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City Council Document Tracking Sheet

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| Meeting Date: | 11/16/2011 |
| Sponsor(s): | Emanuel, Rahm (Mayor) |
| Type: | Ordinance |
| Title: | Amendment No. 1 to Woodlawn tax increment financing plan and project |
| Committee(s) Assignment: | Committee on Finance |



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

November 16, 2011

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Housing and Economic Development, I transmit herewith an ordinance authorizing an amendment to the Woodlawn tax increment financing plan.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Mayor

ORDINANCE

WHEREAS, under ordinances adopted on January 20, 1999, and published in the Journal of Proceedings of the City Council (the "Journal") for such date at pages 87763 to 87860, and under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.1 et seq., as amended (the "Act"), the City Council (the "Corporate Authorities") of the City of Chicago (the "City"); (i) approved "The Woodlawn Avenue Tax Increment Financing Eligibility Study, Redevelopment Plan and Project" (the "Plan") for a portion of the City known as the "Woodlawn Redevelopment Project Area" (the "Area") (such ordinance being defined herein as the "Approval Ordinance"); (ii) designated the Area as a "redevelopment project area" within the requirements of the Act (the "Designation Ordinance") and, (iii) adopted tax increment financing for the Area (the "Adoption Ordinance"); and

WHEREAS, the Approval Ordinance, the Designation Ordinance, and the Adoption Ordinance are collectively referred to in this ordinance as the "TIF Ordinances"; and

WHEREAS, Public Act 92-263, which became effective on August 7, 2001, amended the Act to provide that, under Section 11-74.4-5(c) of the Act, amendments to a redevelopment plan which do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10, may be made without further hearing, provided that notice is given as set forth in the Act as amended; and

WHEREAS, the Corporate Authorities now desire to amend the Plan further to change the land uses proposed in the Plan with respect to certain parcels of property, which such amendment shall not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

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

SECTION 2. Approval of Revision Number 1 to Plan. The "Amendment Number 1 Woodlawn Redevelopment Project Area Tax Increment Financing Eligibility Study, Redevelopment Plan and Project," a copy of which is attached hereto as Exhibit 1, is hereby approved. Except as amended hereby, the Plan (a copy of which is attached hereto as Exhibit 2) shall remain in full force and effect.

SECTION 3. Invalidation of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

SECTION 4. Superseder. All ordinances (including, without limitation, the TIF Ordinances), resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflicts.

SECTION 5. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

EXHIBIT 1
Amendment Number 1
(see attached)

AMENDMENT NUMBER 1
November, 2011

Woodlawn Redevelopment Project Area
Tax Increment Financing Eligibility Study, Redevelopment Plan and Project

Woodlawn Redevelopment Project Area Tax Increment Financing Eligibility Study, Redevelopment Plan and Project is amended as follows:

Map 7 Proposed Land Use Map.

Map 7 is replaced in its entirety with Map 7 Proposed Future Land Use Map attached to this Amendment Number 1.

Map 7 (Amendment Number 1)
(see attached)

EXHIBIT 2
Plan
(see attached)

*Exhibit "A".
(To Ordinance)*

Woodlawn Redevelopment Project Area

Tax Increment Financing

Eligibility Study, Redevelopment

Plan And Project

I.

Executive Summary

In June 1997, S. B. Friedman & Company was engaged by the City of Chicago to conduct a Tax Increment Financing Eligibility Study and prepare a Redevelopment Plan and Project for a Redevelopment Project Area (Woodlawn R.P.A.) in the Woodlawn community. This report details the eligibility factors found at the time of designation as a "blighted area" within the proposed Woodlawn Redevelopment Project Area Tax Increment Financing (T.I.F.) District under the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act (Act). This report also contains the Redevelopment Plan and Project for the proposed Woodlawn R.P.A.

The proposed Woodlawn R.P.A. has been found to be eligible for Tax Increment Financing designation under the "blighted area" definition. The improved parcels within the Woodlawn R.P.A. as a whole were deemed eligible under requisite eligibility factors to be a blighted area under the Act. In addition, three sub-areas within the proposed Woodlawn R.P.A. were found eligible under requisite eligibility factors as "vacant blighted" under the Act. These areas predominately contain large, contiguous parcels of vacant land.

Eligibility Factors.

Improved Parcels.

The improved parcels within the Woodlawn R.P.A. as a whole qualify under the

provisions of the Act as a "blighted area", based upon the following eligibility factors:

- Age.
- Deterioration.
- Excessive vacancies.
- Depreciation of physical maintenance.
- Dilapidation.
- Obsolescence.
- Deleterious land-use or layout.
- Structures below minimum code.
- Lack of community planning.

Our research has revealed that of the fourteen (14) possible eligibility factors found within the Act under "blighted area" eligibility, six (6) factors are present to a major extent and three (3) factors are present to a lesser extent.

Vacant Subareas.

Three sub-areas within the Woodlawn R.P.A. qualify under the provisions of the Act as "vacant blighted" based upon eligibility factors. Each subarea was evaluated individually based upon criteria set forth in the Act. A combination of two (2) out of five (5) possible eligibility factors must be present for an area to qualify as vacant blighted.

Subarea 1 qualifies as vacant blighted based on the following eligibility factors:

- Deterioration of structures or site improvements in adjacent areas.
- Diversity of ownership.
- Tax delinquencies.

Subarea 2 qualifies based on the following factors:

- Deterioration of structures or site improvements in adjacent areas.
- Diversity of ownership.
- Tax delinquencies.

Subarea 3 qualifies based on the following factors:

- Obsolete planing.
- Diversity of ownership.

Objectives.

The amelioration of these factors and prevention of any further decline will be addressed through the following objectives:

- Revitalize 63rd Street, between Stony Island Avenue and University Avenue as a residential district with neighborhood-oriented retail and service uses in conjunction with residential development.
- Enhance the sense of a neighborhood identity in Woodlawn with streetscaping, urban design projects and other public improvements.
- Support the existing residential community through rehabilitation efforts and other programs to help mitigate blighting conditions and conditions that could lead to blight.
- Rehabilitate and upgrade existing commercial development as well as develop new commercial uses near the intersection of 63rd Street and Cottage Grove Avenue.

The strategies to be employed include: targeting opportunity sites for rehabilitation, new development and open space; investing in public infrastructure improvements; acquiring land to support private sector efforts; and leveraging private funds through the use of public revenues.

Required Findings.

The following conditions are sufficient to allow findings in favor of the adoption of this Redevelopment Plan:

First, the proposed Woodlawn R.P.A. has not been subject to growth and development. The R.P.A. experienced a three and sixty-seven hundredths percent (3.67%) compound annual increase in the Equalized Assessed Value (E.A.V.) in real property as a whole between 1993 and 1997. This growth is attributable to eleven (11) parcels which have experienced significant value increases. The E.A.V. for the other one thousand five hundred thirteen (1,513) parcels in the Woodlawn R.P.A. only experienced a one and four-tenths percent (1.4%) compound annual increase between 1993 and 1997. This is less than the Consumer Price Index during those years, which experienced a compound annual increase of two and sixty-six hundredths percent (2.66%). Also, development which has occurred within the vicinity of the Woodlawn R.P.A. has been subsidized significantly with public resources other than T.I.F.. Therefore, it can reasonably be concluded that the Woodlawn R.P.A. has not been subject to growth and investment by private parties and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

Second, but for adoption of the T.I.F., redevelopment is not likely to occur. Publicly supported investments are crucial to leverage private investment and sustain the redevelopment activities occurring in the vicinity of the Woodlawn R.P.A.. These redevelopment efforts are anticipated to bring substantial benefits to the Woodlawn R.P.A.. However, if public assistance cannot be given, these redevelopment efforts are not likely to continue. Consequently, the Woodlawn R.P.A. is not likely to be redeveloped through private market efforts. Therefore, but for the adoption of T.I.F., critical public resources will be lacking that would be required to support the sustained redevelopment of the Woodlawn R.P.A.

Third, the Woodlawn R.P.A. includes only those contiguous parcels of real property which are expected to be benefitted substantially by the proposed plan improvements.

Finally, the land uses in the Woodlawn Redevelopment Plan will be approved by the Chicago Plan Commission and the City Council and will conform to the plans for the development of the municipality as a whole. The Woodlawn community has been the focus of substantial public and private planning and development efforts over a number of years. This Redevelopment Plan must be approved by the Chicago Plan Commission prior to being submitted to the City Council for final approval. Also, the proposed redevelopment activities and

anticipated future land-use pattern for the Woodlawn R.P.A. need to conform to the strategies and desired future land-use outlined in the Woodlawn Redevelopment Plan. Therefore, the Tax Increment Financing Redevelopment Plan -- based on Plan Commission review -- conforms to plans for the development of the municipality as a whole, as well as the Woodlawn community specifically.

2.

Introduction.

The Study Area.

The tax increment financing district known as the "Woodlawn Redevelopment Project Area" ("Woodlawn R.P.A." or "R.P.A.") is located within the Woodlawn community of the City of Chicago (the "City"), in Cook County (the "County"). In June 1997, S. B. Friedman & Company (the consultant) was engaged to conduct a study of certain properties in this neighborhood to determine whether the area containing these properties would qualify for status as a "blighted area" and/or "conservation area" under the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (the "Act").

The Woodlawn R.P.A. is generally bounded by 62nd Street to the north, the IC railroad tracks to the east, Marquette Road to the south, and Cottage Grove to the west. It contains approximately three hundred thirty (330) acres of land. The predominant land-use within the Woodlawn R.P.A. is residential. 63rd Street is the main commercial thoroughfare in the Woodlawn R.P.A.. Institutional uses are scattered throughout the area. Certain parcels were excluded from the district because they have experienced recent development activity or are generally stable and do not need major rehabilitation or improvement. Map 1 details the general location of the Woodlawn community and Map 2 details the boundaries of the Woodlawn R.P.A., which includes only those contiguous parcels of real property that are expected to be benefitted substantially by the improvements discussed within this report.

The report covers events and conditions that exist and were determined to be relevant at the completion of our research in August, 1998 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Study and Redevelopment Project and Plan ("Redevelopment

Plan") summarizes the analysis and findings of the consultant's work which, unless otherwise noted, are solely the responsibility of S. B. Friedman & Company. The City of Chicago is entitled to rely on the findings and conclusions of the Redevelopment Plan in designating the Woodlawn Redevelopment Project Area as a redevelopment project area under the Act. S. B. Friedman & Company has prepared this Redevelopment Plan with the understanding that the City would rely (1) on the findings and conclusions of the Redevelopment Plan in proceeding with the designation of the Redevelopment Project Area and the adoption and implementation of the Redevelopment Plan, and (2) on the fact that S. B. Friedman & Company has obtained the necessary information so that the Redevelopment Plan will comply with the Act and that the Redevelopment Project Area can be designated as a redevelopment project area in compliance with the Act.

History Of The Study Area¹.

The growth of the study area was stimulated by two (2) major events at the end of the 19th Century. One was the 1889 annexation of the communities now known as Woodlawn to the City of Chicago, which brought municipal services such as sewers, streets and lighting. The other, the World's Fair (Columbian Exposition), which was held in Jackson Park located on Woodlawn's eastern boundary in 1893, prompted new construction of hotels, apartment buildings and stores. By the time of the World's Fair, Woodlawn had a population of twenty thousand (20,000). Interest in development there also was instigated, in part, by the opening of the Washington Park Club in 1884.

By 1915, Woodlawn had reached residential maturity with the neighborhoods consisting of a mix of single-family homes and two (2), three (3) and four (4) story buildings. The population of the Woodlawn community continued to grow until reaching an all-time high of eighty-one thousand (81,000) in 1960 (a twenty-three percent (23%) increase from 1930 to 1960). This growth occurred during a period of little new construction and was accommodated by the subdivision of existing structures to create additional dwelling units. The housing stock increased from nineteen thousand (19,000) units in 1930 to twenty-nine thousand (29,000) units in 1960. These and later conversions initiated an era of substandard housing in the study area. Eventually, the neglect of older buildings led to extensive residential decay. As early as 1940, the commercial area along 63rd Street also started to show signs of deterioration.

¹ Local Community Fact Book Chicago Metropolitan Area 1990, edited by The Chicago Fact Book Consortium, pages 134 -- 196.

High unemployment, which led to widespread poverty, combined with a decrease in city services, contributed to deteriorating buildings and streets. Furthermore, during the 1970s, a large number of arson fires destroyed several apartment and business buildings in Woodlawn. Many of the once-busy and well-kept buildings that housed stores along 63rd Street either were destroyed, abandoned, burned-out, or boarded-up. Between 1960 and 1990, Woodlawn's population had declined from eighty-one thousand (81,000) to twenty-seven thousand (27,000).

The 1990 census data for the Woodlawn community reveal that the remaining population is among the poorest in the City. Approximately thirty-two percent (32%) of the area population in Woodlawn lived below the poverty level. The 1990 census placed the median family income in the Woodlawn area at Seventeen Thousand Seven Hundred Fourteen Dollars (\$17,714), or fifty-nine percent (59%) of the median family income for the City as a whole Twenty-nine Thousand Eight Hundred Five Dollars (\$29,805).

The economic decline of the population resulted in a corresponding decline in area housing stock and many housing units were abandoned. Between 1960 and 1990 over sixteen thousand five hundred (16,500) units of housing were lost in Woodlawn. Most of the decline in the housing stock was the result of the demolition of dangerous and abandoned buildings.

Current Conditions In The Study Area.

Today, the Woodlawn community is in transition. There is substantial abandonment and disinvestment throughout the area, but at the same time several area projects point toward the beginning of neighborhood revitalization. There have been new homes built under the New Homes for Chicago program, new community institutions built, including the South Side Y.M.C.A., the Apostolic Church of God, and a new Social Security facility. This transition is due, in part, to citywide revitalization efforts in Chicago's neighborhoods. In the past five (5) to ten (10) years, several major projects have advanced investment southward from the Loop: the relocation of Lake Shore Drive; the redevelopment of the Illinois Central Railroad property into Central Station; the southward continuation of Dearborn Park; and the development of North Kenwood/Oakland. Woodlawn's close proximity to the University of Chicago, the park system, and the Lakefront traditionally have contributed to its strength as a community. These attributes are helping to generate redevelopment interest in the area within the Woodlawn R.P.A. and its surrounding area. A great deal of investment has occurred in the Woodlawn community on behalf of community

groups and institutions, but not the private sector.

However, despite this interest, the Woodlawn R.P.A. as a whole is not thriving. The area still contains vast amounts of vacant land, abandoned buildings, and vacant retail space that have had a detrimental effect on the surrounding neighborhood. The City of Chicago has committed resources to the area in terms of focused planning, redevelopment strategies and housing assistance. If approved, tax increment financing will serve as one more tool which would aid in the revitalization of the Woodlawn R.P.A.

3.

Eligibility Analysis.

Provisions Of The Illinois Tax Increment Allocation Redevelopment Act:

Under the Act, an area can be eligible for the use of tax increment financing for area redevelopment if the area meets the qualifications of the Act for being designated, among other things, a "blighted area" or a "conservation area".

"Blighted areas" are those areas with blighting influences impacting the public safety, health, morals or welfare of the community and substantially impairing the growth of the tax base in the area. "Blighted areas" either may be improved or vacant. "Conservation areas" are those improved areas which are deteriorating and declining, and are in danger of becoming blighted if the deterioration is not abated. An area that is vacant cannot be qualified as a "conservation area".

The statutory provisions of the Act specify how a district can be designated as a "conservation" and/or "blighted" redevelopment project area based upon an evidentiary finding of certain eligibility factors listed in the Act. These factors are identical for both blighted improved areas and conservation areas with the exception that under the "conservation area" designation, "abandonment" is an added eligibility factor, and "age" is a prerequisite and defined factor. The factors are listed at 65 ILCS 5/11-74.4-3(a) and (b) and are as follows:

- Age of structure.
- Abandonment.
- Deleterious land-use or lay-out.
- Depreciation of physical maintenance.
- Deterioration.
- Dilapidation.
- Excessive land coverage.
- Excessive vacancies.
- Illegal use.
- Inadequate utilities.
- Lack of community planning.
- Lack of ventilation, light and sanitary facilities.
- Obsolescence.
- Overcrowding of structures and community facilities.
- Structure below minimum code.

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

If an area is vacant, it may be found to be eligible under the provisions of the "blighted area" section of the Act. Vacant land includes any parcel or combination of parcels of real properties without industrial, commercial, and residential buildings which has not been used for commercial agricultural uses

within five (5) years prior to the designation of the R.P.A., unless such parcels are included in an Industrial Park Conservation Area or such parcels have been subdivided.

Vacant property may qualify as a blighted area based on a combination of two (2) or more of the following factors:

- Obsolete platting.
- Deterioration of structures or site improvements in neighboring areas.
- Diversity of ownership.
- Flooding on all or part of such vacant land.
- Tax and special assessment delinquencies.

The "blighted area" section of the Act includes six (6) other avenues for establishing eligibility in a vacant area, but none of these are relevant to the conditions within the Woodlawn R.P.A.

Methodology Overview:

All properties in the Woodlawn R.P.A. were examined for qualification factors consistent with either "blighted area" or "conservation area" requirements of the Act. Analysis of eligibility factors was conducted through an extensive exterior survey of the condition and use of each property. Specific analysis of each property within the Woodlawn R.P.A., and for the Woodlawn R.P.A. as a whole, included:

- Field surveys of the condition of all streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls, and other property, public and private, within the area.
- Observation of the proximity and use of abutting and adjacent properties.
- Examination of original and current platting, building size and lay-out.
- Inventory of the presence of vacant property and currently vacant buildings.

- Infrastructure and utilities currently serving the Woodlawn R.P.A.
- Current and historical zoning standards within the Woodlawn R.P.A.
- Historical investment and real estate growth patterns of the Woodlawn R.P.A.
- County data regarding historical and current assessed valuation for the Woodlawn R.P.A.
- Discussions of the Woodlawn R.P.A. with City officials, property owners, employees and community representatives.
- Building Department records on demolition and construction activity.
- Information regarding owners of record and tax delinquencies.

