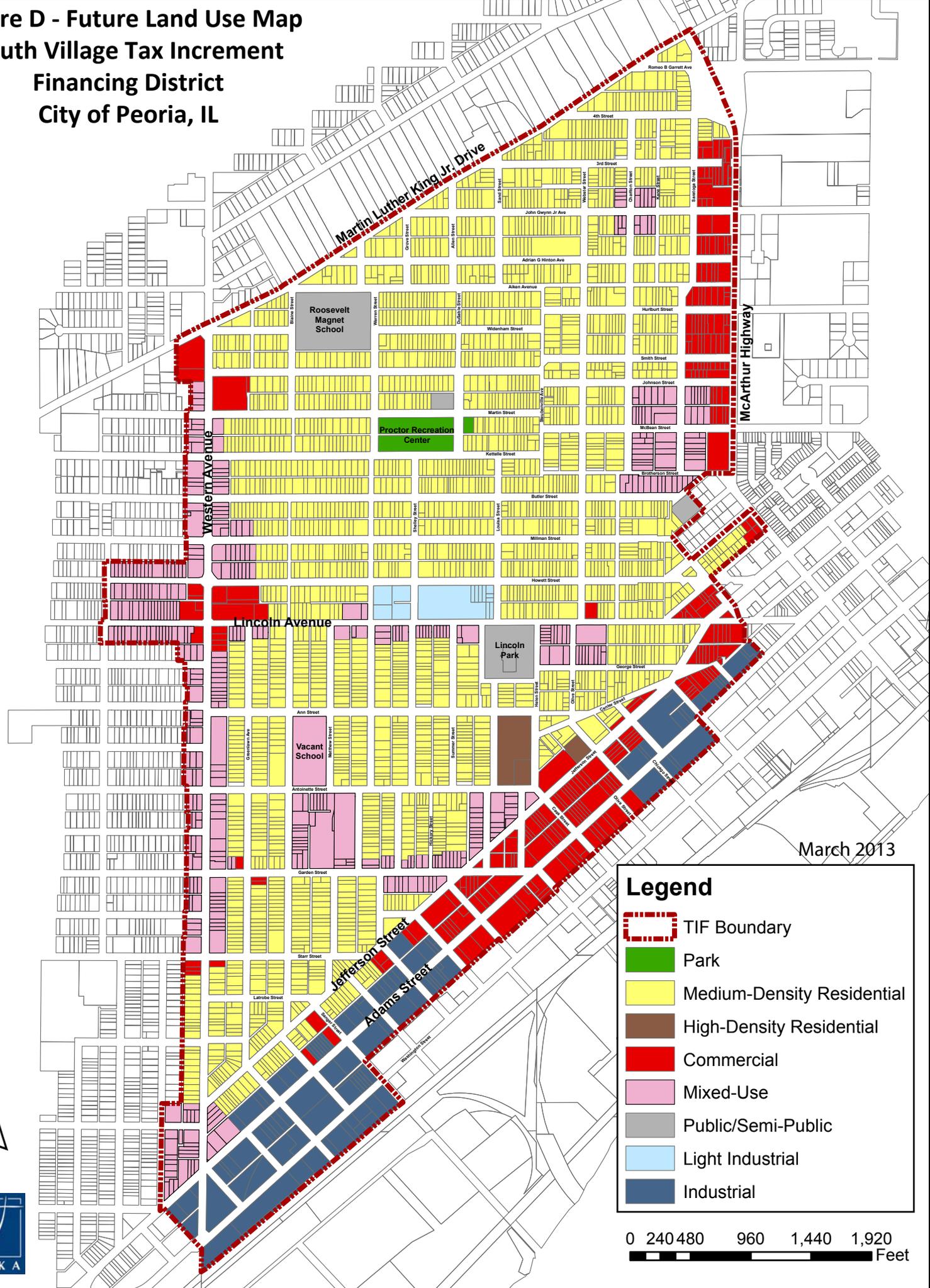
1. Renovation of existing homes and commercial structures throughout the Project Area.
2. Redevelopment of vacant commercial lots and buildings along Western Avenue.
3. Creation of expanded neighborhood retail and restaurant uses, particularly at key locations as highlighted in the Heart of Peoria Plan. These key neighborhood clusters may include some additional multi-family development.
4. Enhancement of the strong industrial base south of Adams Street

The City may determine that other redevelopment opportunities, where consistent with the land use designations on the Future Land Use Plan, are within the intent of this Redevelopment Plan.

In addition to these opportunity sites, the Redevelopment Plan also anticipates activities undertaken by the public sector, which are identified in the Public Improvements section of this report.

Undertaking these redevelopment activities will generate increased tax revenues, create commercial opportunities, upgrade the public improvements such as roadways, parking areas, sidewalks, etc., and provide a stimulus for additional development in surrounding areas.

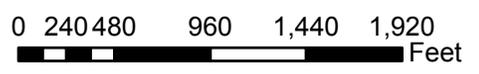
Figure D - Future Land Use Map South Village Tax Increment Financing District City of Peoria, IL



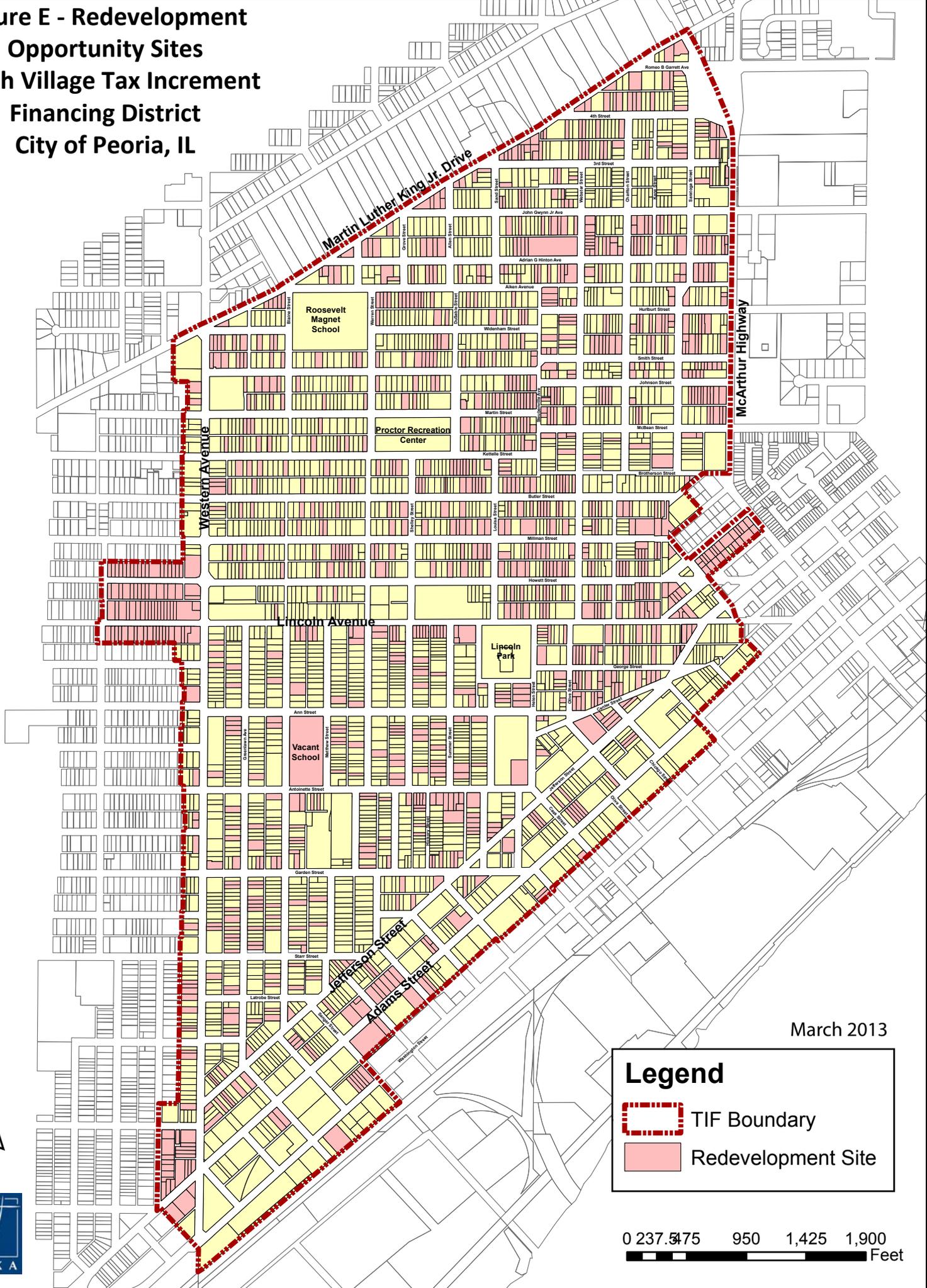
March 2013

Legend

-  TIF Boundary
-  Park
-  Medium-Density Residential
-  High-Density Residential
-  Commercial
-  Mixed-Use
-  Public/Semi-Public
-  Light Industrial
-  Industrial



**Figure E - Redevelopment
Opportunity Sites
South Village Tax Incremental
Financing District
City of Peoria, IL**

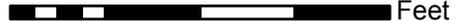


March 2013

Legend

-  TIF Boundary
-  Redevelopment Site

0 237.5 475 950 1,425 1,900 Feet




Eligible Project Costs

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to the Redevelopment Plan and Program. As provided by the Act, such costs may include, without limitation, the following:

- Costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services;
- The cost of marketing sites within the Project Area to prospective businesses, developers, and investors;
- Property assembly costs including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation and site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- Costs of the construction of public works or improvements;
- Costs of job training and retraining projects, including the cost of welfare to work@ programs implemented by businesses located within the Project Area, and costs of advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, as provided in the Act;
- Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued under the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued, and not exceeding 36 months thereafter and including reasonable reserves related thereto;
- To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan;
- To the extent the City by written agreement accepts and approves the same, a school district's increased costs attributable to assisted housing units as provided in the Act;

- Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law;
- Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided by the Act.

Acquisition and Clearance

In order to facilitate coordinated redevelopment and meet redevelopment objectives, it may be necessary for the City and/or private property owners to assemble individual properties into unified sites which can be developed in their entirety. Any clearance of existing structures will be scheduled to minimize the adverse effects of rehabilitation or clearance activities.

Land Disposition

Property which may be acquired by the City may be assembled into appropriate redevelopment sites. These properties may be sold or leased by the City to other public bodies or to private developers, in whole or in part. The City may in the future modify this disposition plan in accordance with the objectives of this Redevelopment Plan and Program, without amending the Plan. Terms of conveyance may be incorporated into appropriate disposition documents or agreements, and may include more specific restrictions than contained in this Redevelopment Plan or in other municipal codes and ordinances governing the use of the land.

No conveyance, lease, mortgage, disposition of land or other property, or agreement relating to the development of property will be made except upon the adoption of an ordinance by the City.

Public Improvements

The City of Peoria will continue to provide public improvements in the Project Area to stimulate development and redevelopment in a manner consistent with this Redevelopment Plan. Some public improvements may be provided in partnership with the Illinois Department of Transportation, the Greater Peoria Sanitary District, or other governmental agencies as applicable. Public improvements may include, but are not limited to, the following:

- Vacation, removal, resurfacing, widening, reconstruction, and other improvements to rights-of-way, streets, alleys, bridges, pedestrian ways, and pathways.
- Development of or improvements to public open space.
- Construction of off-street parking facilities and structures.
- Improvement or burial of public utilities such as sewer and water lines, electric lines, sidewalks, curbs and gutters, storm water detention facilities.
- Demolition and rehabilitation of obsolete structures.
- Beautification improvements, including streetscape, lighting, signage, and landscaping of public properties.
- Grants or loans to private property owners for eligible property improvements, including facade restoration or enhancements.

- Business relocation expenses.

Public improvement activities which are planned as part of this Redevelopment Plan are based upon recommendations contained in the City’s Capital Improvement Plan. In addition, the City’s Public Works Department provided a general assessment of infrastructure needs during November, 2012 within the South Village. These infrastructure needs are summarized in the following table. A comparison of the listed infrastructure needs to the total estimated redevelopment project costs (Table 3) shows that the TIF alone will not be sufficient to cover all needed capital improvements in this area. Other funding sources such as motor fuel tax, grants, and other local, state and federal sources will be needed along with TIF funds to address all of these infrastructure needs.

Table 2: Major Infrastructure Needs

Improvement	Cost Estimate
Martin Luther King Drive Improvements	\$ 8,875,000
Western Avenue Improvements	\$ 5,000,000
Adams and Jefferson Street Improvements	\$ 5,000,000
Streets (interior to neighborhood)	\$ 30,000,000
Sewers	\$ 15,000,000
Sidewalks and Curbs	\$ 10,000,000
Total	\$ 73,875,000

The costs associated with the public improvements described in this Redevelopment Plan may be shared by the City of Peoria, other governmental agencies, and individual developers, pursuant to an agreement between the parties. The City may determine at a later date that certain listed improvements are no longer needed or appropriate and may remove them from the list, or may add new improvements to the list which are consistent with the objectives of this Redevelopment Plan.

Phasing of Project

Redevelopment projects anticipated in this Plan may commence immediately. Most of the development and redevelopment projects are anticipated to be completed within twenty years. Facade improvements, building rehabilitations, and other activities on individual properties will be encouraged throughout the life of the TIF. The City may undertake additional public improvements or development projects as appropriate throughout the life of the Redevelopment Plan and Program.

Estimated Project Costs

Estimated public project costs are listed in Table 3. These costs are based on 2012 dollars and are therefore subject to inflation. Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Redevelopment Plan adoption, are subject to amendment procedures as provided under the Act.

Table 3: Estimated Redevelopment Project Costs

Category	Cost
Property assembly including acquisition, site preparation and demolition, and environmental remediation	\$12,185,400
Environmental, market and planning studies, surveys, development of engineering and architectural plans, specifications, implementation and administration fees	\$2,437,000
Rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings and fixtures	\$17,060,000
Construction or enhancement of public improvements (1)	\$24,370,700
Job training and retraining, welfare-to-work services	\$,913,900
Relocation costs	\$1,218,500
Marketing, including marketing of potential investment properties to third parties	\$304,500
Developer Interest Costs	TBD (3)
Taxing District Capital Costs	\$2,437,000
Total Estimated Project Costs (2)	\$60,927,000

- (1) Public improvements may also include capital costs of taxing districts and other costs allowable under the Act. Specifically, public improvements as identified in the Redevelopment Plan and as allowable under the Act may be made to property and facilities owned or operated by the City or other public entities. As provided in the Act, Redevelopment Project Costs may include, to the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.
- (2) Actual costs for each category identified above may vary provided that the total estimated project costs may not be exceeded without amendment to this Redevelopment Plan.
- (3) In addition, this table does not include costs associated with the issuance of municipal obligations, capitalized interest, reimbursement for a portion of privately issued obligations, financing costs during construction (not to exceed 36 months), or other eligible project costs. Such additional costs may or may not be incurred and cannot be estimated at this time.

Sources of Funds

The Act provides a way for municipalities to finance public redevelopment costs with incremental real estate tax revenues. Incremental tax revenue is derived from the increase in the current equalized assessed valuation (EAV) of real property within the Project Area over and above the certified initial

EAV of the real property. Any increase in EAV is then multiplied by the current tax rate, resulting in the tax increment revenue.

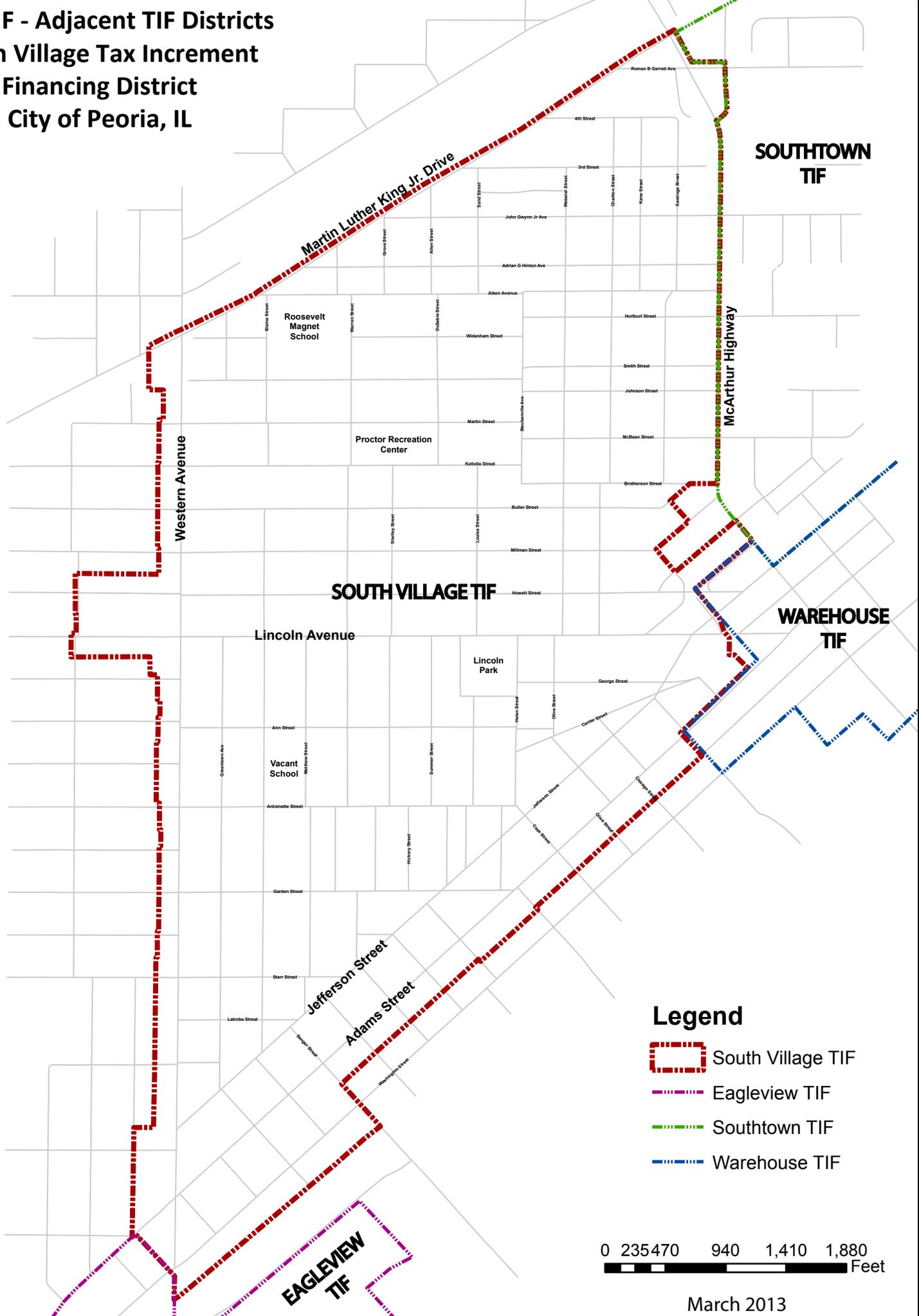
Funds necessary to pay redevelopment project costs may be derived from a number of authorized sources. These may include, but are not limited to, the following:

- Real property tax increment revenues from the Project Area.
- Tax revenues resulting from the establishment of any Special Service Area or Business District within the Project Area.
- Interest earned on temporary investments.
- Gifts, grants, and contributions.
- Sale or lease of land proceeds.
- User fees.
- Municipal sales taxes.
- The City's general revenue fund.
- Transfer from a contiguous redevelopment project area created under the Act.

The principal source of funds to undertake redevelopment activities will be the incremental increase in real property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the Project Area over the initial equalized assessed value of each such lot, block, tract or parcel. There may also be other eligible local sources of revenue, such as the sale or lease of City owned property, that the City determines are appropriate to allocate to the payment of redevelopment project costs.

The Project Area is contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Project Area to pay eligible Redevelopment Project Costs, or obligations issue to pay such costs, in other contiguous redevelopment project areas, or those obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs with the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in the Plan.

**Figure F - Adjacent TIF Districts
South Village Tax Incremental
Financing District
City of Peoria, IL**



**SOUTHTOWN
TIF**

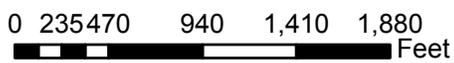
SOUTH VILLAGE TIF

**WAREHOUSE
TIF**

Lincoln Avenue

Legend

-  South Village TIF
-  Eagleview TIF
-  Southtown TIF
-  Warehouse TIF



March 2013

Nature and Term of Obligations to be Issued

The financial plan of this Redevelopment Plan is intended to establish a conservative public expenditure approach. Revenues will be accumulated in the special tax allocation fund to pay for public purpose expenditures identified in this Redevelopment Plan, and whenever practical, expenditures will be made on a cash basis. This method of financing shall not preclude the City from undertaking initiatives designed to stimulate appropriate private investment in the Project Area.