In addition, a review of previously prepared data was conducted, including but not limited to, the following items:

- The City's Zoning Ordinance: Municipal Code of Chicago, Title 17, 1995.
- Current and historical plat maps.
- Aerial photographs of the Woodlawn R.P.A.
- Previously approved redevelopment plans concerning property within the Woodlawn R.P.A.

An assessment of building conditions was completed for each building within the Woodlawn R.P.A.. The building condition analysis is based on an exterior inspection of each building within the Woodlawn R.P.A. conducted between June 1997 and August 1998. Any observable structural deficiencies in individual buildings and surrounding environs within the Woodlawn R.P.A. were noted. The components of the visible exterior of each building were examined to determine whether they were in sound condition or had minor, major or critical defects. Exterior primary building components, which include the basic elements of any building, foundation walls, exterior load-bearing walls and columns, and observable roof and roof structures were examined. Exterior secondary building

components, including porches and steps, windows and window units, exterior doors and door units, chimneys, gutters and down spouts also were examined.

Each observable primary and secondary building component was evaluated separately as a basis for determining the overall condition of each building. This evaluation considered the relative importance of specific components within a building and the effect that deficiencies in components will have on the remainder of the building. Buildings which contained minor defects such as lack of painting and loose or missing materials, that could be corrected through normal maintenance, were considered to exhibit depreciation of physical maintenance as referenced in the Act. Deterioration refers to physical deficiencies or disrepair in buildings that would be difficult to correct through normal maintenance. Dilapidation was reserved for those buildings with critical defects in primary and secondary structural components in such combination and to such extent that major repair would be required or that the building must be removed.

4.

Summary Of Eligibility Factors.

Application Of Methodology.

Based upon the provisions of the Act and neighborhood conditions currently found in the Woodlawn R.P.A., we have concluded that a "blighted area" designation for both improved and vacant land would reflect and characterize the conditions and factors that exist within the Woodlawn R.P.A.. The "blighted area" designation was applied to improved properties in the R.P.A. as a whole and the "blighted vacant area" designation was applied to three (3) subareas of vacant land.

The three (3) subareas contain predominately vacant land and are shown in Map 3. Subarea 1 encompasses the vacant land to the immediate north and south of 63rd Street between Drexel to the west and Kimbark to the east. Subarea 2 contains vacant land on the north and south sides of 65th Street roughly bordered by Drexel to the west and Kimbark to the east. Subarea 3 is adjacent to the Illinois Central Railroad on the eastern edge of the R.P.A. bounded by 63rd Street to the north, Blackstone to the east, 64th to the south, and Dorchester to the west. 63rd and 65th Streets are major east/west

thoroughfares in the Woodlawn R.P.A.. The presence of vacant land on these corridors has a detrimental effect on the Woodlawn Community as a whole.

The following section describes the eligibility factors and details the presence of these factors as distributed throughout the Woodlawn R.P.A.. Maps 4 and 5 demonstrate the presence and distribution of the eligibility factors for the improved parcels and vacant subareas, respectively.

Improved Property.

The fourteen (14) factors listed under the "blighted area" designation for improved properties were evaluated to establish the area's eligibility. If an area is improved, a combination of five (5) or more eligibility factors must be present for designation as a blighted area.

Eligibility Factors.

Each of the fourteen (14) eligibility factors was assigned a benchmark value which, when present, could be considered meaningful. The benchmark values were applied to the improved properties in each block of the R.P.A.. The benchmark values vary for each of the fourteen (14) factors in order to reflect the degree of impact each present factor has on the surrounding properties. In addition, the distribution of each factor was analyzed on a block-by-block basis to ensure its reasonable distribution throughout the Woodlawn R.P.A.. Where these factors are not defined in the Act, they are defined as for the purposes of this Plan as follows:

1. Age.

Age of a structure serves as an indicator of existing problems or limiting conditions resulting from normal and continuous use. Older structures frequently require extensive maintenance to uphold their mechanical systems, structural integrity and functionality. The costs involved in maintaining and upgrading older structures can be extensive, often creating adverse impacts on existing users and impediments to the marketability and reuse of these structures.

No criteria are set forth in the Act to define age for a "blighted area". However, the "conservation area" definition establishes thirty-five (35) years as an indication of the point at which age becomes a potentially blighting factor.

This is the point at which building systems can be expected to fail and building types may become obsolete as a result of changing technology and/or needs.

As indicated earlier, the Woodlawn R.P.A. was first developed in the early part of the 20th century. The vast majority of the existing structures in the Woodlawn R.P.A. were constructed prior to 1962, and are in excess of thirty-five (35) years old. This conclusion is supported by County assessment records, Sidwell maps, Sanborn maps, aerial photographs taken between 1992 and 1995 and testimony of neighborhood residents. This factor is present to a major extent and is prevalent throughout the Woodlawn R.P.A.. The benchmark value was set at fifty percent (50%) of improved parcels within each block. Of the nine hundred twenty-nine (929) improved parcels within the Woodlawn R.P.A., seven hundred forty-four (744) have structures thirty-five (35) years or older. This factor is present on fifty-eight (58) of the sixty-three (63) blocks (ninety-two percent (92%)) with improved property. This factor is present at or above the benchmark value on seventy-nine percent (79%) of the blocks with improved property.

2. Deleterious Land-Use Or Lay-Out.

Deleterious land-use or lay-out includes conditions which have a harmful effect on an area including inappropriate land use, inadequate lot frontage, irregular lot shape, insufficient vehicular access, fragmentation of ownership and other blighting conditions which discourage development and redevelopment. Deleterious land-use or lay-out has a negative impact on surrounding properties. Therefore, its benchmark value was set at fifteen percent (15%). This factor is present to a minor extent. It was found to be present on forty-eight percent (48%) of the improved blocks, but only at the benchmark value on seventeen percent (17%) of the blocks with improved property in the Woodlawn R.P.A.

3. Depreciation Of Physical Maintenance.

Depreciation of physical maintenance refers to a condition that frequently is seen in older residential areas and is treatable. Therefore, it must be present on at least fifty percent (50%) of improved parcels to be a major factor. This factor is present to a major extent and is prevalent throughout the entire Woodlawn R.P.A.. It can be found on fifty-eight (58) of the sixty-three (63) blocks (ninety-two percent (92%)) with improved property in the Woodlawn R.P.A.. Furthermore, on seventy-eight percent (78%) of these blocks, this

factor is present at or above the benchmark value.

4. Deterioration.

Deterioration is the process of basically sound structures becoming worse in quality due to deficiencies in primary and secondary building components. (Primary components include exterior walls, foundations and roof structure and secondary components include window and door units, porches and exterior surfaces.) Buildings in this category generally contain defects which seriously impair the usefulness of the structure. Deterioration is a more serious level of deferred maintenance and refers to structural deficiencies; therefore, its benchmark value was set at twenty-five percent (25%). This factor is present in the Woodlawn R.P.A. to a major extent. Of the sixty-three (63) blocks with improved property in the Woodlawn R.P.A., fifty (50) blocks (or seventy-nine percent (79%)) exhibit the presence of this factor. Deterioration was found above the benchmark value on sixty-eight percent (68%) of the improved blocks.

5. Dilapidation.

Dilapidation is an advanced stage of deterioration. Structures or improvements in this category contain critical deficiencies in structural components which are virtually non-correctable and present a safety hazard for the occupants of the building. Dilapidation is an advanced stage of building deterioration, and dilapidated buildings have a negative impact on neighboring properties. Thus, the benchmark value for this factor is set at fifteen percent (15%). Of the sixty-three (63) blocks with improved property in the Woodlawn R.P.A., thirty-two (32) (or fifty-one percent (51%)) exhibit the presence of this factor. This factor is present in the Woodlawn R.P.A. to a major extent. It was found above the benchmark value on twenty-seven percent (27%) of the improved blocks.

6. Excessive Land Coverage.

Excessive land coverage is the over-intensive use of property evidenced by inadequate yards, setbacks, open space and the crowding of buildings and accessory facilities onto a site which are out of character with the neighborhood and community as a whole and could have an adverse effect on use of a building. This factor is not reasonably distributed and is not present

even to a minor extent. It is present on only five (5) of the sixty-three (63) (eight percent (8%)) improved blocks within the Woodlawn R.P.A.. This factor is not reasonably distributed and is not present even to a minor extent.

7. Excessive Vacancies.

Excessive vacancies 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. The benchmark value is set at fifteen percent (15%) to account for the serious impact that any building with excessive vacancies has on surrounding properties. A building was considered to have excessive vacancies if it appeared to be at least thirty-three percent (33%) vacant. This factor is present in the Woodlawn R.P.A. to a major extent. Seventy percent (70%) of the blocks with improved properties have this factor present and forty-four percent (44%) of these blocks have this factor at or above the benchmark value. Furthermore, historical Census information indicates that excessive vacancies have been a problem in the Woodlawn community for the last three (3) decades as the population has dropped by more than sixty percent (60%) in that time period. The 1990 Census indicates that the vacancy rate in Woodlawn is twenty percent (20%).

8. Illegal Use.

Illegal use refers to the presence of uses or activities which are contrary to law and/or not permitted by municipal ordinances. This factor is not present in the Woodlawn R.P.A. as a whole. The current land uses were reviewed for compliance with the current zoning code and no significant number of violations were observed. Other illegal uses were not detected from the physical survey of the real property in the Woodlawn R.P.A.. Therefore, it was concluded that this factor is not present even to a minor extent.

9. Inadequate Utilities.

Inadequate utilities refers to deficiencies and inadequacies in the capacity of utilities which service a property or area. This factor is not reasonably distributed and is not present even to a minor extent. This factor is not present on any of the improved blocks within the Woodlawn R.P.A.

10. Lack Of Community Planning.

Lack of community planning refers to the absence of an effective planning program in place at the time the area was developed originally which results in physical obstacles to redevelopment and/or failure to implement approved plans for the community. The City of Chicago has approved various plans for the area over the past thirty (30) years, including the Woodlawn Redevelopment Plan, the Marquette-Stony Island Redevelopment Plan, and the 63rd/Dorchester Redevelopment Plan, which together encompass some or all of the properties within the Woodlawn R.P.A. However, funding sources and other economic and market forces have hindered the development which may have occurred as a result of these plans. Also, certain areas within the Woodlawn R.P.A. were developed prior to or without the benefit of a community plan. This factor is deemed to be present in the Woodlawn R.P.A. as a whole to a minor extent.

11. Lack Of Ventilation, Light And Sanitary Facilities.

Substandard conditions which are below minimum code standards that adversely affect the health, safety and welfare of building occupants. This factor is not reasonably distributed and is not present even to a minor extent. This factor is present on only one (1) of the sixty-three (63) (two percent (2%)) improved blocks within the Woodlawn R.P.A.

12. Obsolescence.

Obsolescence is the condition or process of becoming out-of-date or non-functional for the use or uses for which the structure or improvement was originally designed. This is evidenced by such factors as insufficient width and size, irregular shape and random additions. Buildings are obsolete when conditions limit the use and marketability of such buildings. Site improvements are obsolete in terms of their relationship to contemporary development standards. The majority of the buildings in the Woodlawn R.P.A. are residential and, although many of the buildings are in poor condition, they are not obsolete for that use. A building is considered obsolete if it is not functional or has limited potential for adaptive re-use. The benchmark value is set at fifteen percent (15%). Of the sixty-three (63) blocks with improved property in the Woodlawn R.P.A., sixteen (16) (or twenty-five percent (25%)) exhibit the presence of this factor. This factor was found above the benchmark value on eight percent (8%) of the improved properties; therefore, it is present

to a minor extent.

13. Overcrowding Of Structures And Community Facilities.

Over-intensive use of buildings, facilities and properties beyond that permitted by ordinance or capacity. This factor was not found on any of the improved blocks within the Woodlawn R.P.A. and therefore is not present even to a minor extent.

14. Structures Below Minimum Code.

Structures below minimum code refers to buildings requiring serious repairs or renovation. Thus, the benchmark value for the factor was set at fifteen percent (15%). This factor was documented by records kept by the City of Chicago Department of Buildings of buildings with violations from 1994 to the present. This factor is present to a major extent. Of the sixty-three (63) blocks with improved property in the Woodlawn R.P.A., thirty-eight (38) (or sixty percent (60%)) exhibit the presence of this factor. This factor was found above the benchmark value on forty-four percent (44%) of the improved properties.

Vacant Subareas.

The vacant land within three (3) subareas was examined under the vacant blighted provision in the Act. In order for each subarea to qualify as vacant blighted, a combination of two (2) or more of five (5) possible factors must be present in each subarea.

Eligibility Factors.

The five (5) factors listed under the "blighted vacant" designation were evaluated to establish each subarea's eligibility. In order to qualify as blighted vacant, the vacant property in each subarea must exhibit a combination of two (2) or more of the following criteria:

1. Deterioration Of Structures Or Site Improvements In Neighboring Areas.

The condition of improved property can have a significant impact on the

development potential of vacant land. This condition exists if vacant land area is adjacent to an improved area which evidences deterioration, depreciation of physical maintenance or other blighting conditions that apply to improved areas.

2. Diversity Of Ownership Of Vacant Land.

Diversity of ownership refers to a situation where different ownerships and interests in the land are sufficient in number to impede the ability to assemble the land for development meeting contemporary development standards. The costs of land assembly can also be a significant issue where there is a combination of vacant and improved property with multiple owners.

There are scattered groupings of vacant tax parcels throughout the R.P.A. that represent a variety of development opportunities, particularly in the three (3) vacant subareas. Some sites could be used for single-family units, while others may be more appropriate for townhouses or other types of multifamily residential or non-residential development. In these instances, multiple owners can have a detrimental effect on the development potential of the area.

3. Flooding On All Or Part Of Such Vacant Land.

Evidence to support this finding may be derived from municipal engineering records, United States Army Corps of Engineers or other federal or State agency documents, and other secondary source information which satisfactorily documents the condition of flooding.

4. Obsolete Platting Of Vacant Land.

Obsolete platting of vacant land would include: parcels of limited or narrow size and configuration; parcels of irregular size or shape that would be difficult to develop on planned basis and in a manner compatible with contemporary standards and requirements; and parcels that must be subdivided to accommodate appropriate land uses and development densities.

5. Tax And Special Assessment Delinquencies.

Evidence of nonpayment of real estate property taxes and/or special assessments for an unreasonable period of time must be shown to document the presence of this factor. This could also include evidence of forfeiture. The presence of this factor indicates a significant lack of market interest in the development potential of the area.

Findings.

Subarea 1.

Three (3) of the five (5) possible factors were found present to a major extent in Subarea 1, therefore qualifying it as a blighted vacant area under provisions of the Act. These factors are:

- Diversity of Ownership: This factor is present to a major extent. The subarea contains one hundred forty-three (143) vacant parcels with approximately sixty (60) different ownership interests. Of the one hundred forty-three (143) vacant parcels, approximately seventy-five (75) are City-owned parcels, fifty-four (54) are privately-owned parcels (with forty-eight (48) different owners) and fourteen (14) parcels are in eleven (11) different trusts. Almost every block or portion thereof within the subarea has at least three (3) different owners, indicating that the diversity of ownership factor is largely distributed throughout the subarea.
- The significant presence and widespread distribution of different ownership interests in the subarea can impede the ability to assemble the land for development meeting contemporary development standards.
- Deterioration of Structures or Site Improvements in Adjacent Areas: This factor is present to a major extent. All adjacent blocks to the subarea exhibit blighting factors as defined under the "blighted area" section of the Act for improved property. Eighty percent (80%) of the neighboring blocks exhibit at least five (5) blighting factors, including deterioration of structures and depreciation of physical maintenance. The remaining adjacent blocks exhibit deterioration of structures and depreciation of physical maintenance. The presence of the adjacent deterioration is described in the Improved Area section of this report

and is shown on Map 4.

- Tax Delinquencies: This factor is present to a major extent. Approximately thirty percent (30%) of the vacant parcels in the subarea are tax delinquent. The presence of this factor indicates lack of interest in the development potential of the area.

Subarea 2.

Two(2) of the five (5) possible factors were found present to a meaningful extent in this subarea, therefore qualifying it as a blighted vacant area under provisions of the Act. In addition, one (1) factor was found present to a minor extent. These factors are:

- Diversity of Ownership: This factor is present to a major extent. Subarea 2 contains ninety-one (91) vacant parcels with approximately thirty-four (34) different ownership interests. Of the ninety-one (91) vacant parcels, approximately forty-five (45) are City-owned parcels, forty-five (45) are privately-owned parcels (with thirty-two (32) different owners) and one (1) parcel is in a trust.
- The significant presence and widespread distribution of different ownership interests in the subarea can impede the ability to assemble the land for development meeting contemporary development standards.
- Deterioration of Structures or Site Improvements in Adjacent Areas: This factor is present to a major extent. All blocks adjacent to the subarea exhibit blighting factors as defined under the "blighted area" section of the Act for improved property. Fifty percent (50%) of the neighboring blocks exhibit at least five (5) blighting factors, including deterioration of structures and depreciation of physical maintenance. The remaining adjacent blocks exhibit deterioration of structures and depreciation of physical maintenance. The presence of the adjacent deterioration is described in the Improved Area section of this report and is shown on Map 4.
- Tax Delinquencies: This factor is present to a minor extent. Approximately sixteen percent (16%) of the vacant parcels in the subarea are tax delinquent. The presence of this factor indicates lack

of interest in the development potential of the area.

Subarea 3.

Two (2) of the five (5) possible factors were found present to a major extent in this subarea, therefore qualifying it as a blighted vacant area under provisions of the Act. These factors are:

- Diversity of Ownership: This factor is present to a major extent. The subarea contains thirty-four (34) vacant parcels with approximately nine (9) different ownership interests. Of the thirty-four (34) vacant parcels, approximately ten (10) are City-owned parcels, twenty-two (22) are privately-owned parcels (with six (6) different owners) and two (2) parcels are in separate trusts. Almost every block or portion thereof within the subarea has three (3) different owners, indicating that the diversity of ownership factor is largely distributed throughout the subarea.

The significant presence and widespread distribution of different ownerships interests in the subarea can impede the ability to assemble the land for development meeting contemporary development standards.

- Obsolete Platting: This factor is present to a major extent. The parcels immediately adjacent to and to the east of the railroad tracks are small lots, vacated alleys and/or rights-of-way. These parcels are of limited or narrow size and configuration and/or of irregular size or shape that would be difficult to develop on planned basis and in a manner compatible with contemporary standards and requirements. Of the thirty-four (34) vacant parcels located within this subarea, eighty-eight percent (88%) exhibit obsolete platting.

Supplemental Review Of Vacant Land Conditions.

Approximately five hundred eighty-three (583) parcels of vacant land exist within the Woodlawn R.P.A. as a whole; fifty-four percent (54%) or three hundred fourteen (314) of these vacant parcels are located outside of the three (3) subareas. These parcels are scattered among the properties qualified as blighted improved. As a supplement to the analysis of the vacant subareas, we reviewed

the condition of these other vacant parcels.

The vacant parcels outside of the three (3) subareas also appear to exhibit three (3) of the qualifying factors that define vacant blighted property under the Act. These vacant parcels appear to have (1) diversity of ownership, (2) deterioration of structures and site improvements in neighboring areas adjacent to the vacant land and (3) tax and special assessment delinquencies.

- Diversity of Ownership of Vacant Land. Analysis of Cook County's records regarding the taxpayers of record for the vacant parcels reveals a multitude of owners. This situation would make it difficult to assemble land for new development meeting contemporary development standards.
- Deterioration of Structures or Site Improvements in Neighboring Areas. The vacant parcels are scattered throughout the Woodlawn R.P.A. and are adjacent to improved areas which evidence deterioration of structures or site improvements and which separately qualified as an blighted improved area.
- Tax and Special Assessment Delinquencies. The Woodlawn R.P.A. as a whole has one hundred forty (140) vacant parcels with tax delinquency. Approximately sixty percent (60%) (eighty-four (84)) of these parcels are located outside of the three (3) vacant subareas.

Review of the distribution of these conditions indicates that the vacant parcels outside of the three (3) subareas evidence conditions that could potentially qualify these vacant parcels as "vacant blighted" under the Act.

Conclusion.

Based upon the qualification requirements of the Act, the Woodlawn R.P.A. meets the eligibility criteria for designation as a "blighted area". Map 4 shows that six (6) of the fourteen (14) eligibility factors cited in the Act are present to a major extent and three (3) of the factors are present to a minor extent. Under the Act, the presence of five (5) of these fourteen (14) factors is required for an area to be designated as a blighted area. All of the factors are reasonably distributed throughout the Woodlawn R.P.A.. Table 1 also summarizes the eligibility factors on a block-by-block basis for improved properties within the

R.P.A.

Three (3) subareas within the Woodlawn R.P.A. meet the eligibility criteria for designation as "vacant blighted areas" based upon the qualification requirements set forth in the Act. Map 5 shows that a combination of at least two (2) of the five (5) eligibility factors are present to a major extent in each subarea. Under the Act, a combination of two (2) or more eligibility factors must be present for designation as a vacant blighted area. All of the factors are reasonably distributed within each subarea.

The findings contained within this Plan indicate that the Woodlawn R.P.A. satisfies the statutory criteria for designation as a "blighted area" for both improved and vacant properties. Designation of this area by the City as a T.I.F. District will contribute to the long-term well being of this community, its residents and the City as a whole.

5.

Redevelopment Project And Plan.

Existing Land-Use.

The Woodlawn R.P.A. contains several land-use patterns: residential, commercial, vacant and institutional. Residential land dominates the land-use within the Woodlawn R.P.A., followed by commercial uses along 63rd Street and Cottage Grove Avenue. A great deal of vacant land is interspersed within the Woodlawn R.P.A., most of which has been divided into three (3) subareas (shown on Map 3).

Map 6 details the existing land-use patterns within the Woodlawn R.P.A.

Redevelopment Needs of the Woodlawn R.P.A.

The land-use and existing conditions suggest five (5) redevelopment needs for the Woodlawn R.P.A.:

-- land assembly;

- new commercial and residential development;
- rehabilitation of existing structures;
- infrastructure improvements; and
- demolition.

The Redevelopment Plan provides tools for the City to support the continuing redevelopment of Woodlawn, as well as other improvements that serve the redevelopment interests of the local community and the City. An integrated implementation strategy has been developed to address these needs and facilitate the sustainable redevelopment of the Woodlawn R.P.A.. To support these specific projects and encourage future investment, public resources which include tax increment financing, may be used to repair and modernize infrastructure and other improvements, create an identity for the community, prepare sites for redevelopment, and support building rehabilitation. Land assembly activity may occur to consolidate sites for future private sector redevelopment activities and/or to assist private developers with acquisition.

Goals, Objectives And Strategies.

Goals, objectives and strategies designed to address the needs of the community form the overall framework of the Redevelopment Plan for the use of anticipated tax increment funds generated by the Woodlawn R.P.A.. The overall goals of the Woodlawn R.P.A. generally outline the reasons why the Woodlawn R.P.A. is to be created. These goals are followed by more specific objectives and projects regarding what the plan is designed to accomplish.

Goals.

The overall goal of the Redevelopment Plan is to stimulate economic growth and foster rehabilitation and/or redevelopment of residential, commercial and institutional uses in the Woodlawn R.P.A.. This goal is to be achieved through an integrated and comprehensive strategy that utilizes public resources to retain existing investment and stimulate additional investment.

The two (2) major goals are to:

- Retain and strengthen the business community within the Woodlawn R.P.A.
- Retain and strengthen the residential community within the Woodlawn R.P.A.

Objectives.

Listed below are specific objectives which support the broader overall goal of areawide revitalization of the Woodlawn R.P.A. and the surrounding neighborhoods. These include:

- Concentrate commercial uses near the intersection of 63rd Street and Cottage Grove Avenue to reduce the surplus of land and buildings committed to such use.
- Provide land for adequate off-street parking, loading facilities, and open space designed to enhance the different development areas within the Woodlawn R.P.A.
- Revitalize 63rd Street between Stony Island Avenue and University Avenue as a residential district with neighborhood-oriented retail and service uses in conjunction with new residential development.
- Enhance the sense of a neighborhood identity in the Woodlawn R.P.A. with streetscaping and urban design projects.
- Support the existing residential community through rehabilitation and renovation opportunities.

Strategies.

These objectives will be implemented through 6 specific strategies:

- Public Improvements.

A streetscape program and/or gateways may be implemented on 63rd

Street to help define the Woodlawn R.P.A. as well as create an identity for anticipated private investment. Also, sewer and water improvements and new streets and sidewalks will be implemented as needed in the Woodlawn R.P.A.

-- Parks and Open Space.

A new park may be implemented along 63rd Street to support the existing community and encourage new residential development along 63rd Street. A new park may be implemented around the Wadsworth School to create a school campus environment. In addition, other parks may be supported as additional development occurs and additional open space is needed.

-- Incentives to Private Sector for Rehabilitation and Improvements.

The City and local community may provide financial and other assistance to encourage the private sector to undertake redevelopment and rehabilitation projects and other improvements that are consistent with the goals of the community and this Redevelopment Plan.

-- Incentives to Existing Homeowners for Rehabilitation and Improvements.

The City may provide financial and other assistance to owners of existing residential units to rehabilitate their properties and make other improvements that are consistent with the goals of the community and this Redevelopment Plan.

-- Selected Acquisition and Land Assembly.

To meet the goals and objectives of this Redevelopment Plan, the City may acquire and assemble property throughout the Woodlawn R.P.A.. Land assemblage by the City may be by purchase, exchange, donation, lease; eminent domain or through the Tax Reactivation Program and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the

construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

In connection with the City exercising its power to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing the Redevelopment Plan (but not including the acquisition of property pursuant to the authority conferred by the designation of the project areas described below), the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City; acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan.

City Council designation of the Woodlawn Redevelopment Area, the Marquette-Stony Island Redevelopment Project Area, the 63rd Dorchester Redevelopment Project Area, and the 71st and Stony Island Avenue Redevelopment Project Area (pending its approval) established the City's authority to acquire and assemble property within the Woodlawn R.P.A.

Such acquisition and assembly under that authority is consistent with this Redevelopment Plan. Nothing in this Redevelopment Plan shall be deemed to limit or adversely affect the authority of the City under the above mentioned designations and plans to acquire and assemble property. Accordingly, incremental property taxes from the Woodlawn R.P.A. may be used to fund the acquisition and assembly of property by the City under the authority of the above mentioned plans.

-- Leveraging Funds for Other Improvements:

Resources may also be used to fund appropriate physical improvements and economic development activities consistent with the Act, and to leverage additional public and private resources to continue the ongoing comprehensive redevelopment of the Woodlawn R.P.A.

Elements Of The Redevelopment Plan.

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

Development/Redevelopment/Rehabilitation Activities, including:

Assembly and acquisition of sites, demolition and site preparation.

Interest subsidies.

Rehabilitation costs.

Relocation costs.

Environmental remediation.

Public Improvements, including:

Provision or rehabilitation of public infrastructure improvements and facilities.

Capital costs related to public infrastructure improvements and facilities.

Administrative Support and Financing, including:

Job training and related educational programs.

Analysis, administration, studies, legal.

Financing costs.

Payments in lieu of taxes.

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

It is City policy to require that developers who receive T.I.F. assistance for market rate housing set aside twenty percent (20%) of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than one hundred twenty (120%) of the area median income, and affordable rental units should be affordable to persons earning no more than eighty percent (80%) of the area median income.

Future Land Uses.

The land uses represent the land uses that are to be encouraged in the future growth of the Woodlawn R.P.A. and may be supported by T.I.F. assisted activities. The following land uses are included:

Mixed Use: This may include residential, commercial and/or institutional uses.

Residential: This includes the renovation and/or construction of for-sale and rental housing units: single-family, townhouse and multi-family dwellings. This may include commercial and retail uses that support and complement residential uses.

Institutional: This includes the renovation and/or construction of schools, government buildings, churches and social service agencies.

The proposed future land uses are shown on Map 7.

6.

Financial Plan.

Eligible Costs.

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures -- referred to as eligible redevelopment project costs -- include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan pursuant to the Act. Such costs may include, without limitation, the following:

1. costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan, including, but not limited to, staff and professional service costs for architectural, engineering, development advisors, development managers, legal, marketing, financial, planning or other services, related hard and soft costs, and other related expenses, provided, however, that no such charges may be based on a percentage of the tax increment collected;
2. property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and clearing and grading of land;
3. costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings or fixtures;
4. costs of the construction of public works or improvements;
5. costs of job training and retraining projects;
6. financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter and including reasonable reserves related thereto;
7. all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs;

8. relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;

9. payment in lieu of taxes;

10. costs of job training, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one (1) or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and taxing district(s), which agreement describes the program to be undertaken, including but not limited, to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-41.1 of the Public and Community College Act as cited in the Act and by the school districts of cost pursuant to Section 10-22.20a and 10-23.3a of the School Code as cited in the Act;

11. interest costs incurred by a developer or other user related to the construction, renovation or rehabilitation of a redevelopment project provided that:

a. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;

b. such payments in any one year (1) may not exceed thirty percent (30%) of the annual interest costs incurred by the developer/user with regard to the development project during that year;

c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and

d. the total of such interest payments paid pursuant to the Act may not exceed thirty percent (30%) of the total of (i) cost paid or incurred by the developer/user for the redevelopment project plus (ii) redevelopment project

costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;

12. unless explicitly stated in the Act, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

-Estimated Redevelopment Project Costs.

The estimated costs of this T.I.F. plan are shown in Table 2. The total cost provides an upper limit on expenditures by the City under this Redevelopment Plan (exclusive of capitalized interest, issuance costs, interest, and other financing costs). Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan. Additional funding in the form of State and Federal grants, private developers' contributions and other outside sources may be pursued by the City as a means of financing improvements and facilities which are of benefit to the general community and the Woodlawn R.P.A., but any such additional funding would not be part of the total redevelopment project costs described in Table 2 of this Redevelopment Plan.

Table 2.

Estimated T.I.F. Eligible Costs.

| Projects/Improvements | Estimated Costs |
|---|-----------------|
| Land Acquisition/Relocation | \$ 10,000,000 |
| Site Preparation/Environmental Remediation | 10,000,000 |
| Demolition | 5,000,000 |
| Rehabilitation | 12,500,000 |
| Public Improvements/Taxing Districts Capital Costs | 10,000,000 |
| Job Training | 5,000,000 |

| Projects/Improvements | Estimated Costs |
|--|---------------------------------|
| Interest Subsidy | \$5,000,000 |
| Planning, Legal, Professional | 2,500,000 |
| TOTAL REDEVELOPMENT PROJECT COSTS | \$60,000,000² |

The estimated redevelopment project costs listed above do not reflect capitalized interest, issuance costs, interest, and other financing costs which may be incurred in connection with the issuance of obligations to pay redevelopment project costs.

Each individual project will be evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public assistance under the provisions of the Act. Redevelopment project costs for any project do not include that portion of each project's total costs financed from private funds or non-T.I.F. public resources. The totals of line items in Table 2 above are not intended to place a total limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment costs.

² Total redevelopment project costs are inclusive of redevelopment project costs in contiguous redevelopment project areas, or those separated only by a public right-of-way, that are permitted under the Act to be paid from incremental property taxes generated in the Woodlawn R.P.A., but are not inclusive of redevelopment project costs incurred in the Woodlawn R.P.A. which are paid from incremental taxes generated in any other contiguous redevelopment project area, or those separated only by a public right-of-way. The total redevelopment project costs are exclusive of capitalized interest, issuance costs, interest, and other financing costs and subject to prevailing market conditions.

Phasing And Scheduling Of The Redevelopment.

The initiator of each project shall be required to submit a current schedule for implementation, which shall be revised as necessary. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent that funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The completion date for the Woodlawn Redevelopment Plan shall be no later than twenty-three (23) years from the date of adoption of the ordinance approving the Woodlawn Redevelopment Plan, unless amended pursuant to the Act, as amended from time to time.

Sources Of Funds To Pay Costs.

Funds necessary to pay for redevelopment project costs and/or municipal obligations which have been issued or incurred to pay for such costs are to be derived principally from tax increment revenues and/or proceeds from municipal obligations which have as a repayment source tax increment revenue. To secure the issuance of these obligations, the City may permit the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers.

The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the Woodlawn R.P.A. over and above the certified initial equalized assessed value of each such property.

Other sources of funds which may be used to pay for redevelopment project costs and associated obligations issued or incurred include land disposition proceeds, local programs, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality may, from time to time, deem appropriate such as municipal sales tax revenues, municipal amusement taxes, and other sources. T.I.F. funding may be used in support of other programs operated by the City for property owners and taxpayers within the Woodlawn R.P.A.. Any such use of T.I.F. funds would be subject to all of the provisions of the Act.

The Woodlawn R.P.A. may, in the future, be contiguous to, or separated by a public right-of-way from other redevelopment project areas under the Act. The

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

The Woodlawn R.P.A. may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1, et seq.). The City may determine that it is in the best interests of the City and in furtherance of the purposes of the Redevelopment Plan that net revenues from the Woodlawn R.P.A. be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the Woodlawn R.P.A. to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Woodlawn R.P.A. and such areas. The amount of revenue from the Woodlawn R.P.A. so made available, when added to all amounts used to pay eligible redevelopment project costs within the Woodlawn R.P.A. or other areas as described in the preceding paragraph, shall not at any time exceed the total redevelopment project costs described in Table 2 of this Redevelopment Plan.

Issuance Of Obligations.

To finance redevelopment project costs, the City may issue general obligation bonds or obligations secured by the anticipated tax increment revenue generated within the Woodlawn R.P.A., or the City may permit the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligation. In addition, the City may pledge toward payment of such obligations any part or any combination of the following: (a) net revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the City; (c) the full faith and credit of the City; (d) a mortgage on one (1) or anticipated receipts that the City may lawfully pledge.

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within twenty-three (23) years from the adoption of the

ordinance approving the Woodlawn R.P.A.. Also, the final maturity date of any such obligations which are issued may not be later than twenty (20) years from their respective dates of issue. One (1) or more of a series of obligations may be sold at one (1) or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City shall not exceed the amounts available, or projected to be available, from tax increment revenues and from such bond sinking funds or other sources of funds (including ad valorem taxes) as may be provided by ordinance. Obligations may be of a parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

Tax increment revenues shall be used for the scheduled and/or early retirement of obligations, and for reserves, bond sinking funds, and redevelopment project costs. To the extent that real property tax increment is not required for such purposes, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act.

Most Recent Equalized Assessed Valuation ("E.A.V.") Of Properties In The Redevelopment Project Area.

The purpose of identifying the most recent E.A.V. of the Woodlawn R.P.A. is to provide an estimate of the initial E.A.V. which the Cook County Clerk will certify for the purpose of annually calculating the incremental E.A.V. and incremental property taxes of the Woodlawn R.P.A.. The most recent E.A.V. (based on 1997 E.A.V.) for the entire redevelopment area (based on available information) is Thirty-two Million Eight Hundred Sixty-one Thousand Three Hundred Ten Dollars (\$32,861,310). This total E.A.V. amount, by P.I.N., is summarized in Appendix 2.

In the event that 1998 E.A.V. information for the Woodlawn R.P.A. is finalized prior to the time that the Woodlawn R.P.A. is designated and the Redevelopment Plan is approved pursuant to ordinances passed by the City Council of the City, this Redevelopment Plan may be supplemented, prior to or after the passage of such ordinances, to include the updated 1998 E.A.V. information, and such updated information will (if required by the Act) become the initial E.A.V. which the Cook County Clerk will certify for the Woodlawn R.P.A.

Anticipated Equalized Assessed Valuation.

By 2021, the year when the Woodlawn R.P.A. is terminated, the E.A.V. for the Woodlawn R.P.A. will be approximately Ninety-six Million Three Hundred Forty Thousand Eight Hundred Twenty Dollars (\$96,340,820). In order to estimate the E.A.V. for the Woodlawn R.P.A. at that time, information on planned improvement projects within the area, including both new development and the rehabilitation of existing structures, was obtained. The estimated E.A.V. is based on several key assumptions, including: 1) anticipated phasing and completion of the planned new improvements and construction; 2) conversion of a portion of the vacant land on currently residentially-zoned parcels, for which no planned improvements exist, to housing units; 3) adjustment to the base E.A.V. for Cook County Homeowner Exemption based on an estimated number of owner-occupied housing units; 4) three percent (3%) annual inflation upon the E.A.V. of all properties within the Woodlawn R.P.A. with its cumulative impact occurring in each triennial reassessment year; 4) a multiplier of 2.1120, the average of the last six (6) years, will be applied to calculate E.A.V.; and 5) a tax rate of 9.3848%, the average of the tax rate for the past six (6) years, will be applied to the Woodlawn R.P.A.. The tax rate and multiplier are assumed to be stable throughout the life of the Woodlawn R.P.A.