Certain redevelopment projects may be of such a scale or on such a time-table as to preclude financing on a cash basis. These projects may be funded by the use of tax increment revenue obligations issued pursuant to the Act for a term not to exceed 20 years. Consistent with the conservative nature of the financial plan for this Redevelopment Program, **the highest priority for the issuance of tax increment revenue obligations shall occur when the commitment is in place for private sector investment necessary to fund the amortization of such obligations.**

All obligations are to be covered after issuance by projected and actual tax increment revenues and by such debt service reserved and sinking funds as may be provided by ordinance. Revenues not required for the retirement of obligations providing for reserves, sinking funds, and anticipated redevelopment project costs may be declared surplus and become available for distribution annually to the taxing districts in the Project Area.

One or more issues of obligations may be sold at one or more times in order to implement this plan, as now or hereafter amended, in accordance with law.

The City may, by ordinance, in addition to obligations secured by the special tax allocation fund provided by law, pledge for a period not greater than the term of the obligations any part or any combination of the following:

- Net revenues of all or part of a Redevelopment Project,
- Taxes levied and collected on any or all property in the municipality.
- The full faith and credit of the municipality.
- A mortgage on part or all of a Redevelopment Project.
- Any other taxes or anticipated receipts that the municipality may lawfully pledge.

Initial Equalized Assessed Valuation

Appendix B lists the equalized assessed valuation of properties in the Project Area. The total 2011 equalized assessed valuation of the Project Area was **\$19,681,550.**

Anticipated Equalized Assessed Valuation

Upon the completion of anticipated redevelopment projects it is estimated that the equalized assessed valuation of real property within the Project Area will be in excess of \$70 million. This represents an increase of over 250% in the total equalized assessed valuation. This figure is based upon estimates of value for the anticipated rehabilitation and redevelopment projects described in this report and consistent with the Future Land Use Plan, Figure C.

Affirmative Action and Fair Employment Practices

The City of Peoria will require each private developer entering into an agreement with the City, in connection with development in the Project Area, to utilize fair employment practices including an affirmative action program and prevailing wage where required by the Act.

Payment in Lieu of Taxes

No payments in lieu of taxes are anticipated as part of the Redevelopment Plan and Program.

Provision for Amending the Redevelopment Plan and Program

The Redevelopment Plan and Program may be amended pursuant to provisions of the Act.

FINANCIAL IMPACT OF REDEVELOPMENT

Without the adoption of the Redevelopment Plan and Program, development and redevelopment projects within the Project Area are not reasonably expected to be undertaken by private enterprise. In the absence of City-sponsored redevelopment, there is a prospect that blighting factors will continue to exist and spread, and the Project Area on the whole and adjacent properties will become less attractive for the maintenance and improvement of existing buildings and sites. Erosion of the assessed valuation of property in the Project Area has already occurred, and could lead to further reductions of real estate tax revenue to all taxing districts.

Implementation of the Redevelopment Plan and Program is expected to have significant short and long term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short term, the City's effective use of tax increment financing can be expected to arrest the ongoing decline of existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long term, after the completion of all redevelopment improvements and activities, and the payment of all redevelopment project costs and municipal obligations, the taxing districts will benefit from the enhanced tax base which results from the increase in equalized assessed valuation caused by the Redevelopment Plan and Program.

The following taxing districts cover the proposed Project Area:

1. Peoria County
2. The Pleasure Driveway and Park District of Peoria
3. Peoria Township
4. Peoria Library District
5. Greater Peoria Sanitary District
6. City of Peoria
7. Greater Peoria Metropolitan Transit District
8. Peoria Unified School District #150
9. Illinois Central College District #514
10. Greater Peoria Regional Airport Authority

This Redevelopment Plan contemplates a mix of new residential, office, retail, restaurant and limited industrial uses. However, given the relative scale of anticipated redevelopment projects in proportion to the above listed taxing bodies, the percentage impact is anticipated to be minimal. Any addition, as noted in the housing study, some existing residential units may be displaced, thus off-setting a portion of any potential increase in residential population.

Impact on Peoria County

Peoria County provides a variety of services, including the County Court system and health services. The replacement of underutilized property with new development and redevelopment may cause increased demand for the services and programs provided by the County. Services provided to residents may be particularly affected, although it is likely that a considerable portion of new residents in the Project Area may relocate from other locations in the County. However, the impact is anticipated to be insignificant. No program is set forth in this Redevelopment Plan.

Impact on the Pleasure Driveway and Park District of Peoria

The Park District of Peoria maintains parks and programs for the benefit of residents of the City. The Proctor Recreation Center and Lincoln Park both are located within the Project Area. The creation of new residential units may cause increased demand for the recreational programs and services provided by the Park District, and employees of non-residential enterprises may also take advantage of these opportunities. As permitted under the ACT, a portion of Redevelopment Project Costs may be allocated toward capital costs incurred by the Park District of Peoria which are made necessary by development as described in this Redevelopment Plan.

Impact on Peoria Township

Peoria Township provides a variety of services, including road maintenance and property assessments. The replacement of underutilized property with new development and redevelopment may cause increased demand for the services and programs provided by Peoria Township, although the impact is not anticipated to be significant. No program is set forth in this Redevelopment Plan.

Impact on Greater Peoria Sanitary District

The Greater Peoria Sanitary District treats wastewater for Peoria, Peoria Heights, Bartonville, West Peoria, Bellevue and adjacent unincorporated areas. The replacement of underutilized property with new development and redevelopment will cause increased demand for the services of the Greater Peoria Sanitary District. There is a clear need to separate the existing combined sewers within the Soutside Neighborhood, and expenditures to assist in this effort have been incorporated into the estimated project costs.

Impact on the Greater Peoria Metropolitan Transportation District

As the name suggests, the Greater Peoria MTD provides bus service within the City and region. Several bus routes currently run through the Project Area, including the #7 Garden, #11 Western, #13 South Adams, and #15 Lincoln. These existing lines should be adequate to meet future needs. Redevelopment within the Project Area may increase ridership on these lines, which should help to maintain and operate the City Link system. No program is set forth in this Redevelopment Plan

Impact on City of Peoria

The City of Peoria provides a variety of services, including police protection, snow removal, road maintenance, water and sewer service, and building and zoning services. The replacement of underutilized property with new development and redevelopment will cause increased demand for the services and programs provided by the City. As provided in the Act, a portion of Redevelopment Project Costs may be allocated toward capital costs incurred by the City which are made necessary by development as described in this Redevelopment Plan.

Impact on Peoria Unified School District #150

School District 150 provides educational services in Kindergarten through 12th grade for the residents of the City of Peoria. The creation of new residential units may increase the school aged population (although existing residential units in the Project Area may contain a small number of school aged children, who may leave the School District if such units are displaced). As permitted by the Act, a portion of Redevelopment Project Costs may be allocated toward capital and operating costs incurred by School District 150 which are made necessary by development as described in this Redevelopment Plan. Funds may also be allocated to District #150 for job training and retraining based on neighborhood needs and program availability.

Impact on Illinois Central College District 514

Illinois Central College provides education and training services to residents in Peoria, Tazewell, Woodford and parts of Bureau, Logan, Marshall, Livingston, McLean, Stark and Mason Counties. The replacement of underutilized property with new development and redevelopment may cause some increased demand for the services and programs provided by Illinois Central College, including training programs to serve new businesses and educational services for new residents. Funding assistance for just job training and retraining efforts, or welfare to work services, may be provided from the TIF.

Impact on the Greater Peoria Regional Airport Authority

As the name suggests, the Greater Peoria Regional Airport Authority operates the regional airport. The replacement of underutilized property with new development and redevelopment may cause a slight increase in demand for the services and programs provided by the Airport Authority. However, the impact is anticipated to be insignificant. No program is set forth in this Redevelopment Plan.

FINDINGS OF NEED FOR TAX INCREMENT FINANCING

On the basis of the Peoria Comprehensive Plan, the South Village TIF Eligibility Report and this Redevelopment Plan and Program, the Mayor and City Council of Peoria, Illinois, can adopt the following findings pursuant to Section 11-74.4-3(n) of the Act.

Project Area Not Subject to Growth

The Project Area on the whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without adoption of this Redevelopment Plan. Substantial evidence supports this conclusion.

First, the City finds that the Project Area on the whole has not been subject to growth and redevelopment through investment by private enterprise, based on the physical condition and the lag in growth in property values as follows:

- As described in the Eligibility Study, the physical condition of the Project Area testifies to the lack of maintenance and improvement activities. In particular, the Study Area Eligibility Study identifies a prevalence of deterioration both of buildings and surface improvements. Such deterioration is a direct consequence of a lack of investment in the Project Area. While each individual property may not be deteriorated, the Project Area as a whole is characterized by a reasonable extent and meaningful distribution of this lack of investment.
- The total Equalized Assessed Value (EAV) of the Project Area has declined in 3 of the past 5 years and consistently lagged that of the balance of the City of Peoria between 2006-2011, as well as the CPI in four of the past 5 years. Relative to the immediate surroundings, the Project Area has not experienced appropriate growth in the tax base or shown evidence of private investment which increases the value of properties. Further, this is a significant trend that has persisted over the entire time period under analysis.

Second, the City finds that the Project Area would not reasonably be anticipated to be developed without adoption of this Redevelopment Plan. This conclusion is based upon:

- Although some redevelopment has occurred to the east of this neighborhood (particularly the Riverwest Redevelopment), significant private re-investment is yet to occur within the Project Area. The primary impetus for preparation of this plan was the belief of the City that appropriate development and investment, consistent with the goals and objectives of the City, would not take place without specific planning attention to the area.
- Redevelopment consistent with the vision established in the Heart of Peoria Plan and the City's Comprehensive Plan is not anticipated to occur without financial and other incentives through Tax Increment Financing. For example, development of new housing and revitalization of the key commercial corridors along Western Avenue, Adams, and McArthur Highway will require substantial activities, such as property assembly, that are not reasonably anticipated to be achieved without Tax Increment Financing.

Therefore, the City of Peoria finds that the Project Area is not subject to appropriate growth and development, and is not reasonably be anticipated to be developed without adoption of this Redevelopment Plan.

Conformance with Comprehensive Plan

In addition to the Comprehensive Plan of the City of Peoria, the Heart of Peoria Plan designates appropriate land uses for the Project Area. This Redevelopment Plan conforms to and is based upon the recommendations of the Comprehensive Plan and the Heart of Peoria Plan, including the goals and objectives therein as well as future land uses and redevelopment activities.

Date of Completion

The Redevelopment Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the municipal treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this Project Area is adopted (by December 31, 2037).

APPENDIX "A"

SOUTH VILLAGE TAX INCREMENT FINANCING DISTRICT

ELIGIBILITY FINDINGS

City of Peoria, Illinois



March 2013

Prepared by:
Teska Associates, Inc.

INTRODUCTION

The South Village TIF Project Area is located just to the south and west of downtown Peoria. This area has been in decline for many years, and has a large number of vacant lots and deteriorated and/or dilapidated structures. The Project Area is bounded approximately by Martin Luther King Jr. Drive on the north, McArthur Highway on the east, Adams Street on the south, and Western Avenue on the west. The Project Area also includes adjacent properties west of Western Avenue and south of Adams Street.



The City of Peoria has decided to evaluate the Project Area for potential designation as a Tax Increment Financing District (TIF). Through the creation of a TIF, the City is attempting to accomplish the goals of the Comprehensive Plan by “providing an environment that attracts and retains jobs” by focusing on public safety, education, economic development and infrastructure. The City currently has 9 active TIF districts, including the East Village Growth Cell, Central Business, Midtown, Northside Business, Northside Riverfront, Southtown, Stadium, Eagle View, Warehouse, and Hospitality Impact Zone (HIZ) districts. The Project Area is adjacent to three (3) active TIF Districts, including the Southtown TIF District to the east, the Warehouse TIF District to the southeast, and the Eagleview TIF District to the southwest.

The report that follows is an assessment of the eligibility of the South Village Study Area.



TAX INCREMENT FINANCING

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 - 74.4 - 1, et seq., as amended (the "Act"), stipulates specific procedures, which must be adhered to in designating a Project Area and amendments thereto. A **Redevelopment Project Area** is defined as:

"..an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas" (65 ILCS 5/11-74.4-3(p)).

Section 5/11-74.4-3(a) defines a "**blighted area**" as:

"...any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

(1) If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of 5 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area: (A) Dilapidation, (B) Obsolescence, (C) Deterioration, (D) Presence of structures below minimum code standards, (E) Illegal use of individual structures, (F) Extensive vacancies, (G) Lack of ventilation, light, or sanitary facilities, (H) Inadequate Utilities, (I) Excessive land coverage and overcrowding of structures and community facilities, (J) Deleterious land use or layout, (K) Environmental cleanup, (L) Lack of community planning, (M) Decline or minimal marginal increase in equalized assessed valuation..."

Section 5/11-74.4-3(b) defines a "**conservation area**" as:

"...any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of 3 or more of the following factors: dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; environmental remediation costs impede development; decline or minimal marginal increase in equalized assessed valuation; is detrimental to the public safety, health, morals, or welfare and such an area may become a blighted area."

Determination of eligibility of the South Village TIF Redevelopment Project Area for tax increment financing is based on a comparison of data gathered through field observations by Teska Associates, Inc. (Teska), document and archival research, and information provided by the City of Peoria against the eligibility criteria set forth in the Act.

This report summarizes the analyses and findings of the City's consultant, Teska Associates, Inc. Teska has prepared this report with the understanding that the City would rely on: (1) the findings and

conclusions of this report in proceeding with the designation of the Study Area as a Redevelopment Project Area under the Act; and (2) the fact that Teska has obtained the necessary information to conclude that the Study Area can be designated as a Redevelopment Project Area in compliance with the Act.

The South Village Project Area is eligible for designation as a “blighted area” based on the predominance and extent of parcels exhibiting the following characteristics: **age, deterioration of buildings and site improvements, excessive vacancies, inadequate utilities, Lack of Community Planning, and decline in EAV (equalized assessed valuation).**

Description of the Redevelopment Project Area

The South Village Project Area includes 3,299 parcels on 199 blocks or parts thereof (see map to the right), containing approximately 1,745 principal structures. The total area of the Project Area is approximately 672 acres, more or less.



Existing Conditions

The present condition and location of the Project Area inhibits redevelopment potential. This report elaborates further on the specific conditions, which have contributed to this decline.

Eligibility Findings as a Blighted Area

Teska Associates, Inc. conducted a field survey of every property in the Project Area. Based on an inspection of the exteriors of buildings and grounds, field notes were taken to record the condition for each parcel. This survey occurred on August 23 – August 24, 2012.



In order to be designated as a “blighted area”, a combination of at least three of the blighting factors must be present to a meaningful extent and reasonably distributed throughout the Project Area. The South Village Project Area exhibits the following criteria to qualify under the Tax Increment Allocation Redevelopment Act:

Major Qualifying Factors (3 factors plus “age” criteria required for qualification):

1. *Age of Buildings – the Project Area was primarily developed significantly prior to 1977 (over 35 years ago), therefore designating this criteria as a “major” qualifying factor;*
2. *Deterioration of Buildings and Site Improvements – significant building deterioration (71%) and site deterioration (55%) is present throughout the Project Area;*
3. *Presence of Structures Below Minimum Code Standards – widespread presence of structures below minimum code standards are distributed throughout the Project Area;*
4. *Excessive Vacancies – significant vacancy of buildings (13%) and parcels (25%) is present throughout the Project Area;*
5. *Inadequate Utilities – infrastructure improvements are required throughout the Project Area, including street repairs and combined storm/sanitary sewer, which need to be separated;*
6. *Lack of Community Planning – the Project Area was primarily developed prior to the adoption of the City’s first comprehensive Plan in 1937; and*
7. *Decline in EAV – the Project Area has declined in EAV for 3 of the past 5 years.*

Minor Qualifying Factors (significantly present in the Project Area but not to a sufficient extent as to be considered a major qualifying factor):

1. *Dilapidation – a total of 187 out of 1,743 buildings exhibit obvious physical dilapidation (11%), however without documentation of structural deficiencies this criteria is designated as a “minor” qualifying factor;*
2. *Obsolescence – isolated instances of functional obsolescence and obsolete site improvements are present, but only to a limited degree;*
3. *Excessive Land Coverage and Overcrowding of Community Facilities – isolated instances primarily within the industrial section of the Project Area; and*
4. *Deleterious Land Use or layout – isolated and scattered instances of incompatible land use relationships.*

Factors Not Present

1. *Illegal Use of Individual Structures – No documented instances of illegal uses are present within the Project Area;*
2. *Lack of Ventilation, Light, or Sanitary Facilities – this criteria is not present within the boundaries of the Project Area; and*
3. *Environmental Remediation Costs Impeding Development – environmental issues are likely but not sufficiently documented.*

A more detailed description of each qualifying factor is provided on the following pages:

Age of Buildings

The characteristic of age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the impact of time, temperature and moisture. Additionally, older buildings tend not to be well suited for modern-day uses because of contemporary space and development standards.



Based on information provided by the City of Peoria, Peoria County Assessor's records and the observed style and construction methods of the structures, the majority of the 1,745 primary buildings within the South Village Project Area are significantly older than 35 years (constructed pre-1977), and this age distribution is present throughout the Project Area. A random sampling of date of

construction information, utilizing the Peoria County GIS Mapping Application (<http://gis.peoriacounty.org/website/external/>), confirms this conclusion.

Therefore, "age of buildings" qualifies as a major qualifying factor for designation of the South Village Project Area as a "blighted area."

Dilapidation

Dilapidation refers to an advanced state of disrepair of buildings or improvements or the neglect of necessary repairs, causing the building or improvement to fall into a state of decay. At a minimum, dilapidated buildings should be those with critical defects in primary structural components (roof, bearing walls, floor structure, and foundation), building systems (heating, ventilation, lighting, and plumbing), and secondary structural components in such combination and extent that (i) major repair is required or, (ii) the defects are so serious and so extensive that the buildings must be removed.



The exterior field survey conducted by Teska Associates, Inc. found 187 of 1,745 of the primary structures in the Project Area (11%) that displayed this type of obvious extreme physical state. Many other building showed signs of dilapidation but could not be verified without further structural analysis and documentation. There are, however, numerous examples of smaller accessory buildings (such as sheds, garages, storage areas, etc.) scattered throughout the Project Area that could also be classified as dilapidated under this category.

Therefore, while clearly present and distributed throughout the Project Area, dilapidation is classified as a "minor" qualifying factor without detailed documentation on structural issues within the Project Area.

Obsolescence

An obsolete building or improvement is one which is becoming obsolete or going out of use - not entirely disused, but gradually becoming so. Thus, obsolescence is the condition or process of falling into disuse. Obsolescence, as a factor, should be based upon the documented presence and reasonable distribution of buildings and other site improvements evidencing such obsolescence. Examples include the following sub categories:

Functional Obsolescence

Structures are typically built for specific uses or purposes with design, location, height and space arrangement each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies, which limit the re-use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor or out-dated design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or

desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.

Instances of properties displaying characteristics of functional obsolescence are located primarily in specific isolated pockets within the Project Area. In particular, the commercial corridor on Western Avenue and the industrial area at the south of the Project Area along Jefferson Avenue and Adams Street contain outdated and obsolete commercial and industrial structures that are not suitable for contemporary use. These structures display characteristics such as outdated design and layout, low ceilings, improper building orientation, etc. However, the majority of the Project Area is comprised of single-family homes which, while often in need of renovation or updating, are still appropriate for their intended purpose.

Obsolete Site Improvements

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this obsolescence may include inadequate utility capacities, outdated designs, etc.

Significant deterioration of site improvements and infrastructure is present throughout the Project Area and is documented more thoroughly under the “deterioration” and “infrastructure” categories. Inadequate utility capacity and design, including streets, sidewalks, driveways, curbs/gutters, streetlights and sewers are present throughout the Project Area.

Obsolete Platting

Obsolete platting includes issues such as parcels of limited or narrow size and configuration or parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements. Platting that created inadequate right-of-way widths for streets, alleys and other public rights-of-way or which omitted easements for public utilities, should also be considered obsolete.

In reviewing the platting of the Project Area, numerous lots have been subdivided or combined with other lots, and isolated instances of existing buildings sited on multiple lots crossing multiple lot lines. These situations are prevalent in the industrial areas along Jefferson Avenue and Adams Street. In addition, scattered examples of residential properties sitting on multiple lots or accessible only through an alley are also present.

Therefore, although isolated instances of functional obsolescence and obsolete platting are present within the Project Area, these conditions are not present to a substantial degree or distributed evenly throughout the Project Area as to be classified as a ‘major’ qualifying factor. The presence of obsolete site improvements is detailed in the Deterioration and Inadequate Utilities sections of this report.

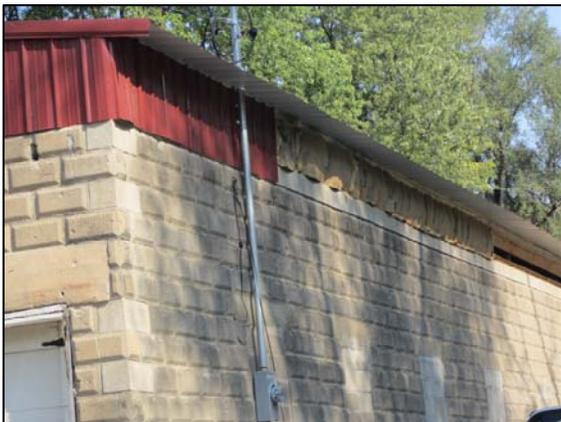
Deterioration

Deterioration refers to physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair.

Deterioration of Buildings

Buildings in a state of deterioration exhibit defects, which are not easily correctable in the course of normal maintenance. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of defects. This would include buildings with major defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and major defects in primary building components (e.g., foundations, frames, roofs, etc.), respectively.

Deterioration of structures occurs, to one extent or another, on approximately 71% of all primary buildings (1,237 of 1,745 total buildings), and is evenly displayed throughout the 199 blocks within the Project Area. Examples of problematic conditions within the Project Area include broken windows and doors, loose gutters, deteriorated brickwork/masonry, cracks in foundations, load bearing walls and columns, roofs in need of new shingles, deteriorating loading areas, etc.



Deterioration of Surface Improvements

The conditions of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas may also evidence deterioration through surface cracking, crumbling, potholes, depressions, loose paving materials, and weeds protruding through the surface.

The condition of roadways, curbs and gutters are generally poor and in need of resurfacing throughout the entire Project Area. Major instances of deteriorated sidewalks and retaining walls were also noted throughout the entire Project Area. Additionally, a majority of the off-street paved parking areas throughout the Project Area exhibited many of the above listed elements of deterioration. Deterioration of Surface Improvements occurs throughout the Project Area, and is exhibited on approximately 54% of all developed parcels (951 of 1,745 sites containing buildings).

In addition, a significant percentage of parcels throughout the Project Area are vacant (as detailed in the Excessive Vacancies section of this report). A majority of these vacant parcels also exhibit deteriorating conditions.



Therefore, throughout the Project Area, there is significant deterioration of both buildings and surface improvements, causing these characteristics to qualify as a “major” factor towards the designation of the Project Area.

Illegal Use of Individual Structures

This factor applies to the use of structures in violation of applicable national, state, or local laws, and not to legal, nonconforming uses. Examples of illegal uses may include, but not be limited to the following:

- Illegal home occupations;
- Conduct of any illegal vice activities such as gambling, drug manufacture or dealing, prostitution, sale and/or consumption of alcohol by minors;
- Uses not in conformance with local zoning codes and not previously grandfathered in as legal nonconforming uses;
- Uses in violation of national, state or local environmental and occupational safety and health regulations;
- Uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

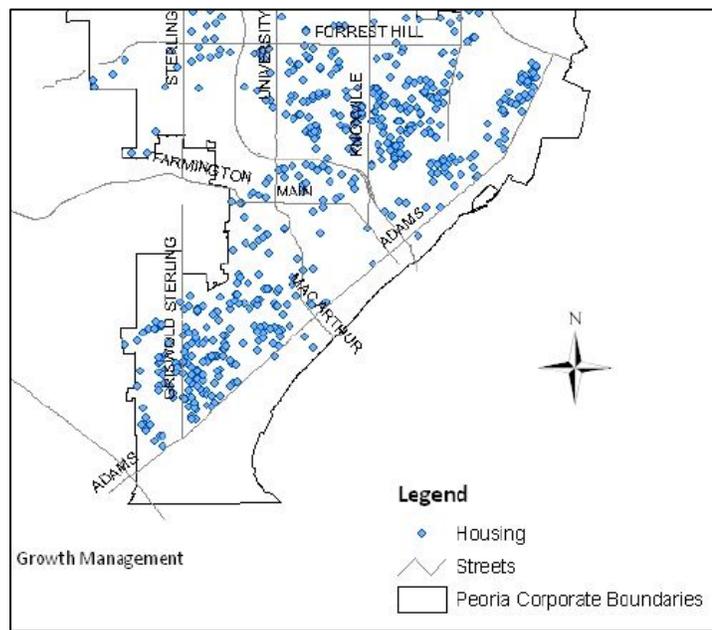
The exterior field survey conducted by Teska Associates, Inc. did not find any instances of obvious illegal or non-conforming uses.

A detailed review of crime data was not conducted. However, a general scan of crime rates on the internet (including <http://spotcrime.com/il/peoria>, <http://peoriail.areaconnect.com/crime1.htm>, and <http://www.neighborhoodscout.com/il/peoria/crime/>) suggests that some illegal activities do occur within the Project Area. However, although widespread, this activity is not considered to be present in a majority of the structures.

Therefore, although the Project Area is a high crime area, Illegal use of individual structures is not present to a meaningful extent within the Project Area.

Presence of Structures Below Minimum Code Standards

Structures below minimum code standards include all structures, which do not meet the standards of zoning, subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property. The principal purposes of such codes are to require buildings to be constructed in such a way as to sustain safety of loads expected from this type of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies, which presume to threaten health and safety.



The age of structures within the Project Area suggests that many structures within the Project Area have components that are currently below minimum codes. Numerous structures tagged for demolition were observed during the field study, and documentation provided by the City supports this conclusion.

Significant code enforcement issues are distributed throughout the Project Area (as also documented in the Dilapidation and Deterioration sections of this report). Therefore, presence of structures below minimum code standards significantly contributes as a “major” qualifying factor towards designation of the Project Area.

Excessive Vacancies

Establishing the presence of this factor requires the identification, documentation, and mapping of the presence of vacant buildings and vacant portions of buildings. Excessive vacancy refers to the presence of buildings which are unoccupied or underutilized and which represent an adverse influence on the area because of the frequency, extent, or duration of such vacancies. It includes properties which evidence no apparent effort directed toward their occupancy or utilization and vacancies within buildings.



There are a significant number of vacant or partially vacant buildings (13%) scattered throughout the Project Area (232 of 1,745 total buildings). Vacancies occur in residential as well as commercial and industrial areas. In addition, a large percentage of vacant lots (25%) throughout the Project Area (814 of 3,299 total parcels) indicate additional vacant structures that have been demolished in the past.

Therefore, excessive vacancies are present within the Project Area, and distributed throughout the entire Project Area to such a degree as to be classified as a “major” contributing factor.

Lack of Ventilation, Light, or Sanitary Facilities

Many older structures fail to provide adequate ventilation, light or sanitary facilities as required by local building or housing codes. This is also a characteristic often found in illegal or improper building conversions. The criteria used for determining the presence of this factor can be found in local codes and ordinances, or in locally adopted national codes such as the Uniform Building Code, Building Officials Code of America (BOCA), and the Model Housing Code of the American Public Health Association (APHA). Lack of ventilation, light, or sanitary facilities is presumed to adversely affect the health and building occupants, e.g., residents, employees, or visitors.

Typical requirements for ventilation, light, and sanitary facilities include:

- Adequate mechanical ventilation for air circulation in spaces/rooms without windows, i.e., bathrooms, and dust, odor or smoke-producing activity areas;

- Adequate natural light and ventilation by means of skylights or windows for interior rooms/spaces, and proper window sizes and amounts by room area to window area ratios;
- Adequate sanitary facilities, i.e., garbage storage/enclosure, bathroom facilities, hot water, and kitchens; and
- Adequate ingress and egress to and from all rooms and units.

None of the primary structures in the Project Area are documented to display this characteristic and therefore this factor does not significantly contribute to the qualification of the Project Area as a whole.

Inadequate Utilities

This factor relates to all underground and overhead utilities, including, but not limited to, storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electric service, which may be shown to be inadequate. Inadequate utilities would include those which are (i) of insufficient capacity to serve the uses in the redevelopment project and surrounding areas, (ii) deteriorated, antiquated, obsolete, or in disrepair or are lacking.



Some streets in the Project Area are in need of resurfacing and repair. In particular, curbs, sidewalks, and drainage structures were identified throughout the area that are in need of replacement. Scattered brick streets are still in use and are in significant need of replacement. However, the biggest infrastructure issue is the existing combined sewer system. Separation of the storm and sanitary systems is very important for environmental reasons. However, funding is not available for this major undertaking.

Specifically, Martin Luther King Jr. Drive has been targeted for improvements including new pavement with a boulevard, retaining walls, storm sewer, street lights, multi-purpose walkway, and other ancillary items, at a cost of \$8,875,000. The Project Area is also served by an aging, combined sanitary/storm sewer system in need of upgrade. Similar improvements are required throughout the entire Project Area.

Inadequate utilities are present throughout the project area. Therefore, inadequate utilities is classified as a “major” contributing factor towards designation of the Project Area.

Excessive Land Coverage and Overcrowding of Structures and Community Facilities

This factor may be documented by showing all instances where building coverage is excessive. Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and multiple buildings on a single parcel. The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of spread of fires due to close proximity to nearby buildings, lack of adequate or proper access to a public right-of-

way, lack of required off-street parking, and inadequate provision for loading and service. Excessive land coverage conditions are presumed to have an adverse or blighting effect on nearby development. This characteristic is viewed relative to its urban context, common practice, and contemporary development standards.

The Project Area does contain isolated instances of excessive land coverage and overcrowding of structures, primarily in the industrial areas on Jefferson Avenue and Adams Street. However, it is not generally and significantly distributed throughout the entire Project Area.

For this reason, excessive land coverage and overcrowding of structures is considered only as a “minor” contributing factor to the designation of the Project Area.

Deleterious Land Use or Layout

Deleterious land uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses which may be considered noxious, offensive or environmentally unsuitable.

The Project Area is primarily a residential area, but does contain a commercial corridor along Western Avenue, a primarily industrial area to the south along Jefferson Avenue and Adams Street, and scattered institutional uses such as schools and parks and community facilities. These uses are largely compatible with one another and have co-existed for many years. However, there are instances of incompatible land uses such as the Hostess Brands factory and other industrial uses along Lincoln Avenue that is surrounded by residential neighborhoods and adjacent to a park.

Therefore, deleterious land use or layout does not make a significant contribution to classification of the Project Area, and is classified only as a “minor” qualifying factor.

Lack of Community Planning

Lack of community planning may be a significant factor if the proposed Project Area developed prior to or without the benefit or guidance of a community plan. This means that no community plan existed or it was considered inadequate, and/or was virtually ignored during the time of the area's development. Lack of planning may be documented by establishing the date of adoption of the City's Comprehensive Plan (or other plans which may be relevant) and determining whether the area developed before or after that date. This finding may be amplified by other evidence which shows the deleterious results of the lack of community planning, including cross-referencing other factors cited in the blight finding.

The City of Peoria established its first Comprehensive Plan in 1937. Prior to 1937, there was no long term planning for the City as a whole, or the South Village Project Area in particular. The redevelopment area was annexed in 1854 and development occurred within 20 years after annexation. The majority of the Project Area was therefore developed prior to the City adopting its first comprehensive plan.

The lack of long term planning in the Project Area has resulted in instances of obsolete platting resulting in parcels of inadequate size and shape to meet contemporary development standards, and incompatible or obsolete building and site design.

Therefore, lack of planning significantly contributes to the designation of the Project Area and is classified as a “major” contributing factor.

Environmental Remediation Costs Impeding Development

This factor may be documented by determining if any requirements by the Illinois Environmental Protection Agency (IEPA), the United States Environmental Protection Agency (EPA), or any study conducted by a recognized independent expert consultant has resulted in the need to incur remediation costs for a site that have resulted in impeding further site redevelopment.



Although the Project Area is primarily a residential area, there are scattered automotive related uses along Western Avenue, and heavy industrial uses south along the river. Although there may be environmental issues present within the Project Area, no sites are currently identified as in need of environmental remediation, and a search of the Illinois Environmental Protection Agency Site Remediation Program Database (<http://epadata.epa.state.il.us/land/srp/index.asp>) revealed no current remediation projects within the Project Area. While there are no known costs associated with a remediation project that will impede development within the Project Area, it is possible that will change over time and as redevelopment occurs.

Therefore, as no known environmental issues are identified at this time, environmental remediation does not contribute to the designation of the Project Area.

Decline or Minimal Marginal Increase in the Equalized Assessed Value

This factor can be cited if the total equalized assessed value of the Amendment Area has declined for 3 of the last 5 calendar years in which information is available, or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available.

	Project Area EAV	% Change	Total City EAV*	% Change	CPI	% Change
2006	\$21,353,930	n/a	\$1,763,449,272	n/a	201.600	n/a
2007	\$20,592,869	- 3.56%	\$1,892,773,737	+ 8.65%	207.342	+ 2.85%
2008	\$21,828,710	+ 6.00%	\$1,991,783,983	+ 5.23%	215.303	+ 3.84%
2009	\$21,528,400	- 1.38%	\$2,034,752,824	+ 2.16%	214.537	- 0.36%
2010	\$21,697,020	+ 0.78%	\$2,061,903,864	+ 1.33%	218.056	+ 1.64%
2011	\$19,681,550	- 9.29%	\$2,044,209,246	- 0.86%	224.939	+ 3.16%

* Total City EAV includes all parcels within the City of Peoria excluding the parcels within the South Village TIF Project Area

As shown in the preceding table, the Project Area EAV has decreased in the past 5 years (2007, 2009 and 2011). In addition, the Project Area EAV has increased at an annual rate that is less than the annual increase in the total remaining area of the City of Peoria EAV for at least 3 of the past 5 years (2007, 2009, 2010 and 2011) and the CPI for all urban consumers for at least 3 of the past 5 years (2007, 2009, 2010 and 2011).

Therefore, decline in EAV, decline in EAV as compared to the rate of increase of the total City and decline in EAV as compared to the rate of increase in the CPI all contribute to the designation of the Project Area and is therefore classified as a “major” contributing factor.

Conclusion

The Redevelopment Project Area as a whole qualifies as a “blighted area” according to the criteria established by the Act, based on the predominance and extent of parcels exhibiting the following characteristics:

- 1. Age;**
- 2. Deterioration;**
- 3. Presence of Structures Below Minimum Code Standards;**
- 4. Excessive Vacancies;**
- 5. Inadequate Utilities;**
- 6. Lack of Planning; and**
- 7. Decline in EAV.**

Each of these factors contributes significantly to the eligibility of the South Village TIF as a “blighted area” in order that redevelopment might occur.



APPENDIX "B"

**PEORIA SOUTH VILLAGE
TAX INCREMENT FINANCING DISTRICT**

HOUSING IMPACT STUDY



City of Peoria, Illinois
March 2013

Prepared by:
Teska Associates, Inc.



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INTRODUCTION

For the Peoria South Village TIF District, officials of the City of Peoria have determined that, without direct municipal involvement and financial assistance, planning objectives for this area cannot be met. To encourage new investment in the Peoria South Village TIF District, the City has decided to utilize Tax Increment Financing (TIF) as one of several potential financial tools to facilitate redevelopment.

As a part of the feasibility study for a proposed TIF district, the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11 - 74.4 - 1, et seq.) (the Act) stipulates that a Housing Impact Study must be prepared when:

...the redevelopment plan would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and no certification is made [that the redevelopment plan will not result in displacement of residents]... (Section 11-74.4-3(n)(5))

The Peoria South Village Tax Increment Financing District contains approximately 2,003 residential units which clearly exceeds the 75 unit threshold and thus requires completion of a Housing Study. This estimate is based on field surveys, 2010 Census data, 2010 American Community Survey (ACS), and a field inventory completed as a part of the TIF Eligibility Study. While no specific proposals are currently in place, some of these units may be displaced in order to facilitate redevelopment opportunities. Therefore, the City of Peoria has prepared this report to satisfy the requirements of Section 11-74.4-3(n)(5).

The number and type of residential buildings in the Project Area potentially affected by the Redevelopment Plan were identified during the building condition and land use survey, and 2010 census data review conducted as part of the eligibility analysis for the Project Area. In addition, information from the City of Peoria Affordable Housing Plan was also reviewed. A good faith estimate and determination of the number of residential units within each such building, whether such residential units were inhabited, and whether the inhabitants were low-income or very low-income households were based on a number of research and analytical tools including, where appropriate, physical building surveys, data received from the City of Peoria, 2010 U.S. Census Bureau, and 2010 American Community Survey (ACS).

PART I: HOUSING INVENTORY

The Act stipulates specific information that must be provided in a Housing Impact Study. According to the Act, Part I of the Housing Impact Study shall include:

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

Number of Residents

For purposes of this study, data has been gathered from the 2010 United States Census and represented in the form of Block Groups. A Block Group is a combination of census blocks (a census block is the smallest

entity for which the Census Bureau collects and tabulates 100-percent data). The Block Group is the lowest level of geography for which the Census Bureau has tabulated data. In this study, we have relied on the 2010 United States Census because it is the best available information regarding the structures and residents of the Peoria South Village TIF District. The Project Area contains all or portions of the following census tracts and block groups (see map on following page for the location of each census tract and block. In total, there are 2,003 housing units and approximately 4,536 residents within the Project Area.

Table 1: Housing Units and Population

Census Tract	Block Group	Approx. Percent in TIF	Total Housing Units	Number of Residents	Source
50	1	100%	441	923	2010 US Census Data
50	2	100%	286	749	2010 US Census Data
50	3	95%	341	831	2010 US Census Data, reduced to account for 45 units outside of TIF
5	1	100%	292	532	2010 US Census Data
5	2	100%	297	677	2010 US Census Data
5	3	100%	245	595	2010 US Census Data
6	1	5%	30	68	Unit field count, residents estimated
6	2	7%	41	93	Unit field count, residents estimated
3	1	5%	15	34	Unit field count, residents estimated
3	3	5%	15	34	Unit field count, residents estimated
Total			2,003	4,536	

Type of Residential Units

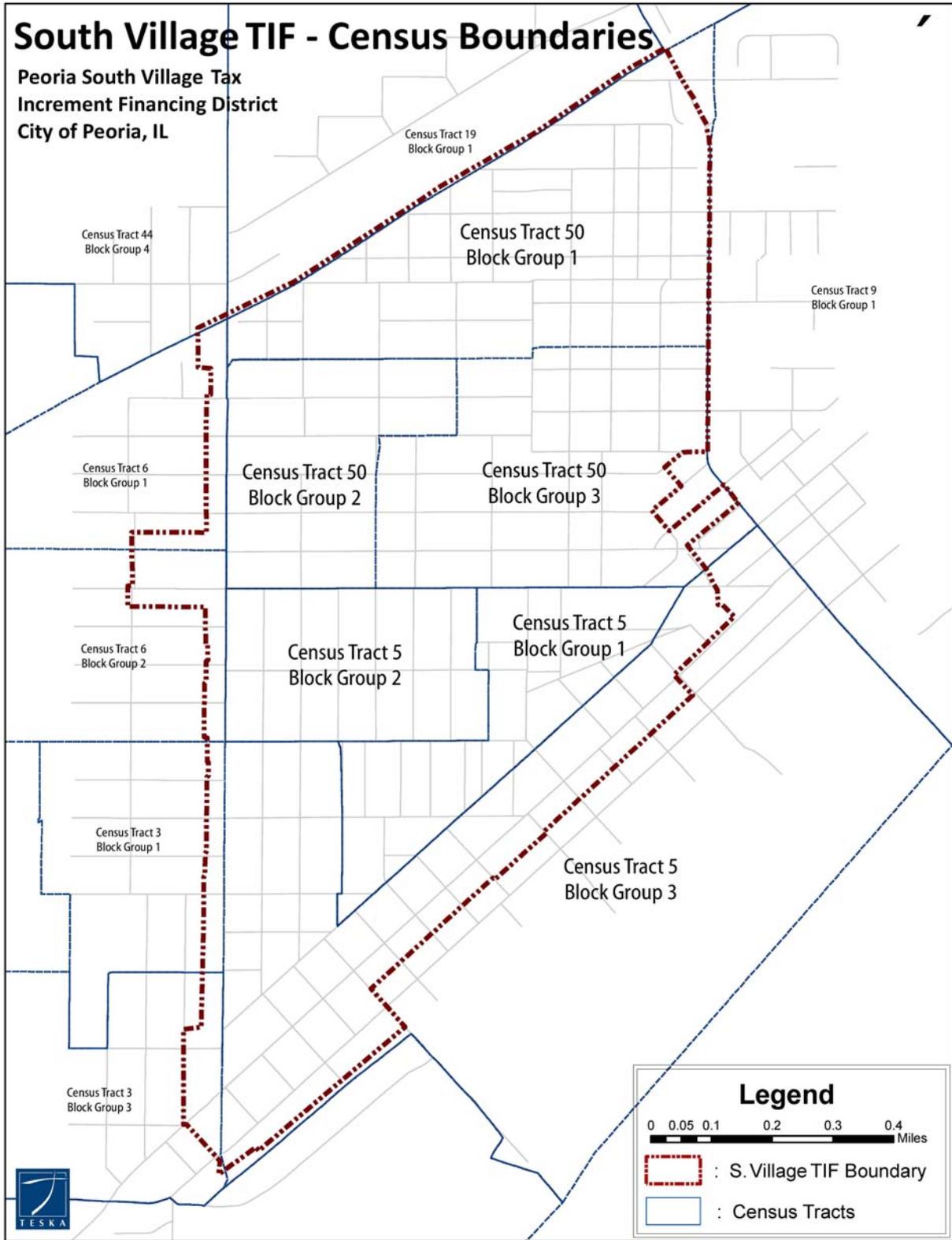
Table 2 describes the Peoria South Village TIF District residential units by type.