7.

Required Findings And Tests.

Lack Of Growth And Private Investment.

The Woodlawn R.P.A. on the whole has not been subject to growth and development through investment by private enterprise. As described in Parts 3 and 4 of this Redevelopment Plan (Eligibility Analysis and Summary of Eligibility Factors), the Woodlawn R.P.A. as a whole is adversely impacted by the presence of numerous factors which are reasonably distributed throughout the Woodlawn R.P.A.. The lack of private investment is evidenced by the decline in E.A.V. for the R.P.A. each year between 1994 and 1996. The E.A.V. increased between 1996 and 1997 primarily due to the triennial reassessment cycle.

Between 1993 and 1997 the E.A.V. of the Woodlawn R.P.A. increased at a compound annual rate of three and sixty-seven hundredths percent (3.67%), compared to three and eighty-six hundredths percent (3.86%) for the City as a

whole between 1993 and 1997. However, an examination of the 1997 E.A.V. for the Woodlawn R.P.A. indicates that only eleven (11) of the one thousand five hundred twenty-four (1,524) P.I.N.s experienced significant value increases between 1993 and 1997. The growth in E.A.V. for these eleven (11) P.I.N.s is not due to new private investment, but appears to be a result of the triennial reassessment cycle. This was confirmed by the physical inspection of the buildings as described in Part 3. The equalized assessed value of the remaining one thousand five hundred thirteen (1,513) P.I.N.s did not experience a significant value increase and only rose at a compound annual growth rate of one and four-tenths percent (1.4%) between 1993 and 1997. The remaining one thousand five hundred thirteen (1,513) P.I.N.s, excluding the eleven (11) P.I.N.s mentioned above, increased at approximately one-third ($\frac{1}{3}$) of the rate of the City as a whole between 1993 and 1997. Furthermore, the Consumer Price Index grew at a compound annual growth rate of two and sixty-six hundredths percent (2.66%) between 1993 and 1997, which is almost twice that of the growth in the Woodlawn R.P.A., excluding the eleven (11) growth P.I.N.s. This is further evidence of the relative lack of private investment which has occurred in the Woodlawn R.P.A.

The lack of growth through investment by private enterprise is further evidenced by the lack of new development projects initiated or completed in the Woodlawn R.P.A. There is a limited amount of private market investment occurring in areas immediately surrounding the Woodlawn R.P.A., particularly north of 61st Street. However, this investment has been assisted with significant public resources other than T.I.F.. This includes:

- sales price subsidies from the New Homes for Chicago program (City of Chicago); and
- loans of City of Chicago HOME dollars to facilitate the construction of low- to moderate-income rental housing.

In addition to these development programs, other public resources have been used to facilitate private market activity, including foreclosure of demolition liens, tax reactivation and public transit improvements. Building permit requests for properties within the Woodlawn R.P.A. from October 1994 to July 1998 were analyzed to determine in what areas of the Woodlawn R.P.A. permits have been issued and redevelopment has occurred. Approximately three hundred (300) permits were issued during this time, of which two hundred thirty-one (231) (seventy-nine percent (79%)) were for new construction or improvement to existing structures and sixty-nine (69) (twenty-three percent

(23%) were for demolition of existing structures. The analysis reveals that the majority of new investment in the Woodlawn R.P.A. was concentrated in the relatively small area located north of East 63rd Street, between South Cottage Grove Avenue and the Illinois Central Railroad. Notwithstanding this concentration of recent investment, those blocks were still found to evidence sufficient eligibility factors to qualify for designation. Most of the permits issued outside of this northernmost area were mainly for minor repairs, code compliance, demolition and A.D.A. accessibility, not for major renovations or new construction.

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

"But-For" Test.

The Act requires a finding that, but for the designation of the T.I.F. district and the use of tax increment financing, it is unlikely that any significant investment will occur in the Woodlawn R.P.A.

It is clear from the study of this area that sufficient private investment in revitalization and redevelopment has not occurred to overcome the Blighted Area conditions that currently exist. The Woodlawn R.P.A. is not reasonably expected to be developed without the efforts and leadership of the City, including the adoption of this Redevelopment Plan, and the adoption of tax increment financing.

Finding: But for the adoption of T.I.F. in the Woodlawn R.P.A., critical public resources will be lacking that would otherwise support the sustained redevelopment of the Woodlawn R.P.A. and such development will not therefore occur.

Conformance To The Plans Of The Municipality.

The Woodlawn R.P.A. and Redevelopment Plan must conform to the comprehensive plan for the City, conform to the strategic economic development plans, or include land uses that have been approved by the planning commission of the City.

The proposed redevelopment activities and future land use within the Woodlawn R.P.A. are consistent with the plans previously approved by the City, including the Woodlawn Redevelopment Plan, the Marquette/Stony Island Redevelopment Plan and the 63rd Dorchester Redevelopment Plan. Further, this Redevelopment Plan, including the proposed land uses described in this Redevelopment Plan, will be approved by the Chicago Plan Commission prior to its adoption by the City Council.

Finding: The Redevelopment Plan includes land uses that have been approved by the planning commission of the City.

Dates Of Completion.

The redevelopment project described in this Redevelopment Plan shall be completed and all obligations retired by 2021.

8.

Financial Impact Of The Redevelopment Project.

Without the adoption of this Redevelopment Plan and tax increment financing, the Woodlawn R.P.A. is not expected to be redeveloped by private enterprise. There is a real prospect that deteriorating conditions will continue to exist and spread, and that the entire area will become less attractive for new development as well as for the maintenance and upkeep of existing buildings and sites. The possibility of the continued erosion of the assessed value of property, which would result from the lack of a concerted effort by the City to stimulate revitalization and redevelopment, could lead to a reduction of real estate tax revenue to all taxing districts.

This Redevelopment Plan describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. The redevelopment program will be staged with various developments taking place over a period of years. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting rehabilitation and development in the Woodlawn R.P.A.

This Redevelopment Plan and the project described herein is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized, real estate tax increment revenues (from the increases in E.A.V. over and above the certified initial E.A.V. established at the time of adoption of this Redevelopment Plan) may be used to pay eligible redevelopment project costs for the Woodlawn R.P.A.. At the time when the Woodlawn R.P.A. is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the Woodlawn R.P.A. will be distributed to all taxing districts levying taxes against property located in the Woodlawn R.P.A.. These revenues will then be available for use by the affected taxing districts.

Demand On Taxing District Services.

The following major taxing districts presently levy taxes on properties located within the Woodlawn R.P.A.:

City of Chicago

Chicago Board of Education

Chicago School Finance Authority

Chicago Park District

Chicago Community College District

Metropolitan Water Reclamation District

County of Cook

Cook County Forest Preserve District

City of Chicago Library Fund

The role of each body is discussed below:

City of Chicago. The City is responsible for the provision of a wide range of municipal services, including: police and fire protection; capital improvements and maintenance; water supply and distribution; sanitation service; building, housing and zoning codes.

Chicago Board of Education. General responsibilities of the Board of Education include the provision, maintenance and operations of educational facilities and the provision of education services for kindergarten through twelfth (12th) grade. Four (4) facilities have been included in the Woodlawn R.P.A.: Carnegie Elementary School, Wadsworth Elementary School and Wadsworth C.P.C., Fiske Elementary School and Dumas Elementary School. All Chicago public schools within the Woodlawn R.P.A. and within three (3) blocks of the Woodlawn R.P.A. have been identified and illustrated in Map 8.

Chicago School Finance Authority. The Authority was created in 1980 to exercise oversight and control over the financial affairs of the Board of Education. It currently exists to only collect taxes and pay outstanding obligations.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities through the City and for the provision of recreation programs. Six (6) park sites have been included in the Woodlawn R.P.A.. All Chicago parks within the Woodlawn R.P.A. and within three (3) blocks of the Woodlawn R.P.A. have been identified and are illustrated in Map 8.

Chicago Community College District. This district is a unit of the State of Illinois' system of public community colleges, whose objective is to meet the educational needs of residents of the City and other students seeking higher education programs and services.

Metropolitan Water Reclamation District of Greater Chicago ("M.W.R.D."). This district provides the main trunk lines for the collection of waste water from cities, villages and towns, and for the treatment and disposal thereof.

County of Cook. The County has principal responsibility for the protection of persons and property, the provision of public health services and the maintenance of County highways.

Cook County Forest Preserve District. The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure and recreation of the public.

In addition to the major taxing districts summarized above, the City of Chicago Library Fund has taxing jurisdiction over part or all of the Woodlawn R.P.A.. The City of Chicago Library Fund no longer extends taxing levies but continues to exist for the purpose of receiving delinquent taxes.

Impact Of The Redevelopment Project.

The Redevelopment Plan involves the acquisition of vacant land and existing buildings and underutilized parcels and buildings, demolition and site preparation, construction of new commercial, residential and industrial buildings, improvement/rehabilitation of existing buildings, residential developers and/or the Park District. The City of Chicago has recently included requirements for set-backs and open space provisions for residential development. Also, the Park District is eligible for T.I.F. assistance within the project boundary. As illustrated in Map 9, there are currently six (6) parks and playlots in the Woodlawn R.P.A.

- It is expected that any increase in demand for City of Chicago services and programs associated with the Woodlawn R.P.A. can be adequately handled by existing City, police, fire protection, sanitary collection and recycling services and programs maintained and operated by the City of Chicago. Therefore, no special programs are proposed for the City of Chicago.

Should demand increase so that it exceeds existing service and program capabilities, the City will work with the affected taxing district to determine what, if any, program is necessary to provide adequate services.

9.

Provisions For Amending The Plan.

This Redevelopment Plan document may be amended pursuant to the provisions of the Act.

10.

Commitment To Fair Employment Practices And Affirmative Action Plan.

The City is committed to and will affirmatively implement the following principles with respect to this Redevelopment Plan.

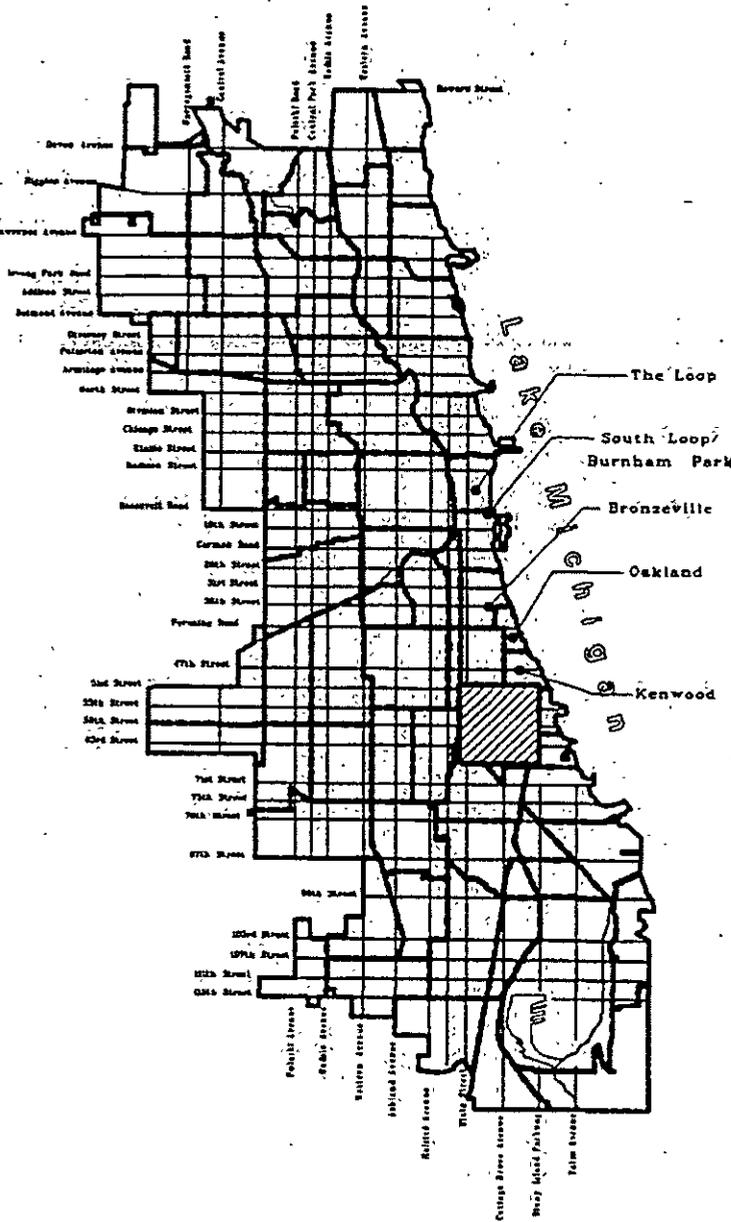
- A. The assurance of equal opportunity in all personnel and employment actions with respect to this redevelopment plan and project, including, but not limited to, hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, terminations, et cetera, without regard to race, color, religion, sex, age, handicapped status, national origin, sexual preference, creed or ancestry.
- B. Redeveloper will meet City standards for participation of Minority Business Enterprise and Women Business Enterprise businesses as required in redevelopment agreements.
- C. The commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

[Map 2 referred to in this Woodlawn Redevelopment Project Area Eligibility Study, Redevelopment Plan and Project constitutes Exhibit "E" to the ordinance and is printed on page 87844 of this Journal.]

[Appendix 1 referred to in this Woodlawn Redevelopment Project Area Eligibility Study, Redevelopment Plan and Project constitutes Exhibit "C" to the ordinance and is printed on pages 87840 through 87843 of this Journal.]

[Maps 1, 3, 4, 5, 6, 7 and 8 referred to in this Woodlawn Redevelopment Project Area Eligibility Study, Redevelopment Plan and Project printed on pages 87814 through 87820 of this Journal.]

Map 1.
(To Woodlawn Redevelopment Project Area Eligibility Study, Redevelopment Plan And Project)



CITY OF CHICAGO

WOODLAWN
TAX
INCREMENT
FINANCING
DISTRICT

MAP 1

SEPTEMBER 1998

LOCATION
MAP

LEGEND:



S. E. Friedman & Company

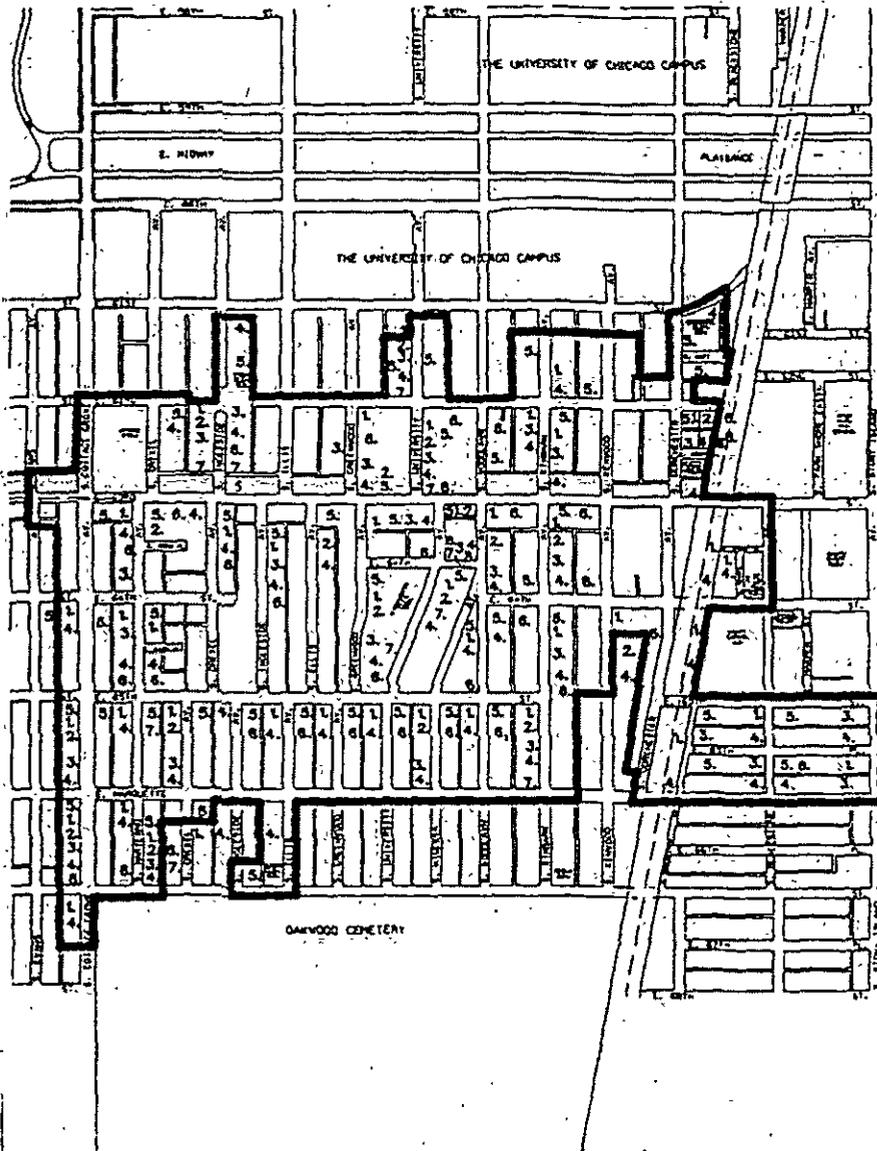
Architects - Planners - Construction Managers



Campbell Tiu, Campbell, Inc.
Architects - Planners - Construction Managers

THE LAKOTA GROUP, INC.