Table 2: Dwelling Units by Type

Type	Number of Units within Peoria South Village TIF District	Percentage of Peoria South Village TIF District
Single Family	1,731	86.3%
Multi-Family	274	13.7%
Total	2,005*	100.0%*

Source: 2010 American Community Survey (ACS) 5-year estimates

* Numbers may not add due to rounding and a small discrepancy exists between the Total Dwelling Units from the 2010 US Census (2,003) and 2010 American Community Survey (ACS) 5-year estimate (2,005 Units)



Number and Type of Bedrooms

Tables 3, 4, and 5 respectively, describe the distribution of the residential units in the Peoria South Village TIF District by number of bedrooms, kitchen and plumbing facilities, and uninhabited units.

Table 3 shows the estimated number of bedrooms in residential units in the Peoria South Village TIF District. As defined by the Census Bureau, number of bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A residential unit consisting of only one room, such as a one-room efficiency apartment, is classified by definition as having no bedroom.

Table 3: Estimated Number of Bedrooms per Dwelling Unit

Number of Bedrooms	Number of Units within Peoria South Village TIF District	Percentage of Peoria South Village TIF District
0	61	3.0%
1	191	9.5%
2	686	34.2%
3	782	39.0%
4	240	12.0%
5 or more	55	2.7%
Total	2,005	100.0%*

*Source: 2010 American Community Survey (ACS) 5-year estimates
Numbers may not add due to rounding*

Units with Kitchen and Plumbing Facilities

Table 4 shows the estimated number of conventional residential units in the Peoria South Village TIF District with kitchen and plumbing facilities. As defined by the Census Bureau, a unit has complete kitchen facilities when it has all of the following: (1) an installed sink with piped water; (2) a range, cook top and convection or microwave oven, or cook stove; and (3) a refrigerator. All kitchen facilities must be located in the structure. They need not be in the same room. Portable cooking equipment is not considered a range or cook stove. An ice box is not considered to be a refrigerator. As defined by the Census Bureau, complete plumbing facilities include hot and cold piped water, a flush toilet, and a bathtub or shower. All three facilities must be located inside the house, apartment, or mobile home, but not necessarily in the same room. Housing facilities are classified as lacking complete plumbing facilities when any of the three facilities are not present.

Table 4: Estimated Number of Units with Kitchen and Plumbing Facilities

Facility	Number of Units within the Peoria South Village TIF Focus Area which have Facility	Percentage of Peoria South Village TIF Focus Area Total	Number of Units within the Peoria South Village TIF Focus Area which do not have Facility	Percentage of Peoria South Village TIF Focus Area Total
Kitchen	1,811	90.3%	194	9.7%
Plumbing	1,853	92.4%	152	7.6%

Source: 2010 Census, 2010 American Community Survey (ACS) 5-year estimates

Inhabited Units

The occupancy status of the residential units in the Project Area must be determined not less than 45 days prior to the adoption of an ordinance or resolution fixing the time and place for public hearing. The City of Peoria adopted an ordinance fixing the time and place for public hearing on December 11th, 2012, and the occupancy status of the residential units was determined on November 14th, 2012. As of that date, as determined initially by a building-by-building field survey and then confirmed via the 2010 U.S. Census Bureau, an estimated 19.2% of units in Peoria South Village TIF District were determined to be uninhabited. Therefore, 1,631 residential units in the Project Area are assumed to be inhabited, as shown in Table 5:

Table 5: Estimated Number of Inhabited Units

Type of Unit	Inhabited	Vacant	Total
Single Family Home	1,445	286	1,731
Multiple Family Units	186	88	274
Total	1,631	374	2,005

Source: Teska Associates Field Survey and 2010 U.S. Census Bureau

Racial and Ethnic Composition

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units is determined according to the most recent federal census data. As noted, there are an estimated 4,435 residents in the Peoria South Village TIF District. Racial and ethnic composition is available from the 2010 United States Census. Table 6 identifies the residents of the six (6) block groups by their racial and ethnic composition, and estimates the racial and ethnic composition of the estimated 4,435 residents of the Peoria South Village TIF District.

Table 6: Estimated Racial and Ethnic Composition of Residents

	Estimated Number of Residents within Peoria South Village TIF District	Estimated Percentage of Residents within the Peoria South Village TIF District
White Only	934	20.59%
Black or African American Only	3,136	69.13%
American Indian and Alaskan Native Only	18	0.41%
Asian Only	9	0.20%
Native Hawaiian and Other Pacific Islander Only	1	0.02%
Other Single Race	232	5.12%
Two or More Races	206	4.53%
Total	4,536	100.0%*
Hispanic or Latino (Any Race)	14	0.31%

Source: 2010 Census, US Bureau of the Census

* Numbers may not add due to rounding

Economic Composition

Based on the 2012 HUD Income Data, approximately 45.4% of the households within the study area qualify as very low or low income. Approximately 92% of the housing within the Project Area is considered affordable.

Table 7: Study Area Very Low, Low Income, and Moderate Household Income Level and Percentages based on 2012 HUD Median Household Income Data for Peoria Illinois.

	Household Size of 4¹	% of Study Area that Qualifies⁵
Adjusted Median Household Income Level to be Defined as Affordable Housing ²	\$20,750	91.8%
Adjusted Median Household Income Level to be Defined as Very Low Income ³	\$34,550	21.1%
Adjusted Median Household Income Level to be Defined as Low Income ⁴	\$55,300	24.3%

1 Based on HUD's 2012 Median Family Income For a Four-Person Household in Peoria, IL.: \$69,100

2 "Affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30% of the maximum allowable income as stated for such households as defined in this Section.

3 "Very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income for the area are determined from time to time by the United States Department of Housing and Urban Development for purposes of Section 8 of the United States Housing Act of 1937.

4 "Low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50%, but less than 80%, of the median income of the area of residence, adjusted for family size, as such adjusted income and median income for the area are determined from time to time by the United States Department of Housing and Urban Development for purposes of Section 8 of the United States Housing Act of 1937.

5: The percentages of the study area households that qualify as extremely low, very low, and low income were determined by totaling the total number of households in the study area who earn less than the defined very low, low, and median threshold then dividing such number by the total number of households in the study area. The percentages are based on the economic data of the 2010 U.S. Census American Community Survey (ACS 5-year estimate). The 2010 American Community Survey Census data is the most accurate census data as of October 25th, 2012.

PART II: RELOCATION PLANS

The Act specifies that the second part of a housing impact study must:

...identify the inhabited residential units in the proposed redevelopment project area that are to be or may be removed. If inhabited residential units are to be removed, then the housing impact study shall identify (i) the number and location of those units that will or may be removed, (ii) the municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed, (iii) the availability of replacement housing for those residents whose residences are to be removed, and shall identify the type, location, and cost of the housing, and (iv) the type and extent of relocation assistance to be provided.

Residential Units Which May be Displaced

The Redevelopment Plan indicates that no inhabited residential units are targeted for acquisition at this time. However, residential units may be displaced from the Peoria South Village TIF District in order to facilitate potential redevelopment opportunities. The most likely areas for redevelopment of existing residential units would be along the edges of the TIF, particularly within the Western Avenue corridor or within the key neighborhood nodes identified in the Heart of Peoria Plan. The removal of any of these buildings containing residential units and any displacement of residents of inhabited units will be done so within the intent of the Peoria TIF South Village District Redevelopment Plan. These units, if displaced, are likely to be displaced over time throughout the life of the Redevelopment Plan.

Availability of Replacement Housing

According to data in the 2010 United States Census, approximately 34.1% of housing units in the Peoria South Village TIF District are owner occupied. Conversely, approximately 46.7% of housing units in the Peoria South Village TIF District are renter occupied. The remaining 19.2% of units are vacant. Therefore, both for-sale and for-rent units are considered for potential replacement housing.

Table 8: Owner vs. Renter Occupancy

	Number	Percentage
Total Housing Units	2,005	100 %
Owner Occupied	686	34.1 %
Renter Occupied	936	46.7 %
Vacant	385	19.2 %

Source: 2010 Census, US Bureau of the Census

Given the number of vacant housing units within the Project Area, it is certainly possible that any needed relocation could occur within the area, and with approximately 92% of the housing within the neighborhood being affordable, it appears there is an adequate supply of local alternative housing. In addition to the potential for relocation within the Project Areas, real estate listings were examined in areas in proximity to the Peoria South Village TIF District (generally in the South Peoria area, both east and west of the proposed TIF District). The median sales price for the Zip Code 60105 (area code for the Peoria South Village TIF District) for August to September 2012 was \$36,000. Listings were obtained for homes with list prices approximately equivalent to the market values of homes which may be displaced (\$40,000 and below). The location, type, and cost of a sample of possible replacement housing units in these areas are shown in Table 10 and 11. The information presented is based on classified advertisements from the *Peoria*

Star Journal, Trulia.com, Apartments.com and Craigslist.com during November 2012. If relocation for displaced residents of the Peoria South Village TIF District is required, there are similar priced single-family homes and rental units available both within and in the immediate vicinity.

Table 9: Real Estate for Sale near Peoria South Village TIF District Vicinity

Housing Type	Location	Price
5 Bedroom Single Family Home	212 DuSable	\$30,000
4 Bedroom Single Family Home	817 S. Helen	\$ 16,900
1 Bedroom Single Family Home	1026 S. Blaine Street	\$19,000
3 Bedroom Single Family Home	1211 W. John H. Gwynn Ave.	\$16,900
5 Bedroom Single Family Home	1619 W. Martin	\$25,000
2 Bedroom Single Family Home	2131 W. Ann Street	\$30,000

Source: Peoria Star Journal, Trulia.com, Apartments.com and Craigslist.com

Table 10: Real Estate for Rent Near Peoria South Village TIF District Vicinity

Housing Type	Location	Rent
2/3 Bedroom Apartments	601 Garrett Ave. (Cityscape Apts.)	\$629 - \$729
3 Bedroom Townhome	312 S. Merriman (1,250 to 1,650 sq. ft.)	\$720 - \$850
4 Bedroom House	1803 Arago Street	\$650
2 Bedroom Townhouse	2905 W. Ann Street	\$525
4 Bedroom House	2120 W. Howett	\$700
1/2 Bedroom Apartments	112 E. Hines St.	\$480
1 / 2 Bedroom Apartments	891 W. Crestwood (Corner Stone Apts.)	\$550

Source: Peoria Star Journal, Trulia.com, and Apartments.com

City's Plans for Relocation Assistance and Type and Extent of Relocation Assistance

The City of Peoria may provide relocation assistance to residents displaced by this Redevelopment Plan. Such assistance may include reimbursement for actual reasonable expenses for moving, including real estate transaction costs up to 8% of the value of the replacement housing unit.

In addition, to the extent that any removal or displacement will affect households of low-income and very low-income persons, the City will provide affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations there under, including the eligibility criteria. Affordable housing may either be existing or newly constructed housing and the City shall make a good faith effort to ensure that the affordable housing is located in or near the Focus Area. For the purposes of this Housing Impact Study, A low-income households@, A very low-income households@, and A affordable housing@ shall have the meanings set forth in the Illinois Affordable Housing Act. As of the date of this Redevelopment Plan, these statutory terms have the following meaning: (i) "low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development ("HUD") for purposes of Section 8 of the United States Housing Act of 1937 ("Section 8"); (ii) "very low-income household" means a single person, family, or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD for the purposes of Section 8 of the United States Housing Act of

1937; and (iii) “affordable housing” means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

APPENDIX "C" PROJECT AREA PIN LIST

PIN	2011 EAV						
1807432008	\$2,630	1807483011	\$480	1808178007	\$5,970	1808183008	\$6,010
1807432010	\$1,840	1807483012	\$5,920	1808178008	\$410	1808183009	\$5,350
1807432011	\$10,630	1807483015	\$32,330	1808178009	\$4,360	1808183010	\$8,910
1807432012	\$1,540	1807483016	\$31,370	1808179004	\$0	1808183013	\$6,950
1807432013	\$11,740	1807483017	\$620	1808179005	\$0	1808183014	\$720
1807432015	\$1,260	1807483018	\$540	1808179007	\$0	1808183015	\$720
1807433015	\$8,410	1807483019	\$630	1808179008	\$0	1808183016	\$5,240
1807433031	\$7,850	1807483020	\$5,990	1808179009	\$0	1808183017	\$5,690
1807433032	\$10,600	1807483021	\$600	1808180001	\$7,290	1808183018	\$4,680
1807433033	\$9,950	1807483022	\$4,310	1808180002	\$8,770	1808183019	\$850
1807433034	\$11,840	1807483023	\$4,490	1808180003	\$7,330	1808184001	\$12,340
1807433035	\$9,390	1807483024	\$4,880	1808180004	\$6,920	1808184002	\$4,040
1807433039	\$14,660	1807483025	\$4,190	1808180005	\$8,050	1808184006	\$4,980
1807480029	\$23,330	1807483026	\$2,850	1808180006	\$6,370	1808184008	\$390
1807480030	\$10,700	1807483027	\$2,260	1808180007	\$7,300	1808184009	\$390
1807480031	\$6,340	1807483028	\$5,390	1808180008	\$510	1808184010	\$7,850
1807480032	\$6,880	1807483029	\$6,140	1808180009	\$9,960	1808184011	\$320
1807481028	\$13,980	1807483030	\$200	1808180010	\$6,180	1808184012	\$450
1807481029	\$57,190	1807483031	\$5,730	1808180011	\$790	1808184013	\$3,130
1807481030	\$28,390	1807483032	\$4,710	1808180012	\$510	1808184014	\$9,960
1807482015	\$7,030	1807483033	\$2,010	1808180013	\$600	1808184015	\$9,960
1807482016	\$7,010	1807483038	\$21,110	1808181001	\$4,280	1808185001	\$0
1807482017	\$3,760	1807483040	\$10,480	1808181002	\$690	1808185002	\$0
1807482018	\$4,880	1807483041	\$480	1808181003	\$3,690	1808185003	\$0
1807482019	\$3,610	1807483042	\$9,880	1808181004	\$5,590	1808185004	\$0
1807482020	\$4,800	1807483043	\$45,610	1808181005	\$3,770	1808185005	\$0
1807482021	\$3,150	1808157001	\$0	1808181006	\$490	1808185006	\$0
1807482022	\$480	1808157002	\$0	1808181007	\$510	1808185007	\$0
1807482023	\$4,130	1808158001	\$0	1808181008	\$6,680	1808185008	\$0
1807482024	\$4,450	1808158002	\$220	1808181009	\$6,360	1808185009	\$0
1807482025	\$480	1808158003	\$490	1808182001	\$0	1808185010	\$0
1807482027	\$8,790	1808158004	\$5,460	1808182002	\$0	1808185011	\$4,710
1807482028	\$1,630	1808158005	\$780	1808182003	\$0	1808185012	\$380
1807482029	\$5,920	1808158006	\$580	1808182006	\$6,240	1808186004	\$380
1807482030	\$5,710	1808158007	\$6,420	1808182007	\$7,630	1808186005	\$4,720
1807482031	\$4,800	1808158008	\$12,720	1808182008	\$300	1808186006	\$8,070
1807482032	\$4,380	1808177001	\$7,260	1808182010	\$5,690	1808186007	\$8,710
1807482033	\$3,700	1808177002	\$560	1808182011	\$7,970	1808186008	\$11,120
1807482034	\$6,420	1808177003	\$11,540	1808182012	\$7,140	1808186009	\$1,640
1807482035	\$7,590	1808177004	\$0	1808182013	\$8,230	1808186010	\$810
1807482042	\$0	1808177005	\$0	1808182014	\$8,630	1808186011	\$3,990
1807483001	\$6,690	1808177006	\$590	1808182015	\$8,300	1808186012	\$380
1807483002	\$580	1808177007	\$9,590	1808182018	\$4,980	1808186013	\$3,890
1807483004	\$6,660	1808177008	\$8,800	1808182019	\$0	1808186014	\$6,970
1807483005	\$6,380	1808178001	\$7,890	1808182021	\$5,080	1808186015	\$6,760
1807483006	\$6,730	1808178002	\$5,210	1808183001	\$5,690	1808186016	\$480
1807483007	\$480	1808178003	\$6,880	1808183002	\$4,800	1808186017	\$480
1807483008	\$480	1808178004	\$9,270	1808183003	\$710	1808186018	\$480
1807483009	\$6,840	1808178005	\$7,340	1808183004	\$560	1808186019	\$4,350
1807483010	\$7,540	1808178006	\$440	1808183005	\$4,750	1808186020	\$4,110

APPENDIX "C" PROJECT AREA PIN LIST

PIN	2011 EAV						
1808186021	\$4,800	1808207017	\$6,350	1808251037	\$4,310	1808256005	\$8,070
1808186022	\$11,290	1808207018	\$530	1808251042	\$2,700	1808256006	\$330
1808187001	\$4,640	1808207019	\$490	1808251045	\$9,880	1808256007	\$8,070
1808187002	\$560	1808207020	\$530	1808251046	\$8,690	1808256008	\$390
1808187003	\$5,480	1808207021	\$4,990	1808251047	\$670	1808256009	\$970
1808187004	\$5,390	1808207022	\$7,680	1808251048	\$11,190	1808256010	\$8,070
1808187005	\$480	1808207023	\$510	1808251049	\$0	1808256011	\$490
1808187006	\$5,570	1808207024	\$8,080	1808252003	\$660	1808256012	\$8,070
1808187007	\$7,600	1808207025	\$510	1808252004	\$460	1808256013	\$380
1808187008	\$4,690	1808207026	\$8,080	1808252005	\$5,550	1808256014	\$490
1808187009	\$6,150	1808207027	\$8,080	1808252008	\$5,580	1808256015	\$1,210
1808187012	\$4,040	1808207028	\$0	1808252009	\$5,050	1808256016	\$0
1808187013	\$3,660	1808207029	\$8,070	1808252010	\$510	1808256017	\$490
1808187014	\$520	1808207030	\$8,070	1808252011	\$5,060	1808256018	\$490
1808187015	\$490	1808207031	\$450	1808252012	\$10,000	1808256019	\$5,340
1808187016	\$490	1808207032	\$8,070	1808252013	\$6,740	1808256020	\$4,530
1808187017	\$3,710	1808207033	\$8,070	1808253003	\$410	1808256021	\$390
1808187019	\$0	1808207034	\$4,880	1808253004	\$360	1808256022	\$4,740
1808188001	\$3,470	1808207035	\$450	1808253005	\$360	1808256023	\$390
1808188002	\$360	1808207036	\$0	1808253006	\$0	1808256024	\$390
1808188003	\$4,500	1808251001	\$0	1808253007	\$8,070	1808256025	\$3,540
1808188004	\$8,030	1808251002	\$0	1808253008	\$390	1808256026	\$3,320
1808188005	\$3,810	1808251006	\$0	1808253011	\$4,370	1808256027	\$12,910
1808188006	\$6,040	1808251007	\$4,390	1808253012	\$7,100	1808256028	\$610
1808188007	\$4,460	1808251008	\$5,000	1808253013	\$230	1808257001	\$5,670
1808188008	\$4,470	1808251009	\$480	1808253014	\$6,630	1808257002	\$430
1808188009	\$7,520	1808251010	\$480	1808253015	\$340	1808257003	\$360
1808188010	\$360	1808251011	\$7,110	1808253016	\$3,920	1808257005	\$0
1808188013	\$5,620	1808251012	\$3,940	1808253017	\$9,970	1808257006	\$360
1808188014	\$480	1808251013	\$4,960	1808253018	\$9,970	1808257007	\$310
1808188015	\$8,740	1808251014	\$510	1808254001	\$4,700	1808257008	\$310
1808206001	\$360	1808251015	\$4,670	1808254002	\$480	1808257009	\$4,550
1808206002	\$5,780	1808251016	\$5,370	1808254003	\$6,090	1808257010	\$4,700
1808206003	\$600	1808251017	\$3,550	1808254004	\$460	1808257011	\$7,890
1808206004	\$710	1808251018	\$1,350	1808254005	\$5,560	1808257012	\$6,390
1808206005	\$5,810	1808251019	\$3,140	1808254006	\$480	1808257013	\$4,270
1808207001	\$0	1808251020	\$540	1808254007	\$560	1808257014	\$5,060
1808207002	\$4,830	1808251021	\$490	1808254008	\$2,690	1808257015	\$410
1808207003	\$2,700	1808251022	\$4,560	1808254009	\$1,090	1808257016	\$5,040
1808207006	\$0	1808251023	\$3,670	1808254011	\$7,650	1808257017	\$490
1808207007	\$14,150	1808251027	\$5,540	1808255001	\$700	1808257018	\$490
1808207008	\$580	1808251028	\$5,510	1808255002	\$8,110	1808257020	\$3,800
1808207009	\$490	1808251029	\$480	1808255003	\$4,950	1808257021	\$6,610
1808207010	\$0	1808251030	\$480	1808255004	\$7,160	1808257022	\$790
1808207011	\$0	1808251031	\$700	1808255005	\$480	1808257023	\$350
1808207012	\$15,470	1808251032	\$3,760	1808255006	\$490	1808257024	\$350
1808207013	\$0	1808251033	\$3,400	1808255007	\$360	1808257025	\$190
1808207014	\$5,390	1808251034	\$3,030	1808255012	\$560	1808257026	\$380
1808207015	\$480	1808251035	\$490	1808256003	\$360	1808258001	\$8,070
1808207016	\$560	1808251036	\$490	1808256004	\$360	1808258002	\$450

APPENDIX "C" PROJECT AREA PIN LIST

PIN	2011 EAV						
1808258003	\$8,060	1808263003	\$5,080	1808276001	\$5,320	1808284008	\$0
1808258004	\$6,580	1808263004	\$3,380	1808276002	\$0	1808302001	\$4,660
1808258005	\$490	1808263005	\$4,210	1808276003	\$5,730	1808302002	\$2,520
1808258006	\$7,260	1808263006	\$450	1808276004	\$4,910	1808303001	\$450
1808258007	\$4,590	1808263010	\$5,600	1808276005	\$620	1808303002	\$450
1808258008	\$8,350	1808263011	\$8,070	1808276006	\$4,010	1808303003	\$660
1808258009	\$6,020	1808263012	\$8,070	1808276007	\$4,430	1808303004	\$450
1808259003	\$4,780	1808263013	\$7,420	1808276008	\$0	1808303005	\$6,280
1808259004	\$4,740	1808263016	\$440	1808276009	\$0	1808303006	\$4,150
1808259006	\$6,150	1808263017	\$480	1808276010	\$0	1808303007	\$4,150
1808259007	\$5,550	1808263018	\$13,600	1808276011	\$14,440	1808303008	\$530
1808259008	\$7,050	1808263019	\$14,850	1808276012	\$12,450	1808303009	\$450
1808259010	\$4,630	1808263020	\$14,140	1808276013	\$0	1808303010	\$4,600
1808259011	\$710	1808264001	\$4,040	1808276014	\$0	1808303011	\$4,930
1808259012	\$6,310	1808264002	\$280	1808276017	\$0	1808303014	\$660
1808259013	\$180	1808264003	\$2,070	1808276018	\$660	1808303015	\$450
1808259014	\$3,450	1808264004	\$400	1808276019	\$17,620	1808303016	\$4,180
1808259015	\$5,650	1808264005	\$600	1808276020	\$0	1808303017	\$5,830
1808259016	\$6,580	1808264006	\$420	1808280001	\$9,610	1808304007	\$330
1808259017	\$13,670	1808264007	\$420	1808280002	\$4,330	1808304008	\$6,260
1808260001	\$8,070	1808264008	\$390	1808280003	\$4,130	1808304009	\$760
1808260002	\$310	1808264009	\$390	1808280004	\$240	1808304010	\$380
1808260003	\$300	1808264010	\$9,970	1808280005	\$5,850	1808304011	\$380
1808260004	\$14,410	1808264011	\$740	1808280006	\$3,700	1808304012	\$330
1808260005	\$490	1808264012	\$8,070	1808280010	\$0	1808304013	\$5,480
1808260006	\$490	1808264013	\$8,070	1808280011	\$2,260	1808304021	\$450
1808260007	\$490	1808264014	\$4,510	1808280014	\$11,840	1808304022	\$4,460
1808260008	\$350	1808264015	\$600	1808280015	\$6,010	1808304024	\$4,860
1808260009	\$710	1808264019	\$2,050	1808280016	\$8,420	1808304025	\$3,980
1808260010	\$6,060	1808265001	\$5,240	1808280022	\$97,920	1808304026	\$450
1808260011	\$490	1808265002	\$490	1808280023	\$0	1808304027	\$4,690
1808260012	\$270	1808265003	\$5,890	1808280024	\$350	1808304028	\$450
1808260013	\$0	1808265004	\$710	1808280025	\$0	1808304029	\$260,980
1808261001	\$560	1808265005	\$9,450	1808280026	\$0	1808304030	\$210
1808261002	\$330	1808265006	\$5,650	1808283001	\$37,640	1808304031	\$5,420
1808261003	\$7,070	1808265007	\$460	1808283003	\$6,150	1808305003	\$9,020
1808261004	\$2,480	1808265008	\$2,840	1808283004	\$370	1808305004	\$6,990
1808261005	\$490	1808265009	\$4,100	1808283005	\$3,390	1808305005	\$5,220
1808261006	\$680	1808265010	\$5,290	1808283006	\$4,080	1808305006	\$8,080
1808261007	\$480	1808265011	\$9,020	1808283007	\$3,570	1808305007	\$4,100
1808261008	\$490	1808265012	\$7,000	1808283008	\$3,160	1808305008	\$450
1808261009	\$710	1808265013	\$0	1808283009	\$0	1808305009	\$450
1808261013	\$8,180	1808265017	\$880	1808283010	\$0	1808305010	\$450
1808261014	\$410	1808266001	\$7,510	1808283011	\$6,950	1808305011	\$9,980
1808262001	\$9,970	1808266002	\$4,130	1808283012	\$20,330	1808305012	\$2,530
1808262002	\$490	1808266003	\$8,650	1808284001	\$0	1808305013	\$4,780
1808262003	\$5,080	1808266004	\$5,830	1808284002	\$0	1808305014	\$5,210
1808262006	\$6,670	1808266005	\$420	1808284003	\$0	1808305015	\$5,940
1808263001	\$5,380	1808266006	\$350	1808284004	\$0	1808305016	\$7,040
1808263002	\$6,020	1808266007	\$320	1808284005	\$0	1808305017	\$12,810

APPENDIX "C" PROJECT AREA PIN LIST

PIN	2011 EAV						
1808305018	\$380	1808308009	\$9,980	1808310014	\$5,060	1808326040	\$4,210
1808305019	\$480	1808308010	\$9,270	1808310015	\$5,770	1808326041	\$450
1808305020	\$2,020	1808308011	\$4,770	1808310016	\$7,780	1808326042	\$7,720
1808305021	\$450	1808308012	\$3,910	1808310017	\$4,460	1808327003	\$4,030
1808305022	\$6,030	1808308013	\$710	1808310018	\$490	1808327006	\$4,790
1808305023	\$2,320	1808308014	\$7,510	1808310019	\$6,880	1808327007	\$4,540
1808305024	\$4,700	1808309001	\$7,050	1808310020	\$4,990	1808327008	\$6,310
1808305025	\$450	1808309002	\$460	1808310021	\$4,570	1808327009	\$4,100
1808305026	\$4,420	1808309003	\$5,310	1808310022	\$6,390	1808327012	\$4,320
1808305027	\$4,270	1808309004	\$7,840	1808310023	\$450	1808327013	\$450
1808305029	\$0	1808309005	\$8,320	1808310024	\$3,990	1808327014	\$4,750
1808305030	\$5,050	1808309006	\$1,160	1808310025	\$5,030	1808327015	\$4,850
1808305031	\$5,230	1808309007	\$5,680	1808310026	\$460	1808327016	\$4,110
1808305032	\$6,400	1808309008	\$7,220	1808310027	\$5,560	1808327017	\$450
1808305033	\$2,960	1808309009	\$5,700	1808310028	\$690	1808327018	\$450
1808305034	\$50	1808309010	\$4,810	1808310029	\$6,770	1808327021	\$3,660
1808305035	\$17,620	1808309011	\$4,410	1808310030	\$470	1808327022	\$450
1808306001	\$3,840	1808309012	\$4,670	1808326001	\$0	1808327023	\$6,650
1808306002	\$0	1808309013	\$660	1808326002	\$0	1808327024	\$5,620
1808306003	\$0	1808309014	\$6,640	1808326003	\$0	1808327028	\$660
1808306004	\$0	1808309017	\$5,340	1808326004	\$0	1808327032	\$450
1808306005	\$0	1808309018	\$7,310	1808326005	\$5,430	1808327033	\$760
1808306006	\$0	1808309019	\$6,380	1808326006	\$5,880	1808327034	\$450
1808306007	\$600	1808309020	\$6,770	1808326007	\$450	1808327035	\$450
1808306008	\$6,740	1808309021	\$6,400	1808326008	\$450	1808327036	\$450
1808306009	\$6,050	1808309022	\$5,800	1808326009	\$2,530	1808327037	\$3,910
1808306010	\$3,460	1808309023	\$450	1808326010	\$460	1808327038	\$3,710
1808306011	\$4,580	1808309024	\$7,190	1808326011	\$2,700	1808327042	\$5,450
1808306012	\$6,560	1808309025	\$5,890	1808326012	\$2,330	1808327043	\$610
1808306013	\$8,710	1808309026	\$4,880	1808326013	\$430	1808327044	\$6,700
1808307001	\$5,050	1808309027	\$6,260	1808326014	\$2,700	1808327046	\$3,630
1808307002	\$700	1808309028	\$5,990	1808326017	\$5,410	1808327047	\$6,990
1808307003	\$4,040	1808309029	\$4,770	1808326021	\$0	1808327048	\$3,420
1808307004	\$4,620	1808309030	\$8,720	1808326022	\$6,020	1808327049	\$670
1808307005	\$450	1808309031	\$10,640	1808326023	\$1,210	1808327050	\$3,220
1808307006	\$6,740	1808309032	\$450	1808326024	\$4,820	1808328001	\$450
1808307008	\$4,280	1808309033	\$9,660	1808326025	\$4,480	1808328002	\$7,010
1808307009	\$660	1808310001	\$6,920	1808326026	\$660	1808328003	\$4,690
1808307010	\$5,700	1808310002	\$5,860	1808326027	\$4,610	1808328004	\$5,710
1808307011	\$360	1808310003	\$5,000	1808326028	\$9,630	1808328005	\$4,940
1808307012	\$8,050	1808310004	\$5,550	1808326029	\$450	1808328006	\$3,900
1808307013	\$8,050	1808310005	\$1,120	1808326030	\$5,250	1808328007	\$6,180
1808308001	\$0	1808310006	\$6,700	1808326031	\$4,120	1808328008	\$8,890
1808308002	\$6,500	1808310007	\$4,810	1808326032	\$4,180	1808328009	\$460
1808308003	\$5,930	1808310008	\$6,360	1808326033	\$4,620	1808328010	\$5,570
1808308004	\$4,840	1808310009	\$6,070	1808326034	\$760	1808328011	\$5,120
1808308005	\$4,750	1808310010	\$6,270	1808326035	\$760	1808328012	\$460
1808308006	\$5,640	1808310011	\$5,090	1808326036	\$3,310	1808328013	\$670
1808308007	\$5,760	1808310012	\$4,300	1808326037	\$660	1808328014	\$8,070
1808308008	\$6,000	1808310013	\$6,330	1808326038	\$6,130	1808328015	\$8,070

APPENDIX "C" PROJECT AREA PIN LIST

PIN	2011 EAV						
1808328016	\$7,720	1808331010	\$7,460	1808332037	\$320	1808351005	\$460
1808328017	\$5,840	1808331011	\$550	1808332038	\$310	1808351006	\$560
1808328018	\$5,390	1808331012	\$4,450	1808332039	\$650	1808351007	\$4,860
1808328019	\$4,210	1808331013	\$0	1808332040	\$4,560	1808351008	\$450
1808328020	\$6,120	1808331014	\$2,060	1808332041	\$640	1808351009	\$4,620
1808328021	\$3,170	1808331015	\$460	1808332042	\$6,910	1808351010	\$4,150
1808328022	\$4,430	1808331016	\$4,770	1808332044	\$8,080	1808351011	\$480
1808328023	\$660	1808331017	\$450	1808332045	\$7,950	1808351012	\$6,370
1808328024	\$3,680	1808331018	\$4,650	1808332047	\$760	1808351013	\$480
1808328025	\$3,590	1808331021	\$4,690	1808332048	\$6,760	1808351014	\$5,070
1808328026	\$2,660	1808331022	\$1,710	1808332049	\$4,560	1808351015	\$4,630
1808328029	\$0	1808331023	\$5,140	1808332050	\$30	1808351016	\$3,300
1808329002	\$0	1808331024	\$4,400	1808333002	\$7,930	1808351017	\$5,050
1808330001	\$4,250	1808331025	\$450	1808333005	\$450	1808351018	\$480
1808330002	\$5,050	1808331026	\$10,350	1808333006	\$5,080	1808351019	\$5,570
1808330003	\$660	1808331027	\$5,790	1808333007	\$4,680	1808351020	\$4,890
1808330004	\$3,410	1808331028	\$6,950	1808333008	\$5,400	1808351021	\$5,030
1808330005	\$450	1808331029	\$5,020	1808333009	\$320	1808351022	\$5,630
1808330006	\$4,150	1808331030	\$5,510	1808333010	\$510	1808351023	\$6,090
1808330007	\$4,210	1808331031	\$5,410	1808333011	\$4,270	1808351024	\$4,710
1808330008	\$3,640	1808331032	\$3,790	1808333012	\$320	1808351025	\$510
1808330009	\$5,770	1808331033	\$10,970	1808333013	\$1,990	1808351026	\$3,850
1808330010	\$5,250	1808331034	\$3,820	1808333014	\$310	1808351027	\$5,380
1808330011	\$3,590	1808331035	\$210	1808333015	\$3,450	1808351028	\$10,470
1808330012	\$7,360	1808331036	\$300	1808333016	\$310	1808351029	\$8,070
1808330013	\$660	1808331037	\$7,530	1808333017	\$3,150	1808351030	\$8,070
1808330014	\$8,580	1808331038	\$6,120	1808333018	\$870	1808351031	\$8,070
1808330015	\$6,190	1808332001	\$5,200	1808333019	\$7,820	1808351032	\$450
1808330016	\$14,040	1808332006	\$5,160	1808333020	\$5,860	1808351033	\$4,730
1808330017	\$6,190	1808332012	\$450	1808333021	\$4,460	1808351034	\$6,170
1808330018	\$0	1808332013	\$450	1808333022	\$460	1808351035	\$4,070
1808330019	\$8,080	1808332014	\$450	1808333023	\$4,560	1808351036	\$5,490
1808330020	\$9,980	1808332015	\$660	1808333027	\$480	1808351037	\$6,310
1808330021	\$9,980	1808332016	\$4,280	1808333028	\$6,400	1808351038	\$4,050
1808330022	\$760	1808332017	\$3,640	1808333029	\$520	1808351039	\$4,010
1808330023	\$4,570	1808332018	\$440	1808333030	\$4,860	1808351040	\$4,750
1808330024	\$670	1808332019	\$720	1808333031	\$3,970	1808351041	\$910
1808330025	\$4,310	1808332020	\$4,080	1808333032	\$3,670	1808351042	\$9,970
1808330028	\$0	1808332021	\$5,360	1808333033	\$450	1808351043	\$4,770
1808330029	\$0	1808332026	\$6,300	1808333034	\$310	1808351046	\$4,330
1808330030	\$0	1808332027	\$310	1808333035	\$260	1808351047	\$4,990
1808330031	\$0	1808332028	\$6,160	1808333036	\$490	1808351050	\$5,090
1808330032	\$0	1808332029	\$310	1808333037	\$9,980	1808351051	\$8,080
1808331001	\$9,970	1808332030	\$310	1808333038	\$5,430	1808351052	\$8,480
1808331002	\$280	1808332031	\$410	1808333039	\$2,820	1808351053	\$6,230
1808331003	\$5,020	1808332032	\$630	1808333040	\$290	1808351054	\$5,500
1808331004	\$4,410	1808332033	\$5,400	1808351001	\$0	1808351055	\$460
1808331005	\$6,720	1808332034	\$5,810	1808351002	\$6,420	1808351056	\$7,140
1808331006	\$5,100	1808332035	\$310	1808351003	\$670	1808351057	\$5,340
1808331007	\$5,350	1808332036	\$310	1808351004	\$460	1808351058	\$460

APPENDIX "C" PROJECT AREA PIN LIST

PIN	2011 EAV	PIN	2011 EAV	PIN	2011 EAV	PIN	2011 EAV
1808351059	\$4,020	1808353017	\$4,980	1808355023	\$6,450	1808357011	\$6,850
1808351060	\$8,080	1808353018	\$450	1808355024	\$5,350	1808357012	\$690
1808351061	\$5,180	1808353019	\$4,750	1808355025	\$450	1808357013	\$5,170
1808351062	\$5,180	1808353020	\$660	1808355026	\$460	1808357014	\$8,020
1808352001	\$14,020	1808353021	\$4,730	1808355029	\$5,640	1808357015	\$2,090
1808352002	\$340	1808353022	\$8,900	1808355030	\$5,800	1808357016	\$4,120
1808352003	\$5,850	1808353023	\$6,490	1808355031	\$6,580	1808357017	\$6,030
1808352004	\$5,820	1808353024	\$7,960	1808355032	\$0	1808357018	\$3,630
1808352005	\$10,690	1808353025	\$6,570	1808355033	\$4,830	1808357019	\$4,190
1808352006	\$39,730	1808353026	\$5,700	1808356001	\$9,970	1808357020	\$8,310
1808352007	\$5,230	1808353027	\$5,040	1808356002	\$6,440	1808357021	\$4,540
1808352008	\$5,780	1808353028	\$3,860	1808356003	\$6,730	1808357022	\$5,930
1808352009	\$5,590	1808353029	\$5,860	1808356004	\$5,230	1808357023	\$4,610
1808352010	\$450	1808353031	\$12,520	1808356005	\$5,450	1808357024	\$4,370
1808352011	\$6,670	1808354001	\$50,390	1808356006	\$6,900	1808357025	\$0
1808352012	\$5,560	1808354006	\$390	1808356009	\$460	1808357026	\$7,980
1808352013	\$450	1808354007	\$6,410	1808356010	\$460	1808376001	\$4,270
1808352014	\$5,750	1808354008	\$5,330	1808356011	\$430	1808376002	\$3,950
1808352015	\$8,580	1808354009	\$5,480	1808356012	\$430	1808376003	\$4,950
1808352016	\$8,750	1808354010	\$7,620	1808356013	\$440	1808376004	\$4,490
1808352017	\$11,940	1808354011	\$6,850	1808356014	\$4,700	1808376005	\$3,030
1808352018	\$4,560	1808354014	\$4,360	1808356015	\$8,080	1808376006	\$3,690
1808352019	\$5,580	1808354015	\$4,350	1808356016	\$6,890	1808376007	\$6,040
1808352020	\$130	1808354016	\$4,250	1808356017	\$330	1808376008	\$5,520
1808352021	\$5,740	1808354017	\$7,550	1808356018	\$3,870	1808376009	\$6,480
1808352022	\$7,190	1808354018	\$85,240	1808356019	\$4,790	1808376010	\$5,300
1808352025	\$5,630	1808354022	\$47,730	1808356020	\$10,330	1808376011	\$4,980
1808352026	\$5,500	1808354024	\$135,880	1808356023	\$6,770	1808376012	\$870
1808352027	\$4,780	1808355001	\$6,460	1808356024	\$5,610	1808376013	\$6,750
1808352028	\$7,460	1808355002	\$7,510	1808356025	\$7,480	1808376014	\$8,070
1808352029	\$4,920	1808355003	\$480	1808356026	\$520	1808377001	\$5,740
1808352030	\$5,180	1808355004	\$6,210	1808356027	\$5,340	1808377002	\$6,270
1808352031	\$6,740	1808355005	\$5,230	1808356028	\$290	1808377003	\$11,590
1808352032	\$5,860	1808355006	\$6,060	1808356029	\$5,250	1808377004	\$460
1808352033	\$5,950	1808355007	\$460	1808356030	\$450	1808377005	\$5,580
1808352034	\$6,040	1808355008	\$5,340	1808356031	\$4,470	1808377006	\$6,050
1808353001	\$43,230	1808355009	\$7,060	1808356032	\$5,840	1808377007	\$8,070
1808353002	\$5,300	1808355010	\$7,880	1808356033	\$390	1808377008	\$8,070
1808353003	\$470	1808355011	\$460	1808356034	\$4,760	1808377009	\$4,860
1808353004	\$4,910	1808355012	\$6,060	1808356035	\$12,100	1808377010	\$6,540
1808353005	\$5,670	1808355013	\$5,830	1808357001	\$3,870	1808377011	\$3,230
1808353006	\$5,330	1808355014	\$5,790	1808357002	\$5,140	1808377012	\$3,660
1808353007	\$7,530	1808355015	\$7,640	1808357003	\$6,890	1808377013	\$510
1808353008	\$6,830	1808355016	\$6,560	1808357004	\$6,270	1808378001	\$460
1808353009	\$710	1808355017	\$7,210	1808357005	\$6,970	1808378002	\$4,520
1808353010	\$6,080	1808355018	\$6,390	1808357006	\$470	1808378003	\$4,290
1808353011	\$7,950	1808355019	\$5,290	1808357007	\$4,260	1808378004	\$5,710
1808353012	\$8,720	1808355020	\$6,400	1808357008	\$8,790	1808378005	\$0
1808353013	\$7,300	1808355021	\$2,230	1808357009	\$460	1808378007	\$3,740
1808353014	\$23,510	1808355022	\$5,770	1808357010	\$6,970	1808378009	\$0