Map 4.
(To Woodlawn Redevelopment Project Area Eligibility
Study Redevelopment Plan And Project)



CITY OF CHICAGO

WOODLAWN
TAX
INCREMENT
FINANCING
DISTRICT

MAP 4

SEPTEMBER 1998

SUMMARY OF BLIGHTING FACTORS

LEGEND:

TIF BOUNDARY

PRESENT TO A MAJOR EXTENT

- 1. DETERIORATION (25%)
- 2. DILAPIDATION (15%)
- 3. EXCESSIVE VACANCY (15%)
- 4. DEPRECIATION OF PHYSICAL MAINTENANCE (50%)
- 5. AGE (35 YEARS)
- 6. STRUCTURES BELOW MINIMUM CODE (15%)

PRESENT TO A MINOR EXTENT

- 7. DELETERIOUS LAND USE OR LAYOUT (15%)
- 8. OBSOLESCENCE (15%)
- 9. LACK OF COMMUNITY PLANNING



S. B. Friedman & Company

Real Estate, Leasing and Investment Consultants

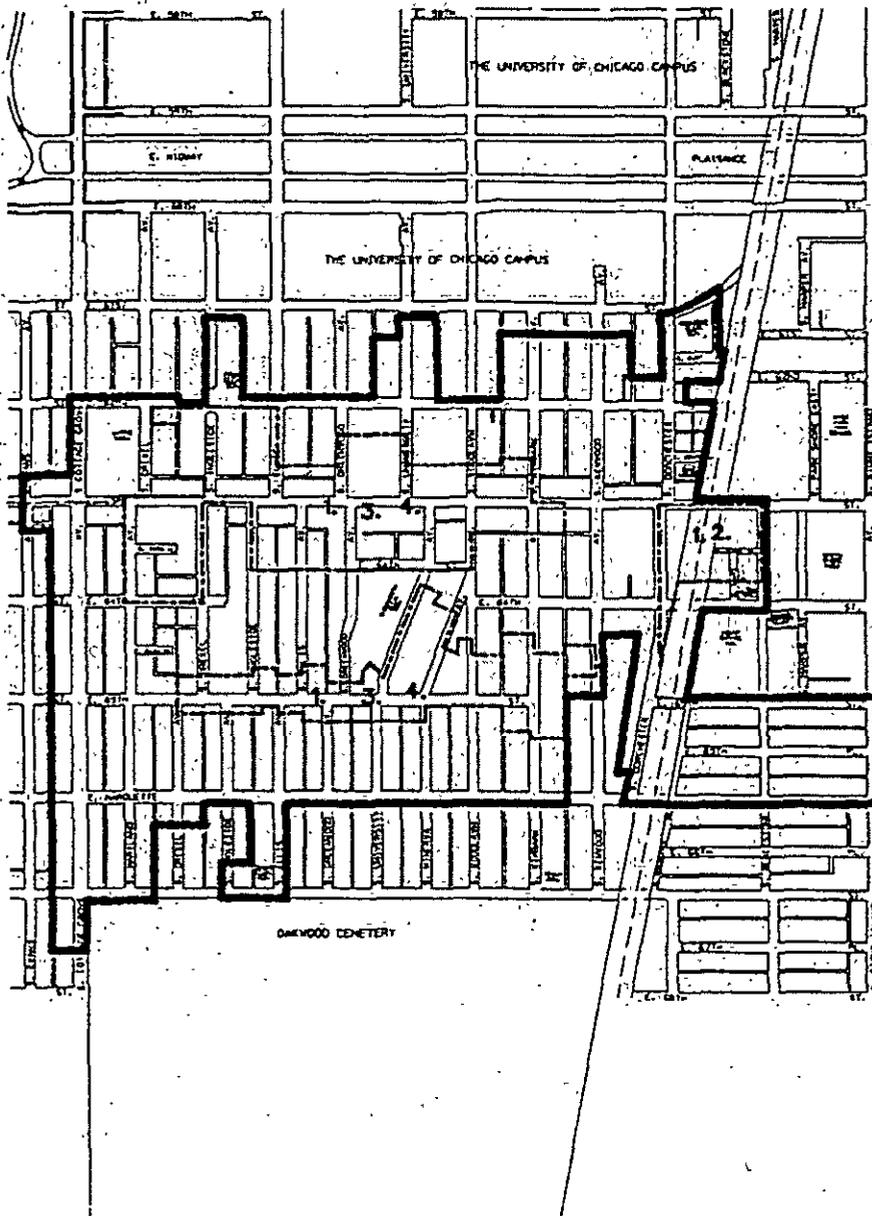


Campbell Tlu Campbell, Inc.

Architects - Planners - Construction Managers

THE LAKOTA GROUP, INC.

Map 5
(To Woodlawn Redevelopment Project Area Eligibility
Study Redevelopment Plan And Project)



CITY
OF
CHICAGO

WOODLAWN
TAX
INCREMENT
FINANCING
DISTRICT

MAP 5

SEPTEMBER 1998

BLIGHTING FACTORS
FOR VACANT
SUB-AREAS

LEGEND:

-  TIF BOUNDARY
-  SUB-AREA BOUNDARY
-  1. DIVERSITY OF OWNERSHIP
-  2. OBSOLETE PLATTING
-  3. ADJACENT DETERIORATION
-  4. TAX DELINQUENCY

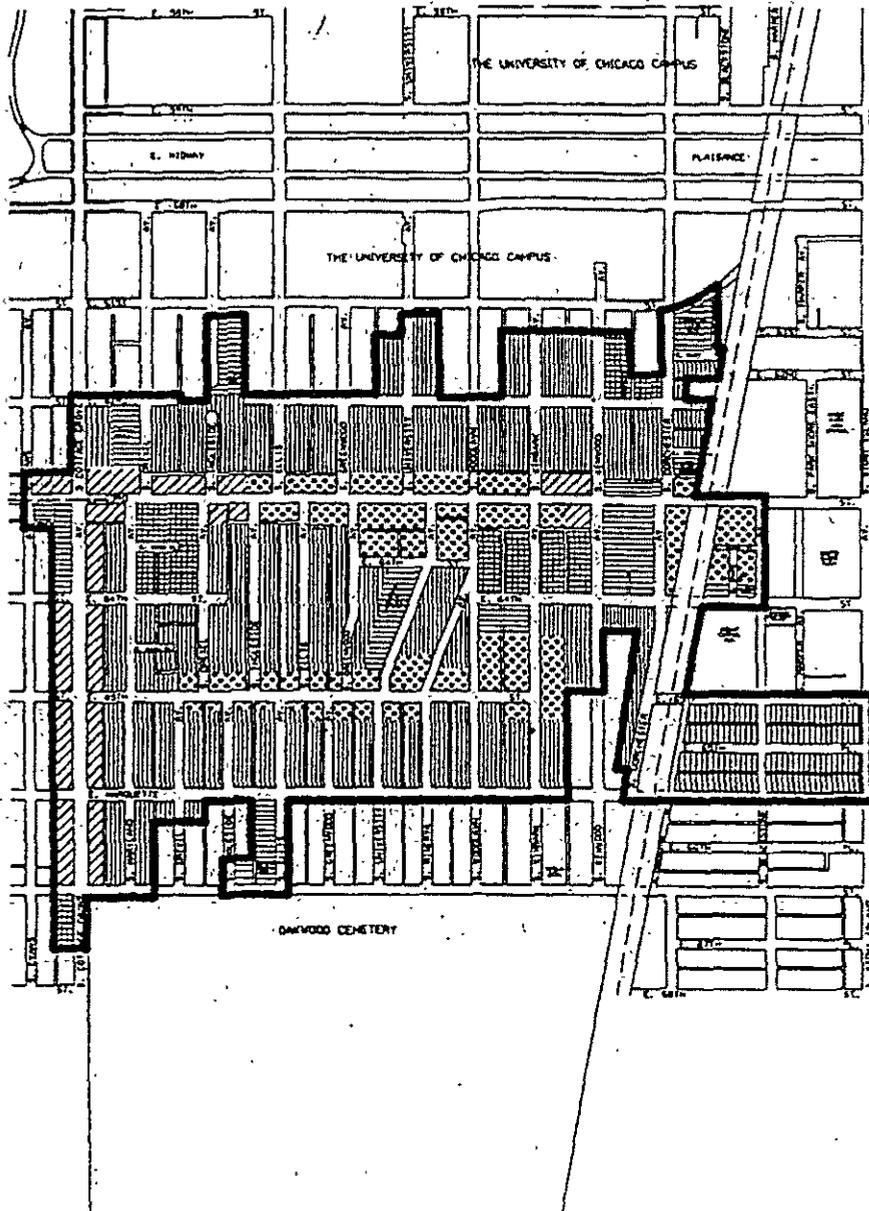


S. B. Friedman & Company
Real Estate Company and Investment Committee

Campbell Tri Campbell, Inc.
Architects - Planners - Construction Manager

THE LAKOTA GROUP, INC.

Map 6.
(To Woodlawn Redevelopment Project Area
Study Redevelopment Plan And Project)



CITY
OF
CHICAGO

WOODLAWN
TAX
INCREMENT
FINANCING
DISTRICT

MAP 6

SEPTEMBER 1998

EXISTING
LAND USE
MAP

LEGEND:

TIF BOUNDARY

PREDOMINANT USE

RESIDENTIAL

COMMERCIAL

MIXED USE

INSTITUTIONAL

VACANT LAND

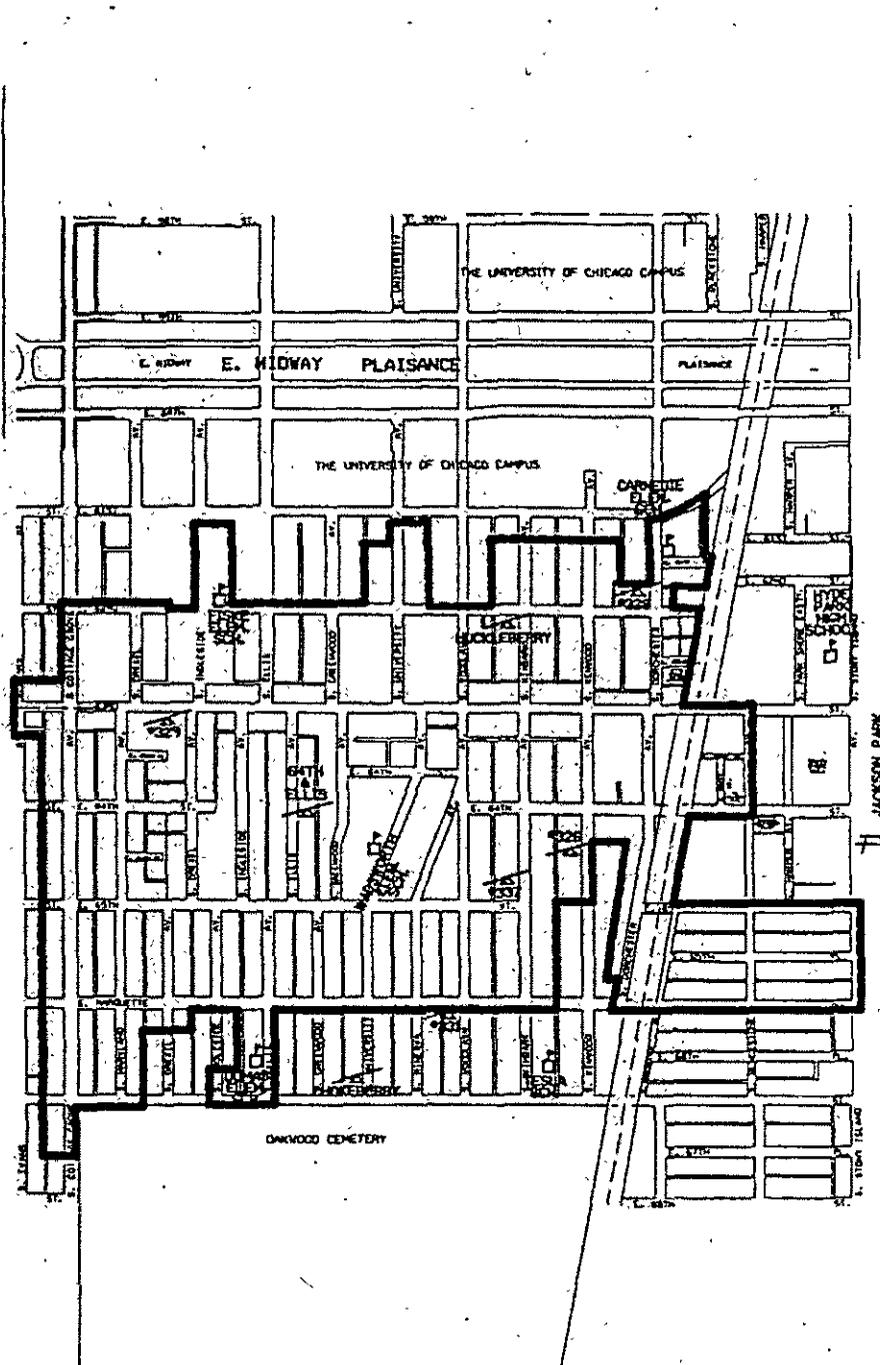


S. B. Friedman & Company
Real Estate Appraisers and Development Consultants

Compbell Tlu Compbel, Inc.
Projects • Planners • Construction Managers

THE LAKOTA GROUP, INC.

Map 8.
(To Woodlawn Redevelopment Project Area Eligibility
Study Redevelopment Plan And Project)



CITY OF CHICAGO

WOODLAWN
TAX
INCREMENT
FINANCING
DISTRICT

MAP 8

SEPTEMBER 1998

TIF BOUNDARY
AND
SURROUNDING
PUBLIC FACILITIES

LEGEND:

— TIF BOUNDARY

▲ PLAY LOT

□ SCHOOL

⌘ PARK



S. B. Friedman & Company
Real Estate Appraisers and Development Consultants

Campbell Tiu Campbell, Inc.
Architects • Planners • Construction Managers

THE LAKOTA GROUP, INC.

Table 1.
(To Woodlawn Redevelopment Project Area Eligibility
Study Redevelopment Plan And Project)

Summary Of Eligibility Factors
(On Improved Parcels).
(Page 1 of 2)

| Block | Township | Section | Age | Deter. | Dilap | Obsol. | Struc. Below Min. Code | Excess. Vac. | Del. Land Use or Layout | Deprec. of Phy. Maint. | |
|-------|----------|---------|-----|--------|-------|--------|---------------------------|-----------------|----------------------------|---------------------------|------|
| 1 | 100 | 20 | 23 | 91% | 36% | 0% | 9% | 45% | 18% | 0% | 91% |
| 2 | 101 | 20 | 23 | 59% | 29% | 0% | 0% | 18% | 0% | 0% | 71% |
| 3 | 102 | 20 | 23 | 94% | 69% | 13% | 0% | 25% | 25% | 6% | 100% |
| 4 | 103 | 20 | 23 | 97% | 53% | 10% | 0% | 20% | 7% | 3% | 83% |
| 5 | 104 | 20 | 23 | 93% | 33% | 5% | 0% | 18% | 5% | 4% | 84% |
| 6 | 105 | 20 | 23 | 91% | 45% | 9% | 0% | 27% | 15% | 9% | 94% |
| 7 | 106 | 20 | 23 | 100% | 26% | 11% | 7% | 7% | 13% | 11% | 57% |
| 8 | 107 | 20 | 23 | 100% | 80% | 0% | 0% | 40% | 20% | 0% | 100% |
| 9 | 108 | 20 | 23 | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| 10 | 109 | 20 | 23 | 96% | 48% | 16% | 0% | 32% | 20% | 16% | 84% |
| 11 | 110 | 20 | 23 | 60% | 40% | 20% | 0% | 7% | 13% | 20% | 60% |
| 12 | 111 | 20 | 23 | 100% | 86% | 0% | 0% | 29% | 0% | 0% | 86% |
| 13 | 112 | 20 | 23 | 73% | 55% | 5% | 5% | 0% | 5% | 9% | 77% |
| 14 | 113 | 20 | 23 | 100% | 38% | 19% | 0% | 8% | 19% | 15% | 73% |
| 15 | 114 | 20 | 23 | 100% | 21% | 4% | 0% | 11% | 4% | 0% | 93% |
| 16 | 115 | 20 | 23 | 100% | 38% | 8% | 0% | 21% | 4% | 0% | 83% |
| 17 | 116 | 20 | 23 | 74% | 39% | 0% | 0% | 17% | 4% | 0% | 87% |
| 18 | 117 | 20 | 23 | 100% | 35% | 9% | 4% | 17% | 9% | 0% | 78% |
| 19 | 118 | 20 | 23 | 96% | 44% | 16% | 4% | 32% | 16% | 12% | 88% |
| 20 | 119 | 20 | 23 | 87% | 33% | 7% | 0% | 33% | 7% | 7% | 63% |
| 21 | 120 | 20 | 23 | 48% | 38% | 3% | 7% | 21% | 3% | 14% | 72% |
| 22 | 121 | 20 | 23 | 92% | 67% | 33% | 8% | 21% | 17% | 17% | 92% |
| 23 | 122 | 20 | 23 | 80% | 60% | 0% | 0% | 0% | 0% | 0% | 80% |
| 24 | 123 | 20 | 23 | 53% | 0% | 0% | 0% | 5% | 0% | 0% | 95% |
| 25 | 200 | 20 | 23 | 82% | 45% | 18% | 9% | 27% | 18% | 9% | 73% |
| 26 | 201 | 20 | 23 | 71% | 47% | 18% | 18% | 29% | 18% | 12% | 63% |
| 27 | 202 | 20 | 23 | 0% | 0% | 0% | 0% | 0% | 7% | 0% | 7% |
| 28 | 206 | 20 | 23 | 0% | 100% | 0% | 0% | 0% | 0% | 0% | 100% |
| 29 | 207 | 20 | 23 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| 30 | 207 | 20 | 22 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| 31 | 210 | 20 | 23 | 75% | 0% | 0% | 0% | 25% | 0% | 0% | 75% |
| 32 | 211 | 20 | 23 | 100% | 54% | 29% | 0% | 25% | 17% | 21% | 88% |
| 33 | 212 | 20 | 23 | 94% | 38% | 6% | 0% | 25% | 19% | 6% | 88% |
| 34 | 213 | 20 | 23 | 93% | 73% | 20% | 0% | 7% | 13% | 7% | 93% |
| 35 | 215 | 20 | 23 | 75% | 63% | 0% | 0% | 0% | 13% | 0% | 75% |