APPENDIX "C" PROJECT AREA PIN LIST

PIN	2011 EAV	PIN	2011 EAV	PIN	2011 EAV	PIN	2011 EAV
1808378011	\$4,980	1808381003	\$2,400	1808382027	\$4,430	1808386008	\$3,520
1808378014	\$640	1808381004	\$4,920	1808382028	\$7,730	1808386009	\$450
1808378015	\$3,750	1808381005	\$3,780	1808382029	\$450	1808386010	\$450
1808378016	\$0	1808381008	\$5,470	1808382030	\$6,360	1808386011	\$450
1808378020	\$0	1808381009	\$5,290	1808382031	\$7,620	1808386012	\$510
1808378021	\$590	1808381010	\$790	1808382032	\$0	1808386013	\$450
1808378022	\$0	1808381011	\$4,450	1808382033	\$8,950	1808386014	\$5,310
1808379001	\$32,030	1808381014	\$1,730	1808383001	\$234,360	1808386015	\$730
1808379002	\$25,770	1808381015	\$3,060	1808383002	\$1,080	1808386018	\$460
1808379003	\$30,220	1808381016	\$440	1808383003	\$1,080	1808386019	\$5,370
1808380001	\$5,670	1808381017	\$450	1808383004	\$1,080	1808386020	\$3,500
1808380002	\$450	1808381018	\$3,290	1808383005	\$1,080	1808386021	\$270
1808380003	\$5,830	1808381019	\$5,380	1808383006	\$1,100	1808386022	\$8,070
1808380004	\$2,630	1808381020	\$6,000	1808383008	\$1,080	1808386023	\$0
1808380005	\$450	1808381021	\$6,300	1808383009	\$1,080	1808387001	\$4,780
1808380006	\$450	1808381022	\$5,240	1808383010	\$500	1808387002	\$420
1808380007	\$450	1808381023	\$8,060	1808383011	\$560	1808387003	\$5,400
1808380008	\$5,180	1808381024	\$8,010	1808384001	\$410	1808387004	\$450
1808380009	\$4,150	1808381025	\$4,320	1808384002	\$4,790	1808387005	\$3,030
1808380010	\$440	1808381028	\$640	1808384003	\$410	1808387006	\$3,350
1808380011	\$4,470	1808381029	\$510	1808384004	\$0	1808387007	\$450
1808380012	\$430	1808381030	\$510	1808384005	\$8,070	1808387008	\$5,310
1808380013	\$440	1808381034	\$1,380	1808384006	\$8,070	1808387009	\$1,910
1808380014	\$440	1808381035	\$5,960	1808384007	\$5,560	1808387010	\$5,100
1808380015	\$3,950	1808381036	\$5,550	1808384008	\$5,580	1808387011	\$0
1808380016	\$1,260	1808381039	\$750	1808384009	\$6,040	1808387012	\$510
1808380017	\$4,630	1808381040	\$730	1808384010	\$7,300	1808387013	\$510
1808380019	\$620	1808381041	\$3,220	1808384011	\$670	1808387014	\$460
1808380021	\$440	1808382003	\$6,360	1808384012	\$460	1808387015	\$2,590
1808380022	\$1,690	1808382004	\$4,990	1808384013	\$520	1808387016	\$510
1808380023	\$2,020	1808382005	\$5,530	1808384014	\$470	1808387017	\$6,180
1808380024	\$2,980	1808382008	\$4,840	1808384015	\$5,400	1808401001	\$510
1808380027	\$6,110	1808382009	\$4,910	1808384016	\$510	1808401002	\$510
1808380028	\$5,710	1808382010	\$5,260	1808384017	\$730	1808401003	\$430
1808380030	\$6,020	1808382011	\$4,720	1808385001	\$4,040	1808401004	\$440
1808380031	\$640	1808382012	\$450	1808385002	\$3,800	1808401005	\$7,230
1808380032	\$11,900	1808382013	\$6,220	1808385003	\$4,150	1808401006	\$7,230
1808380033	\$510	1808382014	\$5,370	1808385004	\$640	1808401007	\$310
1808380034	\$510	1808382015	\$490	1808385005	\$4,960	1808401008	\$3,720
1808380035	\$440	1808382016	\$710	1808385006	\$8,130	1808401009	\$3,040
1808380036	\$0	1808382017	\$450	1808385007	\$510	1808401010	\$1,080
1808380037	\$440	1808382018	\$450	1808385008	\$2,990	1808402004	\$8,070
1808380038	\$660	1808382019	\$0	1808385009	\$7,590	1808402005	\$730
1808380039	\$2,890	1808382020	\$6,970	1808385010	\$5,830	1808402006	\$8,250
1808380040	\$7,100	1808382021	\$5,200	1808385011	\$5,080	1808402008	\$320
1808380041	\$290	1808382022	\$490	1808385012	\$510	1808402009	\$460
1808380042	\$290	1808382023	\$5,220	1808385013	\$510	1808402010	\$4,770
1808380043	\$3,630	1808382024	\$4,370	1808385019	\$3,930	1808402011	\$480
1808381001	\$8,060	1808382025	\$5,900	1808385020	\$1,000	1808402012	\$5,350
1808381002	\$4,070	1808382026	\$540	1808386005	\$3,820	1808402013	\$530

APPENDIX "C" PROJECT AREA PIN LIST

PIN	2011 EAV						
1808402014	\$5,350	1808405021	\$10,480	1808409013	\$4,490	1808412022	\$5,630
1808402015	\$470	1808406001	\$270	1808409014	\$3,800	1808412023	\$480
1808402016	\$8,330	1808406002	\$9,120	1808409015	\$9,810	1808412024	\$8,910
1808402017	\$4,360	1808406003	\$450	1808409016	\$8,220	1808412026	\$5,580
1808402018	\$6,260	1808406004	\$480	1808409017	\$8,340	1808412027	\$370
1808402019	\$7,460	1808406005	\$480	1808409018	\$19,200	1808413001	\$330
1808403001	\$890	1808406006	\$4,800	1808410003	\$6,620	1808413002	\$5,490
1808403005	\$5,460	1808406008	\$9,980	1808410004	\$460	1808413003	\$330
1808403006	\$330	1808406011	\$0	1808410005	\$3,030	1808413004	\$5,270
1808403007	\$400	1808407001	\$2,560	1808410006	\$4,500	1808413005	\$360
1808403008	\$4,680	1808407002	\$4,290	1808410007	\$740	1808413006	\$310
1808403009	\$490	1808407003	\$5,070	1808410008	\$8,080	1808413007	\$330
1808403010	\$340	1808407004	\$8,070	1808410009	\$460	1808413010	\$360
1808403011	\$7,950	1808407005	\$0	1808410011	\$5,240	1808413011	\$3,440
1808404001	\$4,050	1808407006	\$480	1808410012	\$460	1808413012	\$3,920
1808404002	\$340	1808407007	\$5,730	1808410013	\$3,260	1808413015	\$350
1808404003	\$340	1808407008	\$5,900	1808410014	\$7,010	1808413016	\$9,970
1808404004	\$480	1808407009	\$5,760	1808410015	\$6,580	1808413017	\$4,470
1808404005	\$660	1808407010	\$7,560	1808410016	\$8,080	1808413018	\$7,930
1808404006	\$680	1808407011	\$4,510	1808410017	\$8,080	1808414001	\$9,970
1808404007	\$5,860	1808407012	\$510	1808410018	\$4,350	1808414002	\$320
1808404008	\$13,250	1808407013	\$510	1808411001	\$5,510	1808414003	\$5,720
1808404009	\$350	1808407014	\$710	1808411002	\$8,070	1808414004	\$0
1808404010	\$5,330	1808407015	\$470	1808411003	\$9,630	1808414005	\$0
1808404011	\$310	1808407016	\$490	1808411004	\$490	1808414007	\$4,030
1808404012	\$290	1808407017	\$560	1808411005	\$6,920	1808414008	\$0
1808404013	\$3,690	1808407018	\$5,320	1808411006	\$5,640	1808414009	\$0
1808404014	\$480	1808408001	\$4,150	1808411007	\$2,610	1808414010	\$0
1808404015	\$3,550	1808408002	\$4,270	1808411008	\$4,070	1808414011	\$0
1808404016	\$470	1808408003	\$4,430	1808411009	\$380	1808414012	\$0
1808404017	\$2,140	1808408004	\$310	1808411010	\$4,000	1808414013	\$0
1808404018	\$0	1808408005	\$4,800	1808412001	\$6,430	1808414014	\$0
1808404019	\$0	1808408006	\$5,270	1808412002	\$350	1808414015	\$0
1808404020	\$0	1808408007	\$4,110	1808412003	\$2,170	1808415001	\$340
1808405001	\$470	1808408010	\$3,030	1808412006	\$710	1808415002	\$2,630
1808405002	\$8,070	1808408011	\$4,710	1808412007	\$690	1808415003	\$290
1808405003	\$910	1808408012	\$5,700	1808412008	\$6,890	1808415006	\$6,250
1808405008	\$4,720	1808408013	\$450	1808412009	\$480	1808415007	\$1,590
1808405009	\$4,780	1808408014	\$5,800	1808412010	\$5,270	1808415008	\$550
1808405010	\$6,750	1808408015	\$330	1808412011	\$5,540	1808415009	\$6,370
1808405011	\$320	1808408016	\$11,790	1808412012	\$480	1808415010	\$1,430
1808405012	\$340	1808409001	\$35,770	1808412013	\$2,790	1808415011	\$480
1808405013	\$310	1808409002	\$750	1808412014	\$340	1808415012	\$0
1808405014	\$6,110	1808409003	\$480	1808412015	\$1,860	1808415013	\$3,720
1808405015	\$5,370	1808409004	\$470	1808412016	\$2,160	1808415015	\$32,710
1808405016	\$700	1808409005	\$470	1808412017	\$4,160	1808415016	\$9,000
1808405017	\$740	1808409006	\$470	1808412018	\$5,410	1808415024	\$31,840
1808405018	\$5,850	1808409007	\$470	1808412019	\$510	1808415026	\$730
1808405019	\$10,160	1808409011	\$0	1808412020	\$510	1808416001	\$470
1808405020	\$9,460	1808409012	\$0	1808412021	\$6,700	1808416002	\$4,700

APPENDIX "C" PROJECT AREA PIN LIST

PIN	2011 EAV						
1808416003	\$4,820	1808419005	\$170	1808452016	\$5,560	1808456007	\$530
1808416004	\$4,070	1808419006	\$160	1808452017	\$730	1808456008	\$6,780
1808416005	\$5,060	1808419007	\$180	1808452018	\$320	1808456011	\$440
1808416006	\$6,400	1808419008	\$170	1808452019	\$6,740	1808456012	\$440
1808416007	\$390	1808419009	\$170	1808453001	\$6,150	1808456013	\$4,440
1808416008	\$210	1808419010	\$0	1808453002	\$480	1808456014	\$4,950
1808416009	\$0	1808419011	\$0	1808453003	\$5,290	1808456015	\$0
1808416010	\$0	1808419014	\$14,180	1808453004	\$6,640	1808456017	\$360
1808417001	\$6,000	1808419015	\$9,430	1808453005	\$8,070	1808456018	\$5,040
1808417002	\$350	1808419018	\$340	1808453006	\$0	1808457001	\$290
1808417003	\$350	1808419019	\$0	1808453007	\$4,990	1808457002	\$290
1808417004	\$4,470	1808419020	\$0	1808453008	\$420	1808457003	\$320
1808417005	\$0	1808419021	\$0	1808453009	\$260	1808457004	\$6,270
1808417012	\$0	1808419022	\$0	1808453010	\$4,990	1808457005	\$4,800
1808417013	\$0	1808419023	\$17,570	1808453011	\$450	1808457006	\$640
1808417016	\$0	1808419024	\$21,920	1808453012	\$9,970	1808457007	\$7,870
1808417017	\$0	1808420002	\$6,270	1808453013	\$440	1808457008	\$5,870
1808417018	\$0	1808420003	\$6,270	1808453014	\$3,870	1808457009	\$6,410
1808417019	\$0	1808420004	\$0	1808453015	\$450	1808457010	\$4,070
1808417020	\$0	1808420005	\$2,060	1808453016	\$480	1808457011	\$450
1808417021	\$0	1808420006	\$4,040	1808453017	\$440	1808457012	\$4,300
1808417022	\$0	1808420020	\$470	1808453018	\$5,350	1808457013	\$4,090
1808417023	\$0	1808420021	\$0	1808453019	\$4,580	1808457014	\$5,060
1808417024	\$0	1808420022	\$0	1808454001	\$390	1808457017	\$7,180
1808417025	\$0	1808451001	\$3,600	1808454002	\$4,160	1808458001	\$8,010
1808417026	\$0	1808451002	\$6,230	1808454003	\$440	1808458002	\$510
1808417028	\$7,030	1808451003	\$4,240	1808454004	\$440	1808458003	\$5,860
1808417029	\$18,820	1808451004	\$3,890	1808454005	\$6,750	1808458004	\$3,340
1808417030	\$220	1808451005	\$3,390	1808454006	\$4,080	1808458005	\$3,730
1808417031	\$350	1808451006	\$480	1808454009	\$440	1808458006	\$430
1808418001	\$6,160	1808451007	\$460	1808454010	\$8,070	1808458007	\$1,260
1808418002	\$2,520	1808451008	\$460	1808454011	\$8,070	1808458010	\$3,660
1808418003	\$220	1808451009	\$480	1808454012	\$3,420	1808458011	\$440
1808418004	\$3,200	1808451010	\$6,090	1808454013	\$440	1808458012	\$450
1808418005	\$220	1808451011	\$470	1808454014	\$430	1808458013	\$9,310
1808418006	\$220	1808452001	\$440	1808454015	\$440	1808458014	\$18,670
1808418007	\$2,980	1808452002	\$490	1808454016	\$10,530	1808459001	\$8,070
1808418008	\$160	1808452003	\$440	1808454020	\$0	1808459002	\$4,710
1808418009	\$160	1808452004	\$440	1808454021	\$4,750	1808459003	\$6,080
1808418010	\$3,850	1808452005	\$6,090	1808455001	\$9,980	1808459004	\$4,490
1808418011	\$360	1808452006	\$430	1808455002	\$590	1808459008	\$490
1808418012	\$160	1808452007	\$0	1808455003	\$6,130	1808459009	\$4,780
1808418013	\$160	1808452008	\$9,970	1808455008	\$9,680	1808459014	\$9,970
1808418014	\$3,870	1808452009	\$5,410	1808455009	\$7,440	1808459015	\$3,500
1808418015	\$160	1808452010	\$5,760	1808456001	\$8,070	1808459016	\$330
1808418016	\$20,370	1808452011	\$5,420	1808456002	\$440	1808459017	\$250
1808419001	\$9,970	1808452012	\$4,850	1808456003	\$440	1808459018	\$9,970
1808419002	\$170	1808452013	\$440	1808456004	\$440	1808459019	\$9,970
1808419003	\$170	1808452014	\$510	1808456005	\$5,300	1808459020	\$730
1808419004	\$5,850	1808452015	\$5,400	1808456006	\$5,420	1808459021	\$9,970

APPENDIX "C" PROJECT AREA PIN LIST

PIN	2011 EAV						
1808460001	\$5,470	1808462008	\$450	1808477019	\$3,370	1817102008	\$10,540
1808460002	\$510	1808462009	\$450	1808477020	\$4,390	1817102009	\$10,220
1808460003	\$5,240	1808462010	\$490	1808477021	\$370	1817102010	\$11,770
1808460009	\$4,040	1808462011	\$9,980	1808477022	\$390	1817102011	\$7,790
1808460010	\$440	1808462012	\$480	1808477023	\$410	1817102012	\$8,370
1808460011	\$3,210	1808462013	\$430	1808477024	\$0	1817102013	\$7,350
1808460012	\$670	1808462021	\$710	1808477025	\$0	1817102014	\$8,090
1808460013	\$670	1808462022	\$490	1808477026	\$660	1817102015	\$5,020
1808460014	\$0	1808462023	\$420	1808477027	\$820	1817102016	\$9,270
1808460015	\$0	1808462024	\$1,130	1808481001	\$2,300	1817102017	\$9,480
1808460022	\$600	1808462025	\$1,880	1817101001	\$8,550	1817102018	\$9,180
1808460023	\$4,790	1808462026	\$5,890	1817101002	\$15,110	1817102019	\$10,040
1808460024	\$600	1808462027	\$380	1817101003	\$11,780	1817102020	\$820
1808460025	\$4,100	1808462028	\$370	1817101004	\$1,340	1817102021	\$8,710
1808460026	\$0	1808462029	\$370	1817101005	\$10,160	1817102022	\$8,990
1808460027	\$0	1808462030	\$410	1817101006	\$7,430	1817102023	\$8,480
1808460029	\$0	1808462031	\$2,860	1817101007	\$6,780	1817102024	\$6,570
1808460030	\$0	1808462034	\$4,820	1817101008	\$520	1817102025	\$5,140
1808460037	\$9,980	1808462035	\$5,770	1817101009	\$5,810	1817102026	\$7,810
1808460038	\$9,970	1808462036	\$730	1817101010	\$6,020	1817102027	\$9,230
1808461001	\$5,560	1808463001	\$3,370	1817101011	\$7,490	1817102030	\$14,420
1808461002	\$6,720	1808463002	\$3,370	1817101012	\$9,420	1817102031	\$8,990
1808461003	\$480	1808464001	\$930	1817101013	\$9,100	1817103001	\$0
1808461004	\$480	1808464002	\$120	1817101014	\$240	1817103002	\$510
1808461005	\$420	1808464003	\$550	1817101015	\$4,760	1817103003	\$520
1808461006	\$5,580	1808464004	\$1,160	1817101017	\$6,140	1817103004	\$0
1808461007	\$450	1808464005	\$2,310	1817101018	\$6,230	1817103005	\$0
1808461008	\$460	1808464006	\$2,190	1817101019	\$5,300	1817103006	\$0
1808461009	\$5,470	1808464007	\$580	1817101020	\$10,480	1817103007	\$10,010
1808461010	\$340	1808464008	\$250	1817101021	\$8,170	1817103008	\$2,730
1808461011	\$440	1808464009	\$14,940	1817101022	\$12,160	1817103009	\$6,310
1808461012	\$440	1808464010	\$1,750	1817101023	\$780	1817103010	\$5,630
1808461013	\$440	1808464011	\$1,460	1817101024	\$7,590	1817103011	\$4,080
1808461014	\$440	1808464012	\$20,050	1817101025	\$8,680	1817103012	\$12,240
1808461015	\$9,090	1808477001	\$290	1817101026	\$9,450	1817103013	\$8,480
1808461016	\$540	1808477002	\$300	1817101027	\$7,460	1817103014	\$6,870
1808461017	\$540	1808477003	\$0	1817101028	\$9,870	1817103015	\$510
1808461018	\$540	1808477004	\$530	1817101029	\$740	1817103018	\$5,460
1808461019	\$540	1808477005	\$410	1817101030	\$11,870	1817103019	\$11,470
1808461020	\$3,880	1808477006	\$360	1817101031	\$6,160	1817103020	\$4,710
1808461021	\$6,820	1808477007	\$330	1817101034	\$19,210	1817103021	\$4,040
1808461022	\$0	1808477010	\$290	1817101035	\$7,440	1817103022	\$8,500
1808461024	\$12,170	1808477011	\$360	1817101036	\$12,310	1817103023	\$7,750
1808462001	\$9,970	1808477012	\$580	1817102001	\$9,020	1817103024	\$7,030
1808462002	\$440	1808477013	\$1,160	1817102002	\$470	1817103025	\$5,280
1808462003	\$440	1808477014	\$2,310	1817102003	\$7,600	1817103026	\$6,950
1808462004	\$430	1808477015	\$410	1817102004	\$7,950	1817103027	\$7,460
1808462005	\$2,700	1808477016	\$4,750	1817102005	\$12,030	1817103028	\$6,990
1808462006	\$480	1808477017	\$410	1817102006	\$11,550	1817103029	\$5,960
1808462007	\$2,860	1808477018	\$410	1817102007	\$9,880	1817103030	\$4,590

APPENDIX "C" PROJECT AREA PIN LIST

PIN	2011 EAV	PIN	2011 EAV	PIN	2011 EAV	PIN	2011 EAV
1817103031	\$8,620	1817105018	\$7,570	1817108026	\$0	1817127009	\$430
1817103032	\$12,020	1817105019	\$7,170	1817108027	\$470	1817127010	\$9,910
1817103033	\$13,640	1817105020	\$7,230	1817108028	\$4,820	1817127011	\$4,980
1817103034	\$7,660	1817105021	\$6,830	1817108029	\$3,040	1817127012	\$4,890
1817104001	\$7,460	1817105022	\$143,960	1817108030	\$460	1817127013	\$4,590
1817104002	\$0	1817106003	\$6,670	1817108031	\$8,880	1817127014	\$3,410
1817104003	\$600	1817106004	\$5,330	1817108032	\$11,270	1817127015	\$780
1817104004	\$11,450	1817106005	\$6,300	1817108033	\$9,930	1817127016	\$4,200
1817104005	\$8,510	1817106006	\$490	1817126001	\$8,750	1817127017	\$470
1817104006	\$4,500	1817106007	\$11,650	1817126002	\$9,170	1817127018	\$550
1817104007	\$6,680	1817106008	\$6,060	1817126003	\$4,650	1817127019	\$5,370
1817104008	\$9,400	1817106009	\$5,700	1817126004	\$5,810	1817127020	\$4,270
1817104009	\$9,250	1817106010	\$5,960	1817126005	\$460	1817127021	\$550
1817104010	\$7,150	1817106011	\$5,420	1817126006	\$4,340	1817127022	\$5,410
1817104011	\$7,620	1817106012	\$5,730	1817126007	\$5,620	1817127023	\$5,780
1817104012	\$7,430	1817106013	\$5,030	1817126008	\$8,720	1817127024	\$2,460
1817104013	\$3,200	1817106014	\$14,360	1817126009	\$8,290	1817127025	\$2,550
1817104014	\$2,830	1817106015	\$19,930	1817126010	\$11,460	1817127026	\$2,970
1817104015	\$3,060	1817106016	\$550	1817126011	\$10,070	1817127027	\$470
1817104016	\$580	1817106017	\$8,540	1817126012	\$1,930	1817127028	\$470
1817104017	\$8,360	1817106018	\$6,890	1817126013	\$5,050	1817127029	\$2,710
1817104018	\$550	1817106019	\$8,020	1817126014	\$680	1817127030	\$3,680
1817104019	\$9,970	1817106020	\$8,680	1817126015	\$690	1817127031	\$450
1817104020	\$4,390	1817106021	\$13,580	1817126016	\$670	1817127032	\$4,430
1817104021	\$6,340	1817106024	\$0	1817126017	\$15,010	1817127037	\$480
1817104022	\$7,020	1817106025	\$8,070	1817126018	\$1,000	1817127038	\$5,940
1817104023	\$7,220	1817107001	\$0	1817126019	\$4,820	1817127039	\$3,150
1817104024	\$8,040	1817108001	\$5,440	1817126020	\$5,830	1817127040	\$7,160
1817104025	\$6,630	1817108002	\$5,990	1817126021	\$4,710	1817127041	\$6,120
1817104026	\$480	1817108003	\$1,740	1817126024	\$4,320	1817127045	\$7,610
1817104027	\$7,230	1817108004	\$5,430	1817126025	\$3,670	1817127046	\$5,980
1817104028	\$6,030	1817108005	\$5,720	1817126026	\$1,010	1817128001	\$12,200
1817104029	\$6,220	1817108006	\$5,830	1817126027	\$3,600	1817128002	\$6,020
1817104030	\$7,740	1817108007	\$470	1817126028	\$470	1817128003	\$6,570
1817104031	\$550	1817108008	\$680	1817126029	\$4,560	1817128005	\$9,970
1817105003	\$5,380	1817108009	\$6,170	1817126030	\$480	1817128006	\$8,100
1817105004	\$12,120	1817108010	\$5,960	1817126031	\$3,700	1817128007	\$7,660
1817105005	\$8,630	1817108011	\$5,680	1817126032	\$7,730	1817128008	\$7,990
1817105006	\$490	1817108012	\$480	1817126037	\$5,870	1817128009	\$7,830
1817105007	\$510	1817108013	\$680	1817126038	\$8,070	1817128010	\$7,710
1817105008	\$520	1817108014	\$5,660	1817126039	\$2,790	1817128011	\$4,860
1817105009	\$520	1817108015	\$470	1817126040	\$2,650	1817128012	\$620
1817105010	\$6,370	1817108018	\$7,160	1817127001	\$670	1817128015	\$6,560
1817105011	\$7,150	1817108019	\$4,880	1817127002	\$670	1817128016	\$510
1817105012	\$6,360	1817108020	\$5,900	1817127003	\$640	1817128019	\$9,970
1817105013	\$7,020	1817108021	\$8,350	1817127004	\$620	1817128020	\$7,000
1817105014	\$5,960	1817108022	\$6,090	1817127005	\$710	1817129001	\$0
1817105015	\$5,910	1817108023	\$6,670	1817127006	\$430	1817129002	\$0
1817105016	\$5,920	1817108024	\$6,250	1817127007	\$430	1817130001	\$360
1817105017	\$8,970	1817108025	\$780	1817127008	\$2,700	1817130002	\$8,070

APPENDIX "C" PROJECT AREA PIN LIST

PIN	2011 EAV						
1817130003	\$5,500	1817133019	\$6,730	1817135029	\$0	1817152030	\$440
1817130004	\$7,030	1817133020	\$470	1817135030	\$27,330	1817152035	\$660
1817131001	\$7,990	1817133021	\$9,680	1817151001	\$0	1817152036	\$13,380
1817131004	\$710	1817133022	\$550	1817151002	\$0	1817152037	\$7,200
1817131005	\$710	1817133023	\$6,540	1817151003	\$9,700	1817152038	\$8,070
1817131006	\$6,640	1817133024	\$2,370	1817151004	\$9,460	1817152039	\$8,070
1817131007	\$540	1817133025	\$7,000	1817151005	\$42,260	1817153001	\$4,550
1817131008	\$1,960	1817133026	\$6,390	1817151006	\$5,300	1817153002	\$570
1817131009	\$820	1817133027	\$6,710	1817151007	\$27,960	1817153003	\$6,560
1817131010	\$9,050	1817133028	\$0	1817151008	\$18,360	1817153005	\$4,010
1817131012	\$5,230	1817133029	\$680	1817151009	\$12,530	1817153007	\$7,450
1817131013	\$470	1817133030	\$550	1817151010	\$0	1817153009	\$31,410
1817132009	\$6,140	1817133031	\$510	1817151011	\$0	1817153010	\$220
1817132010	\$7,410	1817133032	\$4,660	1817151012	\$7,450	1817153011	\$6,920
1817132011	\$5,390	1817133033	\$5,380	1817151013	\$7,020	1817153012	\$6,180
1817132012	\$4,640	1817133034	\$550	1817151014	\$6,380	1817153013	\$5,020
1817132013	\$5,940	1817133035	\$7,820	1817151015	\$7,420	1817153014	\$5,300
1817132014	\$4,100	1817133036	\$780	1817151016	\$6,900	1817153015	\$4,530
1817132015	\$4,730	1817134001	\$440	1817151017	\$740	1817153016	\$5,200
1817132016	\$9,350	1817134002	\$320	1817151018	\$8,780	1817153017	\$3,480
1817132017	\$2,790	1817134003	\$5,650	1817151019	\$8,160	1817153025	\$8,040
1817132018	\$470	1817134004	\$4,080	1817151020	\$13,690	1817153026	\$520
1817132019	\$470	1817134005	\$4,750	1817151021	\$3,090	1817153027	\$13,450
1817132020	\$680	1817134006	\$5,430	1817151022	\$6,590	1817153033	\$1,400
1817132021	\$5,890	1817134007	\$5,980	1817151023	\$12,120	1817153035	\$0
1817132024	\$4,860	1817134008	\$3,120	1817152003	\$5,260	1817153036	\$0
1817132025	\$9,000	1817134009	\$7,880	1817152004	\$7,580	1817154001	\$0
1817132026	\$780	1817134010	\$9,630	1817152005	\$480	1817154002	\$0
1817132027	\$550	1817134011	\$3,210	1817152006	\$5,620	1817154003	\$0
1817132028	\$6,550	1817134012	\$1,470	1817152007	\$10,040	1817154004	\$0
1817132029	\$4,930	1817134013	\$2,590	1817152008	\$9,090	1817154005	\$0
1817132030	\$8,940	1817134017	\$4,810	1817152009	\$6,520	1817155001	\$490
1817132031	\$12,990	1817134018	\$3,990	1817152010	\$4,620	1817155002	\$490
1817132032	\$7,060	1817134019	\$480	1817152011	\$6,550	1817155003	\$8,000
1817132033	\$5,360	1817134020	\$550	1817152014	\$10,290	1817155004	\$7,810
1817132034	\$12,160	1817134021	\$12,630	1817152015	\$0	1817155005	\$5,250
1817132036	\$890	1817134022	\$5,440	1817152016	\$6,390	1817155006	\$1,880
1817132037	\$6,360	1817134023	\$4,640	1817152017	\$11,570	1817155007	\$1,900
1817133003	\$3,030	1817134024	\$5,460	1817152018	\$6,670	1817155010	\$7,150
1817133004	\$4,530	1817134025	\$2,690	1817152019	\$8,230	1817155011	\$2,320
1817133007	\$3,740	1817134026	\$2,360	1817152020	\$480	1817155012	\$3,580
1817133008	\$550	1817134027	\$2,530	1817152021	\$11,190	1817155013	\$5,290
1817133009	\$690	1817134028	\$4,230	1817152022	\$7,210	1817155014	\$490
1817133010	\$470	1817134029	\$470	1817152023	\$5,720	1817155015	\$810
1817133011	\$5,560	1817134030	\$2,630	1817152024	\$5,820	1817155016	\$810
1817133012	\$5,650	1817134031	\$8,580	1817152025	\$3,480	1817155017	\$4,900
1817133013	\$4,610	1817134032	\$4,490	1817152026	\$3,970	1817155018	\$940
1817133016	\$9,000	1817134033	\$0	1817152027	\$4,340	1817155019	\$8,250
1817133017	\$4,650	1817134034	\$0	1817152028	\$8,300	1817155020	\$4,750
1817133018	\$4,870	1817134036	\$6,440	1817152029	\$630	1817155021	\$7,200

APPENDIX "C" PROJECT AREA PIN LIST

PIN	2011 EAV						
1817155022	\$420	1817157012	\$5,310	1817158029	\$8,810	1817176012	\$4,710
1817155023	\$430	1817157013	\$3,260	1817158030	\$9,720	1817176013	\$3,700
1817155024	\$430	1817157014	\$3,730	1817158031	\$530	1817176016	\$420
1817155025	\$4,200	1817157015	\$6,730	1817158032	\$11,170	1817176017	\$420
1817155026	\$4,040	1817157016	\$6,420	1817158033	\$7,080	1817176020	\$9,970
1817155027	\$4,530	1817157017	\$4,040	1817158034	\$8,080	1817176021	\$430
1817155028	\$5,720	1817157018	\$0	1817158035	\$6,180	1817176022	\$420
1817155029	\$6,400	1817157019	\$0	1817158036	\$8,110	1817176025	\$740
1817155030	\$620	1817157021	\$9,100	1817158037	\$4,930	1817176026	\$9,970
1817155031	\$4,550	1817157022	\$6,330	1817159001	\$5,950	1817176027	\$420
1817155032	\$0	1817157023	\$5,050	1817159002	\$6,310	1817176028	\$9,970
1817155033	\$8,230	1817157024	\$5,300	1817159003	\$7,820	1817176029	\$420
1817155034	\$5,720	1817157025	\$5,340	1817159004	\$7,550	1817176030	\$6,170
1817155035	\$1,480	1817157026	\$5,090	1817159005	\$8,330	1817176031	\$560
1817155036	\$810	1817157027	\$5,730	1817159006	\$11,020	1817176032	\$620
1817156005	\$5,330	1817157028	\$700	1817159007	\$11,900	1817176033	\$620
1817156006	\$950	1817157029	\$0	1817159008	\$9,350	1817176034	\$5,130
1817156007	\$5,120	1817157030	\$0	1817159009	\$6,310	1817176035	\$730
1817156008	\$480	1817157031	\$3,250	1817159010	\$6,400	1817176036	\$6,740
1817156009	\$5,010	1817157032	\$5,180	1817159011	\$5,410	1817176037	\$8,070
1817156010	\$9,200	1817157033	\$4,770	1817159012	\$7,790	1817176038	\$9,970
1817156012	\$480	1817157034	\$700	1817159013	\$9,520	1817177001	\$2,110
1817156016	\$700	1817157035	\$0	1817159014	\$9,430	1817177002	\$8,580
1817156017	\$6,270	1817157036	\$6,410	1817159016	\$7,290	1817177003	\$0
1817156018	\$480	1817157037	\$7,300	1817159017	\$9,660	1817177004	\$560
1817156019	\$5,160	1817158003	\$5,820	1817159018	\$9,460	1817177005	\$490
1817156020	\$4,380	1817158004	\$7,390	1817159019	\$9,490	1817177006	\$0
1817156021	\$4,180	1817158005	\$750	1817159020	\$7,630	1817177009	\$6,360
1817156022	\$7,580	1817158006	\$8,670	1817159021	\$7,870	1817177010	\$440
1817156023	\$480	1817158007	\$9,050	1817159022	\$7,800	1817177011	\$460
1817156024	\$5,650	1817158008	\$7,560	1817159023	\$10,930	1817177012	\$4,620
1817156025	\$580	1817158009	\$6,580	1817159024	\$9,380	1817177013	\$460
1817156026	\$6,790	1817158010	\$6,240	1817159025	\$9,810	1817177014	\$440
1817156027	\$480	1817158011	\$5,210	1817159026	\$12,770	1817177015	\$9,970
1817156028	\$4,520	1817158012	\$6,440	1817159027	\$7,540	1817177016	\$9,970
1817156029	\$700	1817158013	\$530	1817159028	\$6,560	1817177017	\$530
1817156030	\$700	1817158014	\$19,730	1817159029	\$5,150	1817177018	\$630
1817156031	\$6,740	1817158015	\$530	1817159030	\$2,790	1817177019	\$370
1817156032	\$7,020	1817158016	\$530	1817159033	\$12,470	1817177020	\$0
1817156035	\$5,130	1817158017	\$4,480	1817176001	\$4,170	1817177021	\$0
1817156036	\$7,980	1817158019	\$360	1817176002	\$11,110	1817177022	\$4,220
1817156039	\$36,860	1817158020	\$5,870	1817176003	\$420	1817177023	\$4,720
1817156040	\$55,000	1817158021	\$6,860	1817176004	\$420	1817177024	\$3,700
1817157001	\$11,960	1817158022	\$10,100	1817176005	\$610	1817177025	\$6,890
1817157002	\$700	1817158023	\$4,470	1817176006	\$420	1817177026	\$6,020
1817157003	\$480	1817158024	\$8,230	1817176007	\$6,460	1817177028	\$420
1817157006	\$450	1817158025	\$7,770	1817176008	\$6,380	1817177029	\$420
1817157007	\$710	1817158026	\$810	1817176009	\$7,760	1817177030	\$4,380
1817157008	\$690	1817158027	\$7,460	1817176010	\$9,650	1817177031	\$720
1817157009	\$480	1817158028	\$7,750	1817176011	\$10,070	1817177032	\$19,970

APPENDIX "C" PROJECT AREA PIN LIST

PIN	2011 EAV	PIN	2011 EAV	PIN	2011 EAV	PIN	2011 EAV
1817177033	\$7,330	1817184008	\$7,670	1817201001	\$390	1817204020	\$580
1817177034	\$510	1817184009	\$5,730	1817201002	\$2,280	1817204021	\$1,400
1817177035	\$1,080	1817184010	\$4,820	1817201003	\$390	1817204022	\$0
1817177036	\$310	1817184011	\$2,430	1817201004	\$2,400	1817204023	\$740
1817177037	\$5,630	1817184012	\$7,970	1817201005	\$2,400	1817204024	\$520
1817177038	\$9,970	1817184013	\$7,910	1817201006	\$2,770	1817204025	\$520
1817177039	\$9,970	1817184014	\$7,420	1817201007	\$740	1817204026	\$370
1817178001	\$0	1817184015	\$7,730	1817201008	\$4,610	1817204027	\$5,200
1817178002	\$0	1817184016	\$480	1817201009	\$5,560	1817204028	\$540
1817178003	\$470	1817184017	\$9,390	1817201010	\$8,290	1817204029	\$900
1817178004	\$5,270	1817184018	\$10,390	1817201011	\$520	1817204030	\$550
1817178005	\$9,290	1817184019	\$480	1817201012	\$1,540	1817204031	\$9,970
1817178006	\$0	1817184020	\$5,400	1817201013	\$12,590	1817204032	\$1,830
1817178007	\$0	1817185001	\$0	1817201014	\$7,190	1817204033	\$3,030
1817178008	\$0	1817186001	\$38,690	1817202001	\$6,000	1817204034	\$600
1817178009	\$5,760	1817186002	\$400	1817202002	\$650	1817204035	\$600
1817178010	\$470	1817186005	\$26,610	1817202003	\$4,050	1817204036	\$4,600
1817178011	\$12,220	1817186006	\$13,540	1817202004	\$6,460	1817204037	\$4,700
1817179001	\$0	1817186007	\$6,410	1817202005	\$6,160	1817204038	\$740
1817179002	\$0	1817186008	\$9,530	1817202006	\$8,510	1817204039	\$3,370
1817179003	\$0	1817186009	\$40,720	1817202007	\$8,080	1817204040	\$3,750
1817179004	\$310	1817187001	\$94,520	1817202008	\$8,060	1817204041	\$3,400
1817179005	\$350	1817187002	\$14,340	1817202009	\$8,070	1817204042	\$550
1817179006	\$810	1817187003	\$7,630	1817202010	\$7,490	1817204043	\$3,960
1817179007	\$0	1817187004	\$3,930	1817202011	\$5,320	1817204046	\$960
1817179008	\$0	1817187005	\$14,290	1817202013	\$2,510	1817204047	\$740
1817179009	\$0	1817187006	\$16,260	1817202015	\$3,360	1817204048	\$220
1817179010	\$0	1817187007	\$260	1817202016	\$430	1817204049	\$8,150
1817179011	\$4,550	1817187008	\$46,830	1817202017	\$2,450	1817204050	\$6,080
1817179014	\$10,890	1817188001	\$6,780	1817202018	\$450	1817204051	\$9,970
1817180001	\$14,320	1817188002	\$10,700	1817202019	\$4,270	1817205001	\$420
1817181001	\$12,980	1817188003	\$3,630	1817203001	\$5,220	1817205002	\$460
1817182001	\$6,450	1817188004	\$400	1817203002	\$3,370	1817205003	\$520
1817182002	\$4,770	1817188005	\$6,720	1817203003	\$7,320	1817205004	\$4,740
1817182003	\$9,480	1817188006	\$7,630	1817203004	\$5,950	1817205007	\$9,970
1817182004	\$29,860	1817188010	\$7,290	1817204001	\$16,320	1817205008	\$750
1817182005	\$16,630	1817188011	\$3,120	1817204002	\$620	1817205009	\$650
1817182006	\$6,080	1817188012	\$41,550	1817204003	\$6,730	1817205010	\$550
1817183001	\$8,700	1817188013	\$14,540	1817204004	\$5,690	1817205013	\$2,730
1817183002	\$2,410	1817188014	\$184,030	1817204005	\$530	1817205014	\$3,030
1817183003	\$1,850	1817188015	\$290	1817204008	\$3,030	1817205015	\$12,230
1817183004	\$1,850	1817189001	\$12,450	1817204009	\$0	1817205016	\$7,320
1817183007	\$41,810	1817189002	\$49,730	1817204010	\$0	1817205017	\$570
1817184001	\$2,180	1817189003	\$54,570	1817204011	\$560	1817205018	\$530
1817184002	\$16,150	1817190001	\$85,660	1817204012	\$3,200	1817205019	\$340
1817184003	\$2,110	1817190002	\$25,470	1817204013	\$560	1817205020	\$460
1817184004	\$16,480	1817190004	\$2,970	1817204014	\$560	1817205021	\$420
1817184005	\$540	1817190005	\$8,210	1817204017	\$5,130	1817205022	\$380
1817184006	\$8,360	1817190007	\$9,030	1817204018	\$7,120	1817205023	\$2,850
1817184007	\$6,790	1817190008	\$15,160	1817204019	\$0	1817205024	\$290