(Page 2 of 2)

| Block | Township | Section | Age | Deter. | Dilap. | Obsol. | Struc. Below Min. Code | Excess. Vac. | Del. Land Use or Layout | Deprec. of Phy. Maint. |
|--------------------|----------|---------|-----|--------|--------|--------|------------------------|--------------|-------------------------|------------------------|
| 36 | 218 | 20 | 23 | 80% | 40% | 0% | 0% | 20% | 0% | 80% |
| 37 | 219 | 20 | 23 | 100% | 6% | 0% | 0% | 22% | 6% | 78% |
| 38 | 220 | 20 | 23 | 100% | 22% | 0% | 11% | 22% | 0% | 67% |
| 39 | 221 | 20 | 23 | 83% | 26% | 0% | 17% | 17% | 13% | 48% |
| 40 | 223 | 20 | 22 | 78% | 100% | 33% | 0% | 44% | 0% | 100% |
| 41 | 231 | 20 | 22 | 86% | 93% | 21% | 0% | 36% | 7% | 100% |
| 42 | 309 | 20 | 14 | 100% | 0% | 0% | 0% | 0% | 0% | 100% |
| 43 | 311 | 20 | 14 | 100% | 75% | 50% | 0% | 63% | 50% | 88% |
| 44 | 312 | 20 | 14 | 50% | 0% | 0% | 0% | 0% | 0% | 33% |
| 45 | 313 | 20 | 14 | 25% | 0% | 0% | 0% | 0% | 0% | 25% |
| 46 | 314 | 20 | 14 | 50% | 33% | 25% | 0% | 33% | 25% | 50% |
| 47 | 315 | 20 | 14 | 100% | 20% | 0% | 40% | 20% | 20% | 60% |
| 48 | 316 | 20 | 14 | 41% | 22% | 13% | 0% | 16% | 13% | 34% |
| 49 | 317 | 20 | 14 | 100% | 36% | 18% | 0% | 18% | 9% | 64% |
| 50 | 318 | 20 | 14 | 100% | 44% | 22% | 11% | 33% | 22% | 89% |
| 51 | 403 | 20 | 14 | 67% | 0% | 0% | 0% | 0% | 0% | 100% |
| 52 | 406 | 20 | 22 | 43% | 86% | 0% | 0% | 0% | 0% | 86% |
| 53 | 407 | 20 | 14 | 100% | 0% | 0% | 0% | 0% | 0% | 0% |
| 54 | 408 | 20 | 14 | 81% | 38% | 6% | 6% | 13% | 0% | 50% |
| 55 | 409 | 20 | 14 | 30% | 20% | 0% | 0% | 0% | 0% | 20% |
| 56 | 410 | 20 | 14 | 100% | 0% | 0% | 0% | 0% | 0% | 0% |
| 57 | 412 | 20 | 14 | 82% | 45% | 9% | 27% | 36% | 9% | 73% |
| 58 | 413 | 20 | 14 | 94% | 39% | 0% | 11% | 28% | 0% | 94% |
| 59 | 414 | 20 | 14 | 25% | 8% | 0% | 0% | 4% | 0% | 13% |
| 60 | 415 | 20 | 14 | 100% | 43% | 43% | 29% | 43% | 43% | 86% |
| 61 | 416 | 20 | 14 | 100% | 0% | 0% | 0% | 0% | 0% | 100% |
| 62 | 423 | 20 | 15 | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| 63 | 500 | 20 | 23 | 0% | 100% | 0% | 0% | 0% | 0% | 100% |
| # bks. w/ factor | | | 58 | 50 | 32 | 16 | 38 | 44 | 30 | 58 |
| overall percentage | | | 91% | 79% | 51% | 25% | 60% | 70% | 48% | 92% |
| pct. over 15% | | | 92% | 76% | 27% | 8% | 44% | 44% | 17% | 89% |
| pct. over 20% | | | 92% | 73% | 14% | 6% | 33% | 21% | 10% | 87% |
| pct. over 25% | | | 89% | 68% | 10% | 3% | 22% | 16% | 5% | 86% |
| pct. over 30% | | | 87% | 63% | 8% | 2% | 13% | 13% | 5% | 86% |
| pct. over 50% | | | 79% | 37% | 2% | 2% | 2% | 3% | 2% | 78% |

Table "3A"
(To Woodlawn Redevelopment Project Area Eligibility Study Redevelopment Plan And Project)

*1993 - 1997 Equalized Assessed Values
Woodlawn R.P.A. And City Of Chicago
(In Millions).*

| Area | 1993 | 1994 | 1995 | 1996 | 1997 |
|---|----------|----------|----------|----------|----------|
| City of Chicago | \$28,662 | \$30,090 | \$30,381 | \$30,765 | \$33,350 |
| Woodlawn RPA (Excluding 11 Growth PINs) | \$24.5 | \$26.7 | \$25.2 | \$24.7 | \$25.9 |
| Woodlawn RPA (All PINs) | \$28.5 | \$31.0 | \$29.5 | \$29.0 | \$32.8 |
| Woodlawn RPA (11 Growth PINs) | \$3.9 | \$4.3 | \$4.4 | \$4.4 | \$7.0 |

Table "3B"
(To Woodlawn Redevelopment Project Area Eligibility Study Redevelopment Plan And Project)

*1993 - 1997 Annual Changes In Equalized Assessed Values
Woodlawn R.P.A. And City Of Chicago.*

| Area | Annual Percentage Change | | | | Compound Annual Change |
|---|--------------------------|------------|------------|-------------|------------------------|
| | '93 to '94* | '94 to '95 | '95 to '96 | '96 to '97* | '93 to '97 |
| City of Chicago | 4.98% | .97% | 1.26% | 8.40% | 3.86% |
| Woodlawn RPA (Excluding 11 Growth PINs) | 8.80% | -5.49% | -2.05% | 4.96% | 1.40% |
| Woodlawn RPA (All PINs) | 8.85% | -4.66% | -1.56% | 15.07% | 3.67% |
| Woodlawn RPA (11 Growth PINs) | 11.05% | .52% | 1.29% | 58.69% | 15.73% |

* Reassessment Years

Appendix 2.
(To Woodlawn Redevelopment Project Area Eligibility
Study Redevelopment Plan And Project)

| Block | FUN | CD | TR | CD | CD | 1999 FAN |
|-------|-----|----|----|-----|-----|-----------------|
| 1 | 100 | 20 | 23 | 100 | 001 | \$ 108,074.63 |
| 2 | 100 | 20 | 23 | 100 | 002 | \$ 31,857.44 |
| 3 | 100 | 20 | 23 | 100 | 003 | \$ 125,136.89 |
| 4 | 100 | 20 | 23 | 100 | 004 | \$ 1,133,938.00 |
| 5 | 100 | 20 | 23 | 100 | 005 | \$ 523,987.78 |
| 6 | 100 | 20 | 23 | 100 | 006 | \$ 167,719.50 |
| 7 | 100 | 20 | 23 | 100 | 007 | \$ 9,455.16 |
| 8 | 100 | 20 | 23 | 100 | 008 | \$ 12,429.24 |
| 9 | 100 | 20 | 23 | 100 | 009 | \$ - |
| 10 | 100 | 20 | 23 | 100 | 010 | \$ 9,960.15 |
| 11 | 100 | 20 | 23 | 100 | 011 | \$ 11,133.45 |
| 12 | 100 | 20 | 23 | 100 | 012 | \$ 13,011.59 |
| 13 | 100 | 20 | 23 | 100 | 013 | \$ 12,384.11 |
| 14 | 100 | 20 | 23 | 100 | 014 | \$ - |
| 15 | 100 | 20 | 23 | 100 | 015 | \$ - |
| 16 | 100 | 20 | 23 | 100 | 016 | \$ 16,428.34 |
| 17 | 100 | 20 | 23 | 100 | 017 | \$ 57,786.07 |
| 18 | 100 | 20 | 23 | 100 | 018 | \$ - |
| 19 | 101 | 20 | 23 | 101 | 001 | \$ - |
| 20 | 101 | 20 | 23 | 101 | 004 | \$ 13,129.78 |
| 21 | 101 | 20 | 23 | 101 | 003 | \$ 29,302.40 |
| 22 | 101 | 20 | 23 | 101 | 006 | \$ 1,476.29 |
| 23 | 101 | 20 | 23 | 101 | 007 | \$ 15,351.74 |
| 24 | 101 | 20 | 23 | 101 | 008 | \$ - |
| 25 | 101 | 20 | 23 | 101 | 009 | \$ 14,040.91 |
| 26 | 101 | 20 | 23 | 101 | 010 | \$ 13,189.95 |
| 27 | 101 | 20 | 23 | 101 | 011 | \$ 14,036.61 |
| 28 | 101 | 20 | 23 | 101 | 012 | \$ - |
| 29 | 101 | 20 | 23 | 101 | 013 | \$ 1,476.29 |
| 30 | 101 | 20 | 23 | 101 | 014 | \$ 12,751.57 |
| 31 | 101 | 20 | 23 | 101 | 015 | \$ 12,833.23 |
| 32 | 101 | 20 | 23 | 101 | 016 | \$ - |
| 33 | 101 | 20 | 23 | 101 | 017 | \$ - |
| 34 | 101 | 20 | 23 | 101 | 018 | \$ - |
| 35 | 101 | 20 | 23 | 101 | 019 | \$ - |
| 36 | 101 | 20 | 23 | 101 | 020 | \$ - |
| 37 | 101 | 20 | 23 | 101 | 022 | \$ - |
| 38 | 101 | 20 | 23 | 101 | 023 | \$ 1,502.08 |
| 39 | 101 | 20 | 23 | 101 | 024 | \$ 1,495.63 |
| 40 | 101 | 20 | 23 | 101 | 025 | \$ 16,533.64 |
| 41 | 101 | 20 | 23 | 101 | 026 | \$ 16,540.08 |
| 42 | 101 | 20 | 23 | 101 | 027 | \$ 3,006.31 |
| 43 | 101 | 20 | 23 | 101 | 028 | \$ 12,506.60 |
| 44 | 101 | 20 | 23 | 101 | 029 | \$ 4,209.70 |
| 45 | 101 | 20 | 23 | 101 | 030 | \$ 3,006.31 |
| 46 | 101 | 20 | 23 | 101 | 031 | \$ - |
| 47 | 101 | 20 | 23 | 101 | 032 | \$ 17,088.05 |
| 48 | 101 | 20 | 23 | 101 | 033 | \$ 1,502.08 |
| 49 | 101 | 20 | 23 | 101 | 034 | \$ 2,748.44 |
| 50 | 101 | 20 | 23 | 101 | 035 | \$ - |
| 51 | 101 | 20 | 23 | 101 | 036 | \$ 24,465.23 |
| 52 | 101 | 20 | 23 | 101 | 038 | \$ 17,150.37 |
| 53 | 101 | 20 | 23 | 101 | 039 | \$ 794,974.81 |
| 54 | 101 | 20 | 23 | 101 | 040 | \$ 24,076.28 |
| 55 | 101 | 20 | 23 | 101 | 041 | \$ 1,551.51 |
| 56 | 102 | 20 | 23 | 102 | 001 | \$ - |
| 57 | 102 | 20 | 23 | 102 | 002 | \$ - |
| 58 | 102 | 20 | 23 | 102 | 003 | \$ - |
| 59 | 102 | 20 | 23 | 102 | 006 | \$ 49,441.89 |
| 60 | 102 | 20 | 23 | 102 | 007 | \$ 60,023.07 |
| 61 | 102 | 20 | 23 | 102 | 008 | \$ 44,752.99 |
| 62 | 102 | 20 | 23 | 102 | 009 | \$ 97,506.34 |
| 63 | 102 | 20 | 23 | 102 | 010 | \$ 26,811.83 |
| 64 | 102 | 20 | 23 | 102 | 011 | \$ 71,635.73 |
| 65 | 102 | 20 | 23 | 102 | 012 | \$ 65,017.12 |
| 66 | 102 | 20 | 23 | 102 | 013 | \$ 103,536.15 |
| 67 | 102 | 20 | 23 | 102 | 014 | \$ 23,723.86 |
| 68 | 102 | 20 | 23 | 102 | 015 | \$ 2,746.29 |
| 69 | 102 | 20 | 23 | 102 | 016 | \$ 2,769.93 |
| 70 | 102 | 20 | 23 | 102 | 017 | \$ - |
| 71 | 102 | 20 | 23 | 102 | 018 | \$ 19,301.42 |

Appendix 2

| Block | FUN | CD | TR | CD | CD | 1999 FAN |
|-------|-----|----|----|-----|-----|---------------|
| 72 | 103 | 20 | 23 | 103 | 001 | \$ 18,091.59 |
| 73 | 103 | 20 | 23 | 103 | 002 | \$ 4,532.03 |
| 74 | 103 | 20 | 23 | 103 | 003 | \$ 18,444.01 |
| 75 | 103 | 20 | 23 | 103 | 004 | \$ 16,823.74 |
| 76 | 103 | 20 | 23 | 103 | 005 | \$ - |
| 77 | 103 | 20 | 23 | 103 | 006 | \$ 15,433.40 |
| 78 | 103 | 20 | 23 | 103 | 007 | \$ 1,768.54 |
| 79 | 103 | 20 | 23 | 103 | 008 | \$ 2,757.04 |
| 80 | 103 | 20 | 23 | 103 | 009 | \$ 104,524.64 |
| 81 | 103 | 20 | 23 | 103 | 010 | \$ 21,832.82 |
| 82 | 103 | 20 | 23 | 103 | 011 | \$ 1,796.48 |
| 83 | 103 | 20 | 23 | 103 | 012 | \$ 14,887.58 |
| 84 | 103 | 20 | 23 | 103 | 013 | \$ 16,901.10 |
| 85 | 103 | 20 | 23 | 103 | 014 | \$ 13,888.34 |
| 86 | 103 | 20 | 23 | 103 | 015 | \$ 1,927.56 |
| 87 | 103 | 20 | 23 | 103 | 016 | \$ 13,924.87 |
| 88 | 103 | 20 | 23 | 103 | 017 | \$ 15,805.16 |
| 89 | 103 | 20 | 23 | 103 | 018 | \$ - |
| 90 | 103 | 20 | 23 | 103 | 020 | \$ 14,113.98 |
| 91 | 103 | 20 | 23 | 103 | 021 | \$ 15,491.42 |
| 92 | 103 | 20 | 23 | 103 | 022 | \$ 15,240.00 |
| 93 | 103 | 20 | 23 | 103 | 023 | \$ 14,638.31 |
| 94 | 103 | 20 | 23 | 103 | 024 | \$ - |
| 95 | 103 | 20 | 23 | 103 | 025 | \$ 106,490.89 |
| 96 | 103 | 20 | 23 | 103 | 026 | \$ - |
| 97 | 103 | 20 | 23 | 103 | 027 | \$ 3,006.31 |
| 98 | 103 | 20 | 23 | 103 | 028 | \$ - |
| 99 | 103 | 20 | 23 | 103 | 029 | \$ 16,920.44 |
| 100 | 103 | 20 | 23 | 103 | 030 | \$ 17,298.65 |
| 101 | 103 | 20 | 23 | 103 | 031 | \$ 14,477.14 |
| 102 | 103 | 20 | 23 | 103 | 032 | \$ 17,399.64 |
| 103 | 103 | 20 | 23 | 103 | 033 | \$ 11,842.59 |
| 104 | 103 | 20 | 23 | 103 | 034 | \$ 15,310.91 |
| 105 | 103 | 20 | 23 | 103 | 035 | \$ 12,867.61 |
| 106 | 103 | 20 | 23 | 103 | 036 | \$ 13,677.75 |
| 107 | 103 | 20 | 23 | 103 | 037 | \$ - |
| 108 | 103 | 20 | 23 | 103 | 038 | \$ 11,715.80 |
| 109 | 103 | 20 | 23 | 103 | 039 | \$ 11,509.51 |
| 110 | 103 | 20 | 23 | 103 | 040 | \$ 14,496.48 |
| 111 | 103 | 20 | 23 | 103 | 041 | \$ 13,232.93 |
| 112 | 103 | 20 | 23 | 103 | 042 | \$ 5,754.75 |
| 113 | 103 | 20 | 23 | 103 | 043 | \$ - |
| 114 | 103 | 20 | 23 | 103 | 044 | \$ - |
| 115 | 103 | 20 | 23 | 103 | 045 | \$ - |
| 116 | 104 | 20 | 23 | 104 | 001 | \$ 442,901.18 |
| 117 | 104 | 20 | 23 | 104 | 002 | \$ 101,481.80 |
| 118 | 104 | 20 | 23 | 104 | 003 | \$ 3,006.31 |
| 119 | 104 | 20 | 23 | 104 | 004 | \$ 3,898.10 |
| 120 | 104 | 20 | 23 | 104 | 005 | \$ 15,186.28 |
| 121 | 104 | 20 | 23 | 104 | 006 | \$ 10,460.85 |
| 122 | 104 | 20 | 23 | 104 | 007 | \$ - |
| 123 | 104 | 20 | 23 | 104 | 008 | \$ 1,502.08 |
| 124 | 104 | 20 | 23 | 104 | 009 | \$ 19,350.84 |
| 125 | 104 | 20 | 23 | 104 | 010 | \$ 3,006.31 |
| 126 | 104 | 20 | 23 | 104 | 011 | \$ 15,317.36 |
| 127 | 104 | 20 | 23 | 104 | 012 | \$ 13,729.32 |
| 128 | 104 | 20 | 23 | 104 | 013 | \$ 12,220.79 |
| 129 | 104 | 20 | 23 | 104 | 014 | \$ 13,312.44 |
| 130 | 104 | 20 | 23 | 104 | 015 | \$ 12,609.75 |
| 131 | 104 | 20 | 23 | 104 | 016 | \$ - |
| 132 | 104 | 20 | 23 | 104 | 017 | \$ - |
| 133 | 104 | 20 | 23 | 104 | 018 | \$ 71,517.54 |
| 134 | 104 | 20 | 23 | 104 | 019 | \$ 11,391.32 |
| 135 | 104 | 20 | 23 | 104 | 020 | \$ 38,600.69 |
| 136 | 104 | 20 | 23 | 104 | 021 | \$ 13,939.91 |
| 137 | 104 | 20 | 23 | 104 | 022 | \$ 13,727.17 |
| 138 | 104 | 20 | 23 | 104 | 023 | \$ 22,692.38 |
| 139 | 104 | 20 | 23 | 104 | 024 | \$ 3,006.31 |
| 140 | 104 | 20 | 23 | 104 | 025 | \$ 3,008.46 |
| 141 | 104 | 20 | 23 | 104 | 026 | \$ 9,212.35 |
| 142 | 104 | 20 | 23 | 104 | 027 | \$ 9,596.99 |