APPENDIX "C" PROJECT AREA PIN LIST

PIN	2011 EAV	PIN	2011 EAV	PIN	2011 EAV	PIN	2011 EAV
1817205025	\$380	1817210020	\$16,950	1817251015	\$287,160	1817301016	\$4,820
1817205026	\$460	1817210022	\$12,540	1817252001	\$2,840	1817301017	\$6,230
1817205027	\$480	1817210023	\$2,520	1817252002	\$370	1817302001	\$5,750
1817205028	\$550	1817210024	\$364,730	1817252003	\$12,500	1817302002	\$480
1817205029	\$4,720	1817211001	\$300	1817252004	\$370	1817302005	\$5,250
1817205030	\$450	1817211002	\$13,060	1817252005	\$2,400	1817302006	\$10,730
1817205031	\$440	1817211003	\$300	1817252006	\$1,790	1817302007	\$5,100
1817205032	\$320	1817211004	\$300	1817252007	\$2,800	1817302008	\$4,340
1817205033	\$330	1817211005	\$310	1817252008	\$0	1817302009	\$5,060
1817205034	\$6,060	1817211007	\$390	1817252009	\$0	1817302010	\$8,070
1817205035	\$620	1817211011	\$350	1817252010	\$0	1817302011	\$6,060
1817205036	\$620	1817211012	\$330	1817252014	\$6,270	1817302012	\$4,580
1817205038	\$850	1817211013	\$3,830	1817252015	\$2,100	1817302013	\$700
1817205039	\$1,060	1817211014	\$300	1817252016	\$2,100	1817302016	\$4,100
1817206001	\$1,950	1817211015	\$50,780	1817252017	\$2,100	1817302017	\$3,890
1817206002	\$2,540	1817211016	\$61,450	1817252018	\$2,100	1817303001	\$4,820
1817206003	\$5,790	1817211017	\$2,080	1817252019	\$16,840	1817303002	\$2,600
1817206004	\$3,820	1817211018	\$5,110	1817252020	\$90,400	1817303003	\$6,060
1817206006	\$510	1817211019	\$7,490	1817252021	\$9,600	1817303004	\$5,500
1817206007	\$6,510	1817211020	\$53,910	1817252022	\$2,100	1817303005	\$8,080
1817206008	\$410	1817212001	\$35,310	1817252023	\$5,430	1817303006	\$740
1817206013	\$2,250	1817212002	\$410	1817252024	\$1,980	1817303007	\$9,790
1817206016	\$710	1817212008	\$168,250	1817252027	\$0	1817303010	\$9,970
1817206022	\$0	1817226004	\$370	1817253001	\$1,580	1817303011	\$850
1817206023	\$74,140	1817226005	\$7,900	1817253002	\$1,580	1817303012	\$4,090
1817207012	\$380	1817226006	\$7,900	1817254001	\$147,110	1817303013	\$510
1817207013	\$450	1817226007	\$3,280	1817254002	\$9,970	1817303017	\$5,780
1817207014	\$530	1817226015	\$6,060	1817254003	\$5,370	1817303018	\$11,580
1817207015	\$6,270	1817226016	\$5,360	1817254004	\$10,170	1817304001	\$340
1817207016	\$5,400	1817226017	\$350	1817254009	\$196,570	1817304002	\$4,040
1817207017	\$0	1817226018	\$340	1817254010	\$11,910	1817304003	\$3,870
1817208001	\$410	1817226019	\$330	1817255001	\$17,870	1817304004	\$4,040
1817208002	\$230	1817226020	\$330	1817255002	\$400	1817304005	\$470
1817208003	\$4,120	1817226021	\$310	1817255003	\$6,710	1817304006	\$4,710
1817208004	\$7,300	1817226024	\$37,730	1817255004	\$240	1817304007	\$400
1817209001	\$200	1817226043	\$480	1817255005	\$290	1817304008	\$350
1817209002	\$6,800	1817226044	\$530	1817255006	\$10,900	1817305001	\$2,280
1817209003	\$760	1817226045	\$179,020	1817256001	\$29,050	1817305002	\$10,900
1817209004	\$370	1817226046	\$60,110	1817256002	\$5,320	1817305003	\$980
1817209005	\$16,730	1817226047	\$103,600	1817301001	\$16,660	1817305004	\$3,350
1817209006	\$9,240	1817226048	\$70,520	1817301002	\$27,850	1817305005	\$3,410
1817209007	\$2,060	1817251001	\$3,040	1817301003	\$2,760	1817305006	\$6,020
1817209008	\$360	1817251002	\$370	1817301004	\$15,400	1817305007	\$4,940
1817209009	\$370	1817251003	\$370	1817301007	\$2,710	1817305008	\$4,540
1817209010	\$370	1817251004	\$18,440	1817301008	\$207,940	1817305009	\$6,740
1817209011	\$9,590	1817251010	\$67,380	1817301009	\$5,420	1817305010	\$5,050
1817209012	\$23,070	1817251011	\$95,130	1817301010	\$10,840	1817305011	\$660
1817209013	\$2,170	1817251012	\$3,630	1817301011	\$4,730	1817305012	\$1,390
1817209014	\$19,220	1817251013	\$6,050	1817301014	\$6,580	1817305013	\$4,380
1817210009	\$1,180	1817251014	\$4,980	1817301015	\$510	1817305014	\$480

APPENDIX "C" PROJECT AREA PIN LIST

PIN	2011 EAV	PIN	2011 EAV	PIN	2011 EAV	PIN	2011 EAV
1817306001	\$5,270	1817309009	\$740	1817312008	\$6,170	1817332008	\$39,600
1817306002	\$4,940	1817309010	\$4,250	1817312009	\$5,970	1817333001	\$5,440
1817306003	\$3,820	1817309011	\$8,070	1817312010	\$6,060	1817333002	\$47,360
1817306004	\$4,200	1817309012	\$850	1817312011	\$13,120	1817351001	\$78,830
1817306005	\$2,880	1817309013	\$4,480	1817312016	\$3,930	1817352001	\$11,180
1817306006	\$1,700	1817309014	\$600	1817312017	\$17,800	1817352002	\$5,400
1817306007	\$1,420	1817309015	\$0	1817312018	\$6,720	1817352003	\$19,940
1817306008	\$650	1817309016	\$14,110	1817313001	\$43,440	1817352007	\$16,040
1817306009	\$8,720	1817309020	\$18,300	1817313002	\$45,160	1817352008	\$10,010
1817306010	\$230	1817309021	\$8,640	1817314001	\$102,140	1817352009	\$59,130
1817306011	\$4,940	1817309022	\$20,840	1817314002	\$104,470	1817353001	\$23,630
1817306012	\$780	1817309023	\$17,990	1817314004	\$18,440	1817353002	\$3,450
1817306013	\$3,900	1817309024	\$3,840	1817314005	\$380	1817353003	\$2,010
1817306014	\$390	1817309025	\$2,400	1817314006	\$380	1817353004	\$3,350
1817306015	\$3,430	1817310001	\$7,640	1817314007	\$380	1817353005	\$420
1817306016	\$5,020	1817310002	\$3,480	1817314008	\$1,430	1817353006	\$3,350
1817306017	\$6,050	1817310003	\$3,030	1817314009	\$2,740	1817353007	\$16,130
1817306018	\$3,570	1817310004	\$4,440	1817314010	\$1,210	1817353008	\$4,500
1817306019	\$4,590	1817310005	\$5,050	1817326001	\$4,040	1817354009	\$24,320
1817306020	\$6,390	1817310006	\$4,980	1817326002	\$3,960	1817354010	\$44,450
1817307001	\$400	1817310007	\$4,400	1817326003	\$4,770	1817354011	\$5,550
1817307002	\$6,190	1817310008	\$2,590	1817326004	\$3,330	1817354012	\$14,820
1817307003	\$6,050	1817310009	\$800	1817326005	\$3,710	1817355001	\$9,980
1817307004	\$5,050	1817310010	\$4,400	1817326006	\$520	1817355002	\$9,010
1817308001	\$4,940	1817310011	\$21,590	1817326007	\$540	1817355003	\$3,000
1817308002	\$8,070	1817310012	\$6,720	1817326008	\$6,780	1817355004	\$2,590
1817308003	\$6,700	1817310013	\$18,350	1817326009	\$6,020	1817355005	\$230
1817308004	\$4,710	1817311001	\$8,130	1817326010	\$700	1817502021	\$0
1817308005	\$5,420	1817311002	\$600	1817326011	\$4,370	1818230001	\$0
1817308006	\$7,060	1817311003	\$420	1817326012	\$2,350	1818230002	\$3,800
1817308007	\$8,460	1817311004	\$420	1817326013	\$2,350	1818230003	\$4,820
1817308008	\$4,950	1817311005	\$6,640	1817326014	\$3,360	1818230004	\$350
1817308010	\$4,880	1817311006	\$8,520	1817326015	\$3,360	1818230007	\$6,530
1817308011	\$6,510	1817311007	\$23,990	1817326016	\$19,350	1818230008	\$350
1817308012	\$370	1817311008	\$16,160	1817327001	\$65,390	1818230009	\$4,130
1817308013	\$430	1817311009	\$1,470	1817328001	\$32,300	1818230010	\$4,510
1817308014	\$4,270	1817311010	\$1,470	1817328002	\$3,830	1818230011	\$6,870
1817308015	\$5,900	1817311011	\$3,170	1817328004	\$1,210	1818230012	\$200
1817308016	\$460	1817311012	\$1,680	1817329001	\$1,210	1818230013	\$200
1817308017	\$4,810	1817311013	\$1,680	1817329002	\$91,100	1818230014	\$3,370
1817308018	\$4,830	1817311014	\$6,400	1817330001	\$43,270	1818230015	\$3,100
1817308019	\$5,100	1817311015	\$4,670	1817330002	\$145,630	1818230016	\$3,880
1817309001	\$320	1817311016	\$24,050	1817330003	\$3,020	1818230019	\$2,160
1817309002	\$3,980	1817312001	\$0	1817330004	\$4,790	1818230020	\$4,080
1817309003	\$4,100	1817312002	\$8,590	1817330005	\$2,500	1818230021	\$6,650
1817309004	\$570	1817312003	\$0	1817330006	\$2,300	1818230033	\$7,330
1817309005	\$5,010	1817312004	\$0	1817330007	\$4,790	1818230034	\$7,610
1817309006	\$760	1817312005	\$6,960	1817332005	\$21,220	1818230035	\$6,990
1817309007	\$4,640	1817312006	\$4,820	1817332006	\$7,820	1818230036	\$9,200
1817309008	\$350	1817312007	\$5,770	1817332007	\$65,150	1818230037	\$6,870

APPENDIX "C" PROJECT AREA PIN LIST

PIN	2011 EAV	PIN	2011 EAV
1818230038	\$0	1818429021	\$0
1818230039	\$570	1818429022	\$0
1818231016	\$8,100	1818429023	\$550
1818231017	\$11,410	1818429024	\$7,110
1818231018	\$6,360	1818429025	\$5,460
1818231019	\$6,590	1818429026	\$5,900
1818231035	\$5,920	1818429027	\$3,370
1818232014	\$2,130	1818429028	\$400
1818232015	\$2,840	1818429029	\$9,710
1818232016	\$6,630	1818432012	\$0
1818232017	\$6,940	1818432013	\$2,180
1818232032	\$680	1818432014	\$180
1818232033	\$54,120	1818432015	\$290
1818233017	\$7,800	1818432016	\$4,450
1818233018	\$8,260	1818432017	\$6,480
1818233019	\$6,710	1818432018	\$8,700
1818233039	\$6,680	1818432019	\$7,030
1818233040	\$480	1818432020	\$11,510
1818233041	\$8,220	1818432021	\$5,380
1818280018	\$4,390	1818432022	\$5,380
1818280019	\$4,210	1818432023	\$4,840
1818280020	\$13,070	1818432024	\$5,210
1818280038	\$5,050	1818432025	\$440
1818280039	\$490	1818432026	\$630
1818280040	\$240	1818432027	\$5,080
1818280041	\$1,720	1818432028	\$6,640
1818281016	\$520	1818479001	\$0
1818281017	\$6,560	1818479002	\$0
1818281037	\$3,890	1818479003	\$4,070
1818281038	\$1,350	1818479004	\$4,200
1818281039	\$5,540	1818479005	\$310
1818281040	\$3,660	1818479006	\$310
1818282016	\$8,070	1818479007	\$290
1818282017	\$5,040	1818479011	\$320
1818282018	\$490	1818479012	\$3,590
1818282019	\$16,370	1818479013	\$1,290
1818282034	\$6,930	1818479014	\$360
1818282035	\$6,360	1818479015	\$3,160
1818282036	\$23,980	1818479016	\$1,810
1818283015	\$8,990	1818479017	\$1,330
1818283016	\$7,910	1818479018	\$20,280
1818283017	\$6,490	1818479019	\$1,530
1818283029	\$53,190	1818479020	\$1,290
1818429014	\$0	1818479021	\$1,400
1818429015	\$0	1818479022	\$610
1818429016	\$0	1818483003	\$38,520
1818429017	\$0	1818483004	\$13,210
1818429018	\$0	1818483005	\$3,020
1818429019	\$410	1818483007	\$6,090
1818429020	\$550	TOTAL	\$19,681,550

APPENDIX "D" – LEGAL DESCRIPTION

Being part of Sections 7, 8, 17 and 18 in Township 8 North, Range 8 East of the Fourth Principal Meridian, City of Peoria, County of Peoria, State of Illinois. Being more particularly described as follows;

Beginning at the intersection of the Southwesterly Right-of-Way Line of Mac Arthur Street (Highway) and the Northerly Line of New Street, being in the Southeast Quarter of Section 8, said point being a common corner for the Warehouse District T.I.F and the Southtown T.I.F District. From said Point of Beginning (the following 13 courses are along the existing Warehouse District T.I.F. boundary), thence southwesterly along the Northerly Line of New Street to the intersection with the centerline of Linden Street; thence southeasterly along said centerline to a point 85.00 feet northwesterly of the Northwesterly Right-of-Way Line of Jefferson Avenue; thence northeasterly 35.00 feet along the existing North Right-of-Way Line of Linden Street to the Northeasterly Corner of Linden Street a point on the Westerly Line of a parcel conveyed in Document Number 99-05706; thence southeast along said Northeasterly Right-of-Way Line to the intersection with the Northwesterly Right-of-Way Line of Jefferson Street; thence continuing southeast to the Easterly Line of Linden Street; thence Southeasterly along the Easterly Line of Linden Street to the intersection with the North Line of Lincoln Avenue; thence south to a point on the South Line of Lincoln Street; thence east along said South Line to a point on the West Line of a tract conveyed in Document Number 98-19356; thence south along said West Line to the Southwest Corner of said tract; thence east to the most Westerly Corner of Lot 9 in Adams Addition a subdivision in the Northeast Quarter of said Section 17; thence southeasterly along the Westerly Line of said Lot 9 to a point on the Northwesterly Line of Adams Street; thence southwesterly along said Northwesterly Line of Adams Street to the intersection with the Southwesterly Line of Edmunds Street; thence southeasterly along said Southwesterly Line to the centerline of the vacated alleyway in Block 8 of Lisks Addition a Subdivision in said Section 17; thence southwesterly along said centerline through Blocks 5 and 8 in Lisks Addition to the Northeasterly Right-of-Way Line of Olive Street; thence southeast along said Northeasterly Right-of-Way Line to the Northerly extension of the Southeasterly Right-of-Way Line of the alleyway running through Block 4 in said Lisk Addition; thence southwesterly along said Southeasterly Right-of-Way Line through Block 4 and Block 1 in said Lisk Addition to the Northeasterly Right-of-Way Line of South Street; thence southeast along said Northeasterly Right-of-Way Line to the intersection with the northeast extension of the Southeasterly Right-of-Way Line of the alleyway between Range 1 and Range 2 in Nowlands Addition a subdivision in said Section 17; thence southwest along said Southeasterly Right-of-Way Line to the Northeasterly Right-of-Way Line of Leland Street; thence northwesterly along said Northeasterly Right-of-Way Line of Leland Street to the northeast extension of the Southeasterly Right-of-Way Line of the alleyway running through Blocks 14, 15, and 16 in Frink & Sangers Addition a subdivision in said Section 17 to the Northeasterly Right-of-Way Line of Cherry Street; thence southeast along said Northeasterly Right-of-Way Line to a point on the Northerly Right-of-Way Line of the Burlington Northern & Santa-Fe Railway Company; thence southwesterly along said Northerly Right-of-Way Line to the southerly extension of the centerline of South Western Avenue being a point on the Boundary Line for the Eagle View T.I.F. district; (the following three courses are along the Eagle View T.I.F. Boundary Line) thence north along said southerly extension to the

Southeasterly Right-of-Way Line of Southwest Washington Street; thence northwesterly to the Southeast Corner of Lot 16 in Haskell's Addition a subdivision in the Southeast Quarter of Section 18; thence along the Northeasterly Line of Lot 16 and Lot 4 in said Haskell's Subdivision to the Northeast Corner of said Lot 4 being a point on the Southeasterly Right-of-Way Line of Southwest Adams Street; thence northwesterly to the West Line of South Easton Avenue; thence north along the West Right-of-Way Line of South Easton Avenue to the Westerly extension of the North Line of Lot 22 in Gillette's Subdivision a subdivision in the Southeast Quarter of said Section 18; thence east along said North Line of Lot 22 to the West Right-of-Way Line of the alleyway; thence north along said West Right-of-Way Line through Block A in Gillett's Subdivision and Block 1 in McClure and Kennedy's Subdivision to the North Right-of-Way Line of Starr Street; thence east along said North Right-of-Way Line to the Southeast Corner of the parcel described in Document Number 96-18530; thence north along the East Line of said parcel to the South Right-of-Way Line of the alleyway running east and west through Block 4 of Darst's Subdivision of Lot 5 in the Northeast Quarter of said Section 18; thence east along said South Right-of-Way Line to the southerly extension of the West Right-of-Way Line of the alleyway running north and south through said Block 4; thence north along said West Right-of-Way Line to the North Right-of-Way Line of Malone Avenue; thence east along said North Right-of-Way Line to the Southeast Corner of Lot 18 in Block 3 of Darst's Subdivision of Lot 5 in said Section 18; thence north along the East Line of Lot 18 and Lot 3 in said Block 3; thence continuing north along the East Line of Lot 18 and Lot 3 in Block 2 of said Darst's Subdivision to the North Right-of-Way Line of Marquette Avenue; thence east along said North Right-of-Way Line to the Southeast Corner of a parcel conveyed by document number 94-37990; thence north along the East Line of said parcel to the Northeast Corner of said parcel; thence west long the North Line of said parcel to the southerly extension of West Line of Lot 2 in Block 1 of said Darst's Subdivision; thence north along said West Line to the North Right-of-Way Line of Antoinette Street; thence west along said North Right-of-Way Line to the Southeast Corner of Lot 36 in Block 4 of Lincoln Place Subdivision a subdivision in said Section 18; thence north along the East Line of said Lot 36 and the East Line of Lot 7 in said Block 4 also north along the East Line of Lot 36 in Block 3 of said Lincoln Place Subdivision to the Northeast Corner of said Lot 36; thence east along the South Right-of-Way Line of the alleyway running east and west through said Block 3 to the Southerly extension of the West Line of the parcel conveyed in document number 89-25822 (Tract- IV); thence north along said West Line to the North Right-of-Way Line of Ann Street; thence east along said North-Right-of-Way Line to the Southeast Corner of Lot 37 in Block 2 of said Lincoln Place Subdivision; thence north along the East Line of said Lot 37 to the Northeast Corner of said Lot; thence west along the North Line of said Lot 37 to the Southerly extension of the West Line of the West 20 feet of Lot 6 in said Block 2; thence north along said West Line to the North Right-of-Way Line of Wiswall Street; thence west along said North Right-of-Way Line of Wiswall Street to the Southeast Corner of Lot 34 in Block 1 of said Lincoln Place Subdivision; thence north along the East Line of said Lot 34 to the North Right-of-Way Line of the alleyway running east and west through said Block 1; thence west along said North Right-of-Way Line to the West Right-of-Way Line of Madison Park Terrace; thence north along said West Right-of-Way Line to the North Right-of-Way Line of Lincoln Avenue; thence east along said North Right-of-Way Line of Lincoln Avenue to the West Right-of-Way Line of Madison Park Terrace; thence north along said West Right-of-Way Line to the Westerly extension of the South Right-of-Way Line of the alleyway running east and west through Block 1 in the Selby Park Addition a subdivision in said Section 7; thence east along said South Right-of-

Way Line of the alleyway to the West Right-of-Way Line of the alleyway running north and south through said Block 1; thence north along said West Right-of-Way Line to the North Right-of-Way Line of Millman Street; thence west along said North Right of-Way Line to the East Line of the alleyway running north and south through Block 1 in John Dilzer's Addition to said Section 7; thence north along said East Right-of-Way Line and the East Right-of-Way Line of the alleyway running north and south through Block 2 in Dilzer's 2nd Addition to said Section 7 to the North Right-of-Way Line of Kettelle Street; thence east along said North Right-of-Way Line to the Southeast Corner of Lot 2 in George P. Specks 1st Division of said Section 7; thence north along the East Line of said Lot 2 and the East Line of Lot 11 in George P. Specks 1st Addition to the North Right-of-Way Line of Martin Street; thence east along said North Right-of-Way Line of Martin Street to the Southeast Corner of a parcel conveyed in document number 95-06540; thence north along the West Line of the parcels conveyed by document numbers 95-06540, 91-10426, 75-23714, and 84-04881 to the South Line of a parcel conveyed by document number 87-07390; thence west along said South Line to the Southwest Corner of said Parcel also being a point on the West Line of Sub Lot A in MM Aiken's Subdivision of said Section 7; thence north along said West Line to the Boundary Line for the City of Peoria and the City of West Peoria (approximately the centerline of Martin Luther King Jr. Drive); thence northeast along said Boundary Line to the intersection with the West Right-of-Way Line of Western Avenue; thence north along said West Right-of-Way Line to the Northwesterly Right-of-Way Line of Martin Luther King Jr. Drive; thence northeasterly along said Northwesterly Right-of-Way Line to the intersection with the West Right-of-Way Line of Mac Arthur Street (Highway) also being a point on the Boundary Line for the Southtown T.I.F. District; thence along the West and Southwesterly Right-of-Way Line of said Mac Arthur Street and the Boundary Line of the Southtown T.I.F. District to the intersection with the North Right-of-Way Line of Brotherson Street; thence west along said North Right-of-Way Line to the intersection with the Northeasterly extension of the Northwest Right-of-Way Line of Butler Street; thence southwesterly along said Northwest Right-of-Way Line of Butler Street to the intersection with Northwest extension of the Southwest Line of Lot 3 in the Riverwest South Subdivision a subdivision in said Section 8; thence southeast along said Southwest Line of Lot 3 and Lot 4 in Riverwest South Subdivision to the Northwest Right-of-Way Line of Millman Street; thence southwest along said Northwest Right-of-Way Line of Millman Street to the intersection with the Northeast Right-of-Way Line of Linden Street; thence southeast along said Northeast Right-of-Way Line to the Southeast Right-of-Way Line of Howett Street; thence northeast along said Southeast Right-of-Way Line to the intersection with the Southwesterly Right-of Way Line of Mac Arthur Street; thence southwest along said Southwesterly Right-of-Way Line also being along the Boundary Line of the Southtown T.I.F. District to the Point of Beginning.