| Book # | FIN # | Ac | Exp | 1997 PAY |
|--------|-------|----|------------|--------------|
| 143 | 102 | 20 | 23 102 019 | \$ 5,187.44 |
| 144 | 102 | 20 | 23 102 020 | \$ 15,755.73 |
| 145 | 102 | 20 | 23 102 021 | \$ 17,605.94 |
| 146 | 102 | 20 | 23 102 022 | \$ 17,186.90 |
| 147 | 102 | 20 | 23 102 023 | \$ 71,169.42 |
| 148 | 102 | 20 | 23 102 024 | \$ |
| 149 | 102 | 20 | 23 102 025 | \$ 89,424.32 |
| 150 | 104 | 20 | 23 104 038 | \$ 1,476.29 |
| 151 | 104 | 20 | 23 104 039 | \$ 1,476.29 |
| 152 | 104 | 20 | 23 104 040 | \$ 2,954.74 |
| 153 | 104 | 20 | 23 104 041 | \$ |
| 154 | 104 | 20 | 23 104 042 | \$ 1,476.29 |
| 155 | 104 | 20 | 23 104 043 | \$ 17,264.26 |
| 156 | 104 | 20 | 23 104 044 | \$ 13,125.48 |
| 157 | 104 | 20 | 23 104 045 | \$ 13,570.30 |
| 158 | 104 | 20 | 23 104 046 | \$ 17,324.43 |
| 159 | 104 | 20 | 23 104 047 | \$ 16,563.72 |
| 160 | 104 | 20 | 23 104 048 | \$ 12,676.36 |
| 161 | 104 | 20 | 23 104 049 | \$ 24,280.42 |
| 162 | 104 | 20 | 23 104 050 | \$ 15,697.71 |
| 163 | 104 | 20 | 23 104 051 | \$ 1,983.43 |
| 164 | 104 | 20 | 23 104 052 | \$ 12,063.92 |
| 165 | 104 | 20 | 23 104 053 | \$ 15,409.76 |
| 166 | 104 | 20 | 23 104 054 | \$ 15,016.51 |
| 167 | 104 | 20 | 23 104 055 | \$ |
| 168 | 104 | 20 | 23 104 056 | \$ 14,952.05 |
| 169 | 104 | 20 | 23 104 057 | \$ 15,025.11 |
| 170 | 104 | 20 | 23 104 058 | \$ 12,439.98 |
| 171 | 104 | 20 | 23 104 059 | \$ 15,381.83 |
| 172 | 104 | 20 | 23 104 060 | \$ 13,204.99 |
| 173 | 104 | 20 | 23 104 061 | \$ 13,920.57 |
| 174 | 104 | 20 | 23 104 062 | \$ 15,304.47 |
| 175 | 104 | 20 | 23 104 063 | \$ 15,671.93 |
| 176 | 104 | 20 | 23 104 064 | \$ 14,073.15 |
| 177 | 104 | 20 | 23 104 065 | \$ 11,537.44 |
| 178 | 104 | 20 | 23 104 066 | \$ 14,242.91 |
| 179 | 104 | 20 | 23 104 067 | \$ 14,416.97 |
| 180 | 104 | 20 | 23 104 068 | \$ 10,394.23 |
| 181 | 104 | 20 | 23 104 069 | \$ |
| 182 | 104 | 20 | 23 104 070 | \$ 11,741.59 |
| 183 | 104 | 20 | 23 104 071 | \$ 10,119.17 |
| 184 | 104 | 20 | 23 104 072 | \$ 9,498.14 |
| 185 | 104 | 20 | 23 104 073 | \$ 10,673.59 |
| 186 | 104 | 20 | 23 104 074 | \$ |
| 187 | 104 | 20 | 23 104 076 | \$ |
| 188 | 103 | 20 | 23 103 001 | \$ 25,103.45 |
| 189 | 103 | 20 | 23 103 002 | \$ 22,251.86 |
| 190 | 103 | 20 | 23 103 003 | \$ 18,411.78 |
| 191 | 103 | 20 | 23 103 004 | \$ 18,181.84 |
| 192 | 103 | 20 | 23 103 005 | \$ 1,476.29 |
| 193 | 103 | 20 | 23 103 006 | \$ 1,476.29 |
| 194 | 103 | 20 | 23 103 007 | \$ 25,937.22 |
| 195 | 103 | 20 | 23 103 008 | \$ |
| 196 | 103 | 20 | 23 103 009 | \$ |
| 197 | 103 | 20 | 23 103 010 | \$ 21,557.76 |
| 198 | 103 | 20 | 23 103 011 | \$ |
| 199 | 103 | 20 | 23 103 012 | \$ |
| 200 | 103 | 20 | 23 103 013 | \$ 16,265.02 |
| 201 | 103 | 20 | 23 103 014 | \$ |
| 202 | 103 | 20 | 23 103 015 | \$ 1,949.05 |
| 203 | 103 | 20 | 23 103 016 | \$ 12,298.15 |
| 204 | 103 | 20 | 23 103 017 | \$ 10,980.88 |
| 205 | 103 | 20 | 23 103 018 | \$ 2,954.74 |
| 206 | 103 | 20 | 23 103 019 | \$ 1,476.29 |
| 207 | 103 | 20 | 23 103 020 | \$ 1,476.29 |
| 208 | 103 | 20 | 23 103 021 | \$ 14,500.78 |
| 209 | 103 | 20 | 23 103 022 | \$ 1,476.29 |
| 210 | 103 | 20 | 23 103 023 | \$ 12,921.34 |
| 211 | 103 | 20 | 23 103 024 | \$ 12,298.15 |
| 212 | 103 | 20 | 23 103 025 | \$ 15,300.17 |

| Book # | FIN # | Ac | Exp | 1997 PAY |
|--------|-------|----|------------|---------------|
| 213 | 104 | 20 | 23 104 028 | \$ 10,291.08 |
| 214 | 104 | 20 | 23 104 029 | \$ 51.57 |
| 215 | 104 | 20 | 23 104 030 | \$ 11,019.56 |
| 216 | 104 | 20 | 23 104 031 | \$ 10,127.77 |
| 217 | 104 | 20 | 23 104 032 | \$ |
| 218 | 104 | 20 | 23 104 033 | \$ 345,614.03 |
| 219 | 104 | 20 | 23 104 034 | \$ 195,214.67 |
| 220 | 104 | 20 | 23 104 035 | \$ 17,399.64 |
| 221 | 104 | 20 | 23 104 036 | \$ 17,311.54 |
| 222 | 104 | 20 | 23 104 037 | \$ 22,748.26 |
| 223 | 105 | 20 | 23 105 026 | \$ 16,256.43 |
| 224 | 105 | 20 | 23 105 027 | \$ |
| 225 | 105 | 20 | 23 105 028 | \$ |
| 226 | 105 | 20 | 23 105 029 | \$ 17,646.77 |
| 227 | 105 | 20 | 23 105 030 | \$ 15,727.80 |
| 228 | 105 | 20 | 23 105 031 | \$ 13,172.76 |
| 229 | 105 | 20 | 23 105 032 | \$ 1,476.29 |
| 230 | 105 | 20 | 23 105 033 | \$ 1,476.29 |
| 231 | 105 | 20 | 23 105 034 | \$ 1,476.29 |
| 232 | 105 | 20 | 23 105 036 | \$ 2,935.40 |
| 233 | 105 | 20 | 23 105 037 | \$ 15,620.35 |
| 234 | 105 | 20 | 23 105 038 | \$ 14,689.88 |
| 235 | 105 | 20 | 23 105 039 | \$ 15,057.34 |
| 236 | 105 | 20 | 23 105 040 | \$ 14,318.12 |
| 237 | 105 | 20 | 23 105 041 | \$ 1,476.29 |
| 238 | 105 | 20 | 23 105 042 | \$ 15,319.51 |
| 239 | 105 | 20 | 23 105 043 | \$ 2,954.74 |
| 240 | 105 | 20 | 23 105 044 | \$ 2,954.74 |
| 241 | 105 | 20 | 23 105 045 | \$ 24,026.85 |
| 242 | 105 | 20 | 23 105 046 | \$ 13,922.72 |
| 243 | 105 | 20 | 23 105 047 | \$ 12,912.74 |
| 244 | 105 | 20 | 23 105 048 | \$ |
| 245 | 105 | 20 | 23 105 049 | \$ 20,910.95 |
| 246 | 105 | 20 | 23 105 050 | \$ |
| 247 | 105 | 20 | 23 105 051 | \$ 17,863.81 |
| 248 | 105 | 20 | 23 105 052 | \$ |
| 249 | 105 | 20 | 23 105 053 | \$ |
| 250 | 105 | 20 | 23 105 054 | \$ |
| 251 | 105 | 20 | 23 105 055 | \$ |
| 252 | 105 | 20 | 23 105 056 | \$ |
| 253 | 105 | 20 | 23 105 057 | \$ 22,838.51 |
| 254 | 105 | 20 | 23 105 058 | \$ 22,597.83 |
| 255 | 105 | 20 | 23 105 059 | \$ 2,954.74 |
| 256 | 105 | 20 | 23 105 060 | \$ 71,607.79 |
| 257 | 105 | 20 | 23 105 061 | \$ 17,131.03 |
| 258 | 105 | 20 | 23 105 062 | \$ 984.20 |
| 259 | 105 | 20 | 23 105 063 | \$ |
| 260 | 105 | 20 | 23 105 064 | \$ 984.20 |
| 261 | 105 | 20 | 23 105 065 | \$ 2,954.74 |
| 262 | 105 | 20 | 23 105 066 | \$ |
| 263 | 105 | 20 | 23 105 067 | \$ 1,620.27 |
| 264 | 106 | 20 | 23 106 001 | \$ 12,487.26 |
| 265 | 106 | 20 | 23 106 003 | \$ |
| 266 | 106 | 20 | 23 106 006 | \$ 14,758.65 |
| 267 | 106 | 20 | 23 106 007 | \$ 10,022.47 |
| 268 | 106 | 20 | 23 106 008 | \$ 8,109.95 |
| 269 | 106 | 20 | 23 106 009 | \$ 7,972.42 |
| 270 | 106 | 20 | 23 106 010 | \$ 2,885.97 |
| 271 | 106 | 20 | 23 106 011 | \$ 1,441.91 |
| 272 | 106 | 20 | 23 106 012 | \$ 13,301.69 |
| 273 | 106 | 20 | 23 106 013 | \$ |
| 274 | 106 | 20 | 23 106 014 | \$ |
| 275 | 106 | 20 | 23 106 015 | \$ 960.56 |
| 276 | 106 | 20 | 23 106 016 | \$ 3,029.95 |
| 277 | 106 | 20 | 23 106 017 | \$ 14,210.68 |
| 278 | 106 | 20 | 23 106 018 | \$ 10,144.96 |
| 279 | 106 | 20 | 23 106 019 | \$ 1,383.89 |
| 280 | 106 | 20 | 23 106 020 | \$ 1,383.89 |
| 281 | 106 | 20 | 23 106 021 | \$ 2,668.93 |
| 282 | 106 | 20 | 23 106 022 | \$ 2,885.97 |

| Block # | FINE | Ac | Pr | Sub | Acct # | Amount |
|---------|------|----|----|-----|--------|--------------|
| 283 | 106 | 20 | 23 | 106 | 023 | \$ 22,352.71 |
| 284 | 106 | 20 | 23 | 106 | 024 | \$ - |
| 285 | 106 | 20 | 23 | 106 | 025 | \$ - |
| 286 | 106 | 20 | 23 | 106 | 026 | \$ 9,506.73 |
| 287 | 106 | 20 | 23 | 106 | 027 | \$ 11,228.00 |
| 288 | 106 | 20 | 23 | 106 | 028 | \$ 960.56 |
| 289 | 106 | 20 | 23 | 106 | 029 | \$ - |
| 290 | 106 | 20 | 23 | 106 | 030 | \$ 6,384.38 |
| 291 | 106 | 20 | 23 | 106 | 031 | \$ 10,155.70 |
| 292 | 106 | 20 | 23 | 106 | 032 | \$ - |
| 293 | 106 | 20 | 23 | 106 | 033 | \$ 1,441.91 |
| 294 | 106 | 20 | 23 | 106 | 034 | \$ 21,600.74 |
| 295 | 106 | 20 | 23 | 106 | 035 | \$ 2,885.97 |
| 296 | 106 | 20 | 23 | 106 | 036 | \$ 2,885.97 |
| 297 | 106 | 20 | 23 | 106 | 037 | \$ - |
| 298 | 106 | 20 | 23 | 106 | 038 | \$ 12,162.77 |
| 299 | 106 | 20 | 23 | 106 | 039 | \$ 4,983.30 |
| 300 | 106 | 20 | 23 | 106 | 040 | \$ 21,087.16 |
| 301 | 106 | 20 | 23 | 106 | 041 | \$ 6,345.70 |
| 302 | 106 | 20 | 23 | 106 | 042 | \$ 1,549.36 |
| 303 | 106 | 20 | 23 | 106 | 043 | \$ - |
| 304 | 106 | 20 | 23 | 106 | 044 | \$ 12,416.34 |
| 305 | 106 | 20 | 23 | 106 | 045 | \$ 1,549.36 |
| 306 | 106 | 20 | 23 | 106 | 046 | \$ - |
| 307 | 106 | 20 | 23 | 106 | 047 | \$ 1,549.36 |
| 308 | 106 | 20 | 23 | 106 | 048 | \$ 13,013.74 |
| 309 | 106 | 20 | 23 | 106 | 049 | \$ 12,910.59 |
| 310 | 106 | 20 | 23 | 106 | 050 | \$ 13,222.18 |
| 311 | 106 | 20 | 23 | 106 | 051 | \$ 15,938.39 |
| 312 | 106 | 20 | 23 | 106 | 052 | \$ 14,315.97 |
| 313 | 106 | 20 | 23 | 106 | 053 | \$ 13,525.18 |
| 314 | 106 | 20 | 23 | 106 | 054 | \$ 13,237.22 |
| 315 | 106 | 20 | 23 | 106 | 055 | \$ 23,057.70 |
| 316 | 106 | 20 | 23 | 106 | 056 | \$ 16,810.84 |
| 317 | 106 | 20 | 23 | 106 | 057 | \$ 16,789.36 |
| 318 | 106 | 20 | 23 | 106 | 058 | \$ 18,680.39 |
| 319 | 106 | 20 | 23 | 106 | 059 | \$ 16,164.03 |
| 320 | 106 | 20 | 23 | 106 | 060 | \$ 15,897.56 |
| 321 | 106 | 20 | 23 | 106 | 061 | \$ 11,853.33 |
| 322 | 106 | 20 | 23 | 106 | 062 | \$ 10,763.84 |
| 323 | 106 | 20 | 23 | 106 | 063 | \$ 11,023.86 |
| 324 | 106 | 20 | 23 | 106 | 064 | \$ 10,942.20 |
| 325 | 106 | 20 | 23 | 106 | 065 | \$ 10,329.76 |
| 326 | 106 | 20 | 23 | 106 | 066 | \$ 19,793.52 |
| 327 | 106 | 20 | 23 | 106 | 067 | \$ 1,220.58 |
| 328 | 106 | 20 | 23 | 106 | 068 | \$ 11,352.64 |
| 329 | 106 | 20 | 23 | 106 | 069 | \$ 10,987.33 |
| 330 | 106 | 20 | 23 | 106 | 070 | \$ 11,129.15 |
| 331 | 106 | 20 | 23 | 106 | 071 | \$ 9,326.23 |
| 332 | 106 | 20 | 23 | 106 | 072 | \$ 12,291.71 |
| 333 | 106 | 20 | 23 | 106 | 073 | \$ 11,101.22 |
| 334 | 106 | 20 | 23 | 106 | 074 | \$ 12,381.96 |
| 335 | 106 | 20 | 23 | 106 | 075 | \$ 11,073.28 |
| 336 | 106 | 20 | 23 | 106 | 076 | \$ 8,322.69 |
| 337 | 106 | 20 | 23 | 106 | 077 | \$ 11,797.46 |
| 338 | 106 | 20 | 23 | 106 | 078 | \$ 11,872.67 |
| 339 | 106 | 20 | 23 | 106 | 079 | \$ 4,609.39 |
| 340 | 106 | 20 | 23 | 106 | 080 | \$ 22,460.30 |
| 341 | 107 | 20 | 23 | 107 | 001 | \$ 12,341.13 |
| 342 | 107 | 20 | 23 | 107 | 002 | \$ 5,028.43 |
| 343 | 107 | 20 | 23 | 107 | 003 | \$ 2,638.85 |
| 344 | 107 | 20 | 23 | 107 | 004 | \$ - |
| 345 | 107 | 20 | 23 | 107 | 005 | \$ 2,582.98 |
| 346 | 107 | 20 | 23 | 107 | 006 | \$ 1,495.63 |
| 347 | 107 | 20 | 23 | 107 | 007 | \$ 11,715.80 |
| 348 | 107 | 20 | 23 | 107 | 008 | \$ 1,272.15 |
| 349 | 107 | 20 | 23 | 107 | 009 | \$ 10,671.44 |
| 350 | 107 | 20 | 23 | 107 | 010 | \$ 10,297.53 |
| 351 | 107 | 20 | 23 | 107 | 011 | \$ - |
| 352 | 107 | 20 | 23 | 107 | 012 | \$ - |

| Block # | FINE | Ac | Pr | Sub | Acct # | Amount |
|---------|------|----|----|-----|--------|---------------|
| 353 | 107 | 20 | 23 | 107 | 012 | \$ - |
| 354 | 107 | 20 | 23 | 107 | 019 | \$ 54,135.09 |
| 355 | 107 | 20 | 23 | 107 | 020 | \$ 1,308.68 |
| 356 | 107 | 20 | 23 | 107 | 021 | \$ - |
| 357 | 108 | 20 | 23 | 108 | 001 | \$ - |
| 358 | 108 | 20 | 23 | 108 | 002 | \$ 15,869.63 |
| 359 | 108 | 20 | 23 | 108 | 006 | \$ 2,445.45 |
| 360 | 108 | 20 | 23 | 108 | 007 | \$ 4,893.05 |
| 361 | 108 | 20 | 23 | 108 | 008 | \$ 3,913.15 |
| 362 | 108 | 20 | 23 | 108 | 010 | \$ - |
| 363 | 108 | 20 | 23 | 108 | 011 | \$ - |
| 364 | 108 | 20 | 23 | 108 | 014 | \$ 3,072.93 |
| 365 | 108 | 20 | 23 | 108 | 016 | \$ 3,412.45 |
| 366 | 108 | 20 | 23 | 108 | 017 | \$ 5,118.68 |
| 367 | 109 | 20 | 23 | 109 | 001 | \$ 28,066.78 |
| 368 | 109 | 20 | 23 | 109 | 002 | \$ 1,536.46 |
| 369 | 109 | 20 | 23 | 109 | 003 | \$ 3,747.68 |
| 370 | 109 | 20 | 23 | 109 | 004 | \$ 2,606.62 |
| 371 | 109 | 20 | 23 | 109 | 005 | \$ 17,373.86 |
| 372 | 109 | 20 | 23 | 109 | 006 | \$ 13,546.67 |
| 373 | 109 | 20 | 23 | 109 | 007 | \$ 12,891.25 |
| 374 | 109 | 20 | 23 | 109 | 008 | \$ 68,491.89 |
| 375 | 109 | 20 | 23 | 109 | 009 | \$ 15,046.60 |
| 376 | 109 | 20 | 23 | 109 | 010 | \$ 13,376.90 |
| 377 | 109 | 20 | 23 | 109 | 013 | \$ 13,826.02 |
| 378 | 109 | 20 | 23 | 109 | 014 | \$ 13,881.89 |
| 379 | 109 | 20 | 23 | 109 | 015 | \$ 10,140.66 |
| 380 | 109 | 20 | 23 | 109 | 016 | \$ 10,858.39 |
| 381 | 109 | 20 | 23 | 109 | 017 | \$ 10,765.99 |
| 382 | 109 | 20 | 23 | 109 | 018 | \$ 14,526.56 |
| 383 | 109 | 20 | 23 | 109 | 019 | \$ 1,046.51 |
| 384 | 109 | 20 | 23 | 109 | 020 | \$ 12,059.63 |
| 385 | 109 | 20 | 23 | 109 | 021 | \$ 12,066.07 |
| 386 | 109 | 20 | 23 | 109 | 022 | \$ 12,197.16 |
| 387 | 109 | 20 | 23 | 109 | 023 | \$ 911.13 |
| 388 | 109 | 20 | 23 | 109 | 024 | \$ 12,581.81 |
| 389 | 109 | 20 | 23 | 109 | 025 | \$ 1,063.71 |
| 390 | 109 | 20 | 23 | 109 | 026 | \$ 3,298.56 |
| 391 | 109 | 20 | 23 | 109 | 027 | \$ - |
| 392 | 109 | 20 | 23 | 109 | 035 | \$ 92,965.71 |
| 393 | 109 | 20 | 23 | 109 | 036 | \$ - |
| 394 | 109 | 20 | 23 | 109 | 045 | \$ 13,634.77 |
| 395 | 109 | 20 | 23 | 109 | 046 | \$ 12,392.71 |
| 396 | 109 | 20 | 23 | 109 | 047 | \$ - |
| 397 | 109 | 20 | 23 | 109 | 048 | \$ - |
| 398 | 109 | 20 | 23 | 109 | 049 | \$ 6,665.89 |
| 399 | 110 | 20 | 23 | 110 | 001 | \$ - |
| 400 | 110 | 20 | 23 | 110 | 002 | \$ - |
| 401 | 110 | 20 | 23 | 110 | 003 | \$ - |
| 402 | 110 | 20 | 23 | 110 | 004 | \$ 1,914.67 |
| 403 | 110 | 20 | 23 | 110 | 005 | \$ 12,549.58 |
| 404 | 110 | 20 | 23 | 110 | 006 | \$ 1,949.05 |
| 405 | 110 | 20 | 23 | 110 | 007 | \$ - |
| 406 | 110 | 20 | 23 | 110 | 008 | \$ - |
| 407 | 110 | 20 | 23 | 110 | 009 | \$ 11,651.34 |
| 408 | 110 | 20 | 23 | 110 | 010 | \$ 1,790.03 |
| 409 | 110 | 20 | 23 | 110 | 011 | \$ 1,790.03 |
| 410 | 110 | 20 | 23 | 110 | 012 | \$ - |
| 411 | 110 | 20 | 23 | 110 | 013 | \$ 3,004.16 |
| 412 | 110 | 20 | 23 | 110 | 014 | \$ - |
| 413 | 110 | 20 | 23 | 110 | 015 | \$ - |
| 414 | 110 | 20 | 23 | 110 | 016 | \$ 1,833.01 |
| 415 | 110 | 20 | 23 | 110 | 017 | \$ - |
| 416 | 110 | 20 | 23 | 110 | 018 | \$ - |
| 417 | 110 | 20 | 23 | 110 | 019 | \$ - |
| 418 | 110 | 20 | 23 | 110 | 020 | \$ - |
| 419 | 110 | 20 | 23 | 110 | 021 | \$ - |
| 420 | 110 | 20 | 23 | 110 | 022 | \$ - |
| 421 | 110 | 20 | 23 | 110 | 023 | \$ 110,545.86 |
| 422 | 110 | 20 | 23 | 110 | 024 | \$ 13,993.64 |

| Block | CD | PA | 1997 | DAV | 1997 | DAV |
|-------|-----|----|------|-----|------|---------------|
| 705 | 117 | 20 | 23 | 117 | 009 | \$ 8,397.90 |
| 706 | 117 | 20 | 23 | 117 | 010 | \$ 715.58 |
| 707 | 117 | 20 | 23 | 117 | 011 | \$ 8,137.88 |
| 708 | 117 | 20 | 23 | 117 | 012 | \$ 12,828.93 |
| 709 | 117 | 20 | 23 | 117 | 013 | \$ 13,682.05 |
| 710 | 117 | 20 | 23 | 117 | 014 | \$ 12,766.61 |
| 711 | 117 | 20 | 23 | 117 | 015 | \$ 9,360.61 |
| 712 | 119 | 20 | 23 | 119 | 020 | \$ 12,616.19 |
| 713 | 119 | 20 | 23 | 119 | 021 | \$ 72,475.95 |
| 714 | 119 | 20 | 23 | 119 | 022 | \$ 10,144.96 |
| 715 | 119 | 20 | 23 | 119 | 023 | \$ 11,266.68 |
| 716 | 119 | 20 | 23 | 119 | 024 | \$ 10,338.36 |
| 717 | 119 | 20 | 23 | 119 | 025 | \$ 10,772.44 |
| 718 | 119 | 20 | 23 | 119 | 026 | \$ 10,772.44 |
| 719 | 119 | 20 | 23 | 119 | 027 | \$ 23,214.57 |
| 720 | 119 | 20 | 23 | 119 | 028 | \$ 2,959.04 |
| 721 | 119 | 20 | 23 | 119 | 029 | \$ - |
| 722 | 119 | 20 | 23 | 119 | 030 | \$ 18,306.48 |
| 723 | 119 | 20 | 23 | 119 | 031 | \$ 14,952.05 |
| 724 | 119 | 20 | 23 | 119 | 032 | \$ 2,959.04 |
| 725 | 119 | 20 | 23 | 119 | 033 | \$ 2,959.04 |
| 726 | 119 | 20 | 23 | 119 | 034 | \$ - |
| 727 | 119 | 20 | 23 | 119 | 035 | \$ 6,081.39 |
| 728 | 119 | 20 | 23 | 119 | 036 | \$ 15,491.42 |
| 729 | 119 | 20 | 23 | 119 | 037 | \$ 10,136.36 |
| 730 | 119 | 20 | 23 | 119 | 038 | \$ 11,230.15 |
| 731 | 119 | 20 | 23 | 119 | 039 | \$ 10,716.56 |
| 732 | 120 | 20 | 23 | 120 | 001 | \$ - |
| 733 | 120 | 20 | 23 | 120 | 002 | \$ 12,038.14 |
| 734 | 120 | 20 | 23 | 120 | 003 | \$ 44,948.54 |
| 735 | 120 | 20 | 23 | 120 | 004 | \$ 2,677.53 |
| 736 | 120 | 20 | 23 | 120 | 005 | \$ 5,146.62 |
| 737 | 120 | 20 | 23 | 120 | 006 | \$ 5,146.62 |
| 738 | 120 | 20 | 23 | 120 | 007 | \$ 5,146.62 |
| 739 | 120 | 20 | 23 | 120 | 008 | \$ 13,258.71 |
| 740 | 120 | 20 | 23 | 120 | 009 | \$ 13,258.71 |
| 741 | 120 | 20 | 23 | 120 | 012 | \$ 5,359.36 |
| 742 | 120 | 20 | 23 | 120 | 016 | \$ 87,178.72 |
| 743 | 120 | 20 | 23 | 120 | 017 | \$ 10,353.40 |
| 744 | 120 | 20 | 23 | 120 | 018 | \$ - |
| 745 | 120 | 20 | 23 | 120 | 019 | \$ - |
| 746 | 120 | 20 | 23 | 120 | 020 | \$ 13,499.39 |
| 747 | 120 | 20 | 23 | 120 | 021 | \$ 12,809.59 |
| 748 | 120 | 20 | 23 | 120 | 022 | \$ 11,015.26 |
| 749 | 120 | 20 | 23 | 120 | 023 | \$ 2,432.55 |
| 750 | 120 | 20 | 23 | 120 | 024 | \$ 8,170.12 |
| 751 | 120 | 20 | 23 | 120 | 025 | \$ 13,071.76 |
| 752 | 120 | 20 | 23 | 120 | 026 | \$ 16,746.38 |
| 753 | 120 | 20 | 23 | 120 | 027 | \$ 12,455.02 |
| 754 | 120 | 20 | 23 | 120 | 028 | \$ 12,435.68 |
| 755 | 120 | 20 | 23 | 120 | 029 | \$ 12,354.03 |
| 756 | 120 | 20 | 23 | 120 | 030 | \$ 12,551.72 |
| 757 | 120 | 20 | 23 | 120 | 031 | \$ 170,401.32 |
| 758 | 120 | 20 | 23 | 120 | 032 | \$ 18,704.03 |
| 759 | 120 | 20 | 23 | 120 | 033 | \$ 17,143.92 |
| 760 | 120 | 20 | 23 | 120 | 034 | \$ 61,237.20 |
| 761 | 120 | 20 | 23 | 120 | 037 | \$ 25,511.74 |
| 762 | 120 | 20 | 23 | 120 | 038 | \$ 33,209.10 |
| 763 | 121 | 20 | 23 | 121 | 002 | \$ 10,828.31 |
| 764 | 121 | 20 | 23 | 121 | 003 | \$ 10,559.69 |
| 765 | 121 | 20 | 23 | 121 | 004 | \$ 14,047.36 |
| 766 | 121 | 20 | 23 | 121 | 005 | \$ 12,113.35 |
| 767 | 121 | 20 | 23 | 121 | 006 | \$ 14,898.32 |
| 768 | 121 | 20 | 23 | 121 | 007 | \$ 11,745.89 |
| 769 | 121 | 20 | 23 | 121 | 008 | \$ 11,045.35 |
| 770 | 121 | 20 | 23 | 121 | 009 | \$ 10,899.22 |
| 771 | 121 | 20 | 23 | 121 | 010 | \$ 12,401.30 |
| 772 | 121 | 20 | 23 | 121 | 011 | \$ 1,478.44 |
| 773 | 121 | 20 | 23 | 121 | 012 | \$ 11,595.46 |
| 774 | 121 | 20 | 23 | 121 | 013 | \$ 12,111.20 |
| 775 | 121 | 20 | 23 | 121 | 014 | \$ 214.89 |

| Block | CD | PA | 1997 | DAV | 1997 | DAV |
|-------|-----|----|------|-----|------|---------------|
| 776 | 119 | 20 | 23 | 119 | 017 | \$ 19,623.90 |
| 777 | 119 | 20 | 23 | 119 | 018 | \$ 2,959.04 |
| 778 | 119 | 20 | 23 | 119 | 019 | \$ 1,478.44 |
| 779 | 121 | 20 | 23 | 121 | 021 | \$ 11,668.53 |
| 780 | 121 | 20 | 23 | 121 | 022 | \$ - |
| 781 | 121 | 20 | 23 | 121 | 023 | \$ 3,541.39 |
| 782 | 121 | 20 | 23 | 121 | 024 | \$ 10,323.32 |
| 783 | 121 | 20 | 23 | 121 | 025 | \$ 10,611.27 |
| 784 | 121 | 20 | 23 | 121 | 026 | \$ 10,572.59 |
| 785 | 121 | 20 | 23 | 121 | 043 | \$ 17,975.55 |
| 786 | 121 | 20 | 23 | 121 | 044 | \$ 17,550.07 |
| 787 | 122 | 20 | 23 | 122 | 001 | \$ 2,851.59 |
| 788 | 122 | 20 | 23 | 122 | 002 | \$ 14,378.29 |
| 789 | 122 | 20 | 23 | 122 | 003 | \$ 12,078.97 |
| 790 | 122 | 20 | 23 | 122 | 004 | \$ 11,870.52 |
| 791 | 122 | 20 | 23 | 122 | 005 | \$ 12,156.33 |
| 792 | 123 | 20 | 23 | 123 | 019 | \$ - |
| 793 | 123 | 20 | 23 | 123 | 020 | \$ - |
| 794 | 123 | 20 | 23 | 123 | 021 | \$ - |
| 795 | 123 | 20 | 23 | 123 | 022 | \$ - |
| 796 | 123 | 20 | 23 | 123 | 023 | \$ - |
| 797 | 123 | 20 | 23 | 123 | 024 | \$ - |
| 798 | 123 | 20 | 23 | 123 | 025 | \$ - |
| 799 | 123 | 20 | 23 | 123 | 026 | \$ - |
| 800 | 123 | 20 | 23 | 123 | 027 | \$ - |
| 801 | 123 | 20 | 23 | 123 | 028 | \$ - |
| 802 | 123 | 20 | 23 | 123 | 029 | \$ - |
| 803 | 123 | 20 | 23 | 123 | 030 | \$ - |
| 804 | 123 | 20 | 23 | 123 | 031 | \$ - |
| 805 | 123 | 20 | 23 | 123 | 032 | \$ - |
| 806 | 123 | 20 | 23 | 123 | 033 | \$ - |
| 807 | 123 | 20 | 23 | 123 | 034 | \$ - |
| 808 | 123 | 20 | 23 | 123 | 035 | \$ - |
| 809 | 123 | 20 | 23 | 123 | 036 | \$ - |
| 810 | 123 | 20 | 23 | 123 | 037 | \$ - |
| 811 | 200 | 20 | 23 | 200 | 004 | \$ 2,819.36 |
| 812 | 200 | 20 | 23 | 200 | 005 | \$ 29,089.66 |
| 813 | 200 | 20 | 23 | 200 | 007 | \$ 5,170.25 |
| 814 | 200 | 20 | 23 | 200 | 008 | \$ 2,585.13 |
| 815 | 200 | 20 | 23 | 200 | 009 | \$ 7,757.53 |
| 816 | 200 | 20 | 23 | 200 | 015 | \$ 25,904.99 |
| 817 | 200 | 20 | 23 | 200 | 016 | \$ 20,558.53 |
| 818 | 200 | 20 | 23 | 200 | 017 | \$ 16,067.33 |
| 819 | 200 | 20 | 23 | 200 | 018 | \$ - |
| 820 | 200 | 20 | 23 | 200 | 019 | \$ 3,216.90 |
| 821 | 200 | 20 | 23 | 200 | 020 | \$ 164,399.45 |
| 822 | 200 | 20 | 23 | 200 | 021 | \$ - |
| 823 | 200 | 20 | 23 | 200 | 022 | \$ - |
| 824 | 200 | 20 | 23 | 200 | 023 | \$ 3,216.90 |
| 825 | 200 | 20 | 23 | 200 | 024 | \$ 10,518.87 |
| 826 | 200 | 20 | 23 | 200 | 025 | \$ 11,919.95 |
| 827 | 200 | 20 | 23 | 200 | 029 | \$ - |
| 828 | 200 | 20 | 23 | 200 | 030 | \$ - |
| 829 | 200 | 20 | 23 | 200 | 031 | \$ 5,170.25 |
| 830 | 200 | 20 | 23 | 200 | 032 | \$ - |
| 831 | 200 | 20 | 23 | 200 | 033 | \$ 4,439.63 |
| 832 | 200 | 20 | 23 | 200 | 036 | \$ 8,167.97 |
| 833 | 200 | 20 | 23 | 200 | 037 | \$ 128,785.73 |
| 834 | 200 | 20 | 23 | 200 | 039 | \$ 3,816.45 |
| 835 | 200 | 20 | 23 | 200 | 040 | \$ 3,926.04 |
| 836 | 201 | 20 | 23 | 201 | 002 | \$ 3,608.00 |
| 837 | 201 | 20 | 23 | 201 | 003 | \$ - |
| 838 | 201 | 20 | 23 | 201 | 007 | \$ 7,783.32 |
| 839 | 201 | 20 | 23 | 201 | 008 | \$ 4,897.34 |
| 840 | 201 | 20 | 23 | 201 | 009 | \$ - |
| 841 | 201 | 20 | 23 | 201 | 010 | \$ 13,215.74 |
| 842 | 201 | 20 | 23 | 201 | 011 | \$ 13,288.80 |
| 843 | 201 | 20 | 23 | 201 | 012 | \$ 20,163.13 |
| 844 | 201 | 20 | 23 | 201 | 013 | \$ 132,778.38 |
| 845 | 201 | 20 | 23 | 201 | 014 | \$ 138,307.50 |

