



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
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Legislation Text

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OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 6, 2017

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

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith ordinances authorizing a scope of services, budget and management agreement for various Special Service Areas, and authorizing the establishment of, and public hearings for the extension of, various Special Service Areas.

Your favorable consideration of these ordinances will be appreciated.

Mayor

Very truly yours,

PUBLIC HEARING ORDINANCE

WHEREAS, special service areas may be established pursuant to Article VII, Sections 6(1) and 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5 et seq., as amended from time to time (the "Special Service Area Tax Law"), and pursuant to the Property Tax Code, 35 ILCS 200/1-1 et seq., as amended from time to time (the "Property Tax Code"); and

WHEREAS, the City Council of the City of Chicago (the "City Council") adopted an ordinance on October 5, 2016 (the "First Public Hearing Ordinance") which was published in the Journal of Proceedings of the City Council of the City of Chicago for such date, and which authorized a public hearing to consider the creation of an area within the City of Chicago to be known and designated as Special Service Area Number 73 and the authorization of the levy of a special annual services tax for a period of ten years with that area for the provision of certain special services; and

WHEREAS, a public hearing was held on October 27, 2016 pursuant to the First Public Hearing Ordinance; and

WHEREAS, the City Council finds that it is in the public interest that a second public hearing be held for consideration to be given to the creation of an area within the City of Chicago to be known and designated as Special Service Area Number 73 (the "Area") and to the authorization of the levy of a special annual services tax (the "Services Tax") for a period of ten (10) years within the Area for the purposes set forth herein; that the Area is contiguous; and that said special services are in addition to municipal services provided by and to the City of Chicago generally, and it is, therefore, in the best interests of the City of Chicago that the creation of the Area and the levy of the Services Tax within the Area for the services to be provided be considered; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION 2. A public hearing shall be held by the Committee on Finance of the City Council of the City of Chicago at the City Council Chambers, City Hall, Chicago, Illinois (the "Hearing") to consider the creation of the Area and the authorization of the levy of the Services Tax. At the Hearing there will be considered the levy of the Services Tax upon the taxable property within the Area sufficient to produce revenues required to provide special services in the Area. The Services Tax shall not exceed the annual sum of 0.800 percent of the equalized assessed value of the taxable property within the Area. The Services Tax shall be authorized to be levied in tax years 2017 through and including 2026. The proposed amount of the tax levy for special services for the initial year for which taxes will be levied within the Area in tax year 2017 is \$159,055. The Services Tax shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code, as amended from time to time. The special services to be considered include, but not limited to: customer attraction, public way aesthetics, sustainability and public place enhancements, economic/business development, safety programs, and other activities to promote commercial and economic development, which will be hereinafter referred to collectively as the "Special Services." The Special Services may

I

V2.2017 SSA73 Public Hearing Ord

include new construction or maintenance. Some or all of the proceeds of the proposed Services Tax are anticipated to be used by an entity other than the City of Chicago to provide the Special Services to the Area, which such entity shall be a "service provider" pursuant to a "services contract," each as defined in the Special Service Area Tax Law. The Special Services shall be in addition to services provided to and by the City of Chicago generally. The Area shall consist of territory described on Exhibit 1 hereto and hereby incorporated herein. The approximate street location of said territory consists of both sides of South

Wentworth Avenue from West 24th Place to West Cullerton Street; both sides of West Cermak Road from the railroad tracks west of South Clark Street to the railroad tracks just west of South Stewart Street; the north side of South Archer Avenue from the railroad tracks just west of South Stewart Street to South Princeton Avenue; both sides of South Archer Avenue from South Princeton Avenue to South LaSalle Street.

SECTION 3. Notice of the Hearing shall be published at least once, not less than fifteen (15) days prior to the Hearing, in a newspaper of general circulation within the City of Chicago. In addition, notice by mail shall be given by depositing said notice in the United States mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each property lying within the Area. The notice shall be mailed not less than ten (10) days prior to the time set for the Hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property.

SECTION 4. Notice of the Hearing shall be substantially in the following form:

Notice of Public Hearing

City of Chicago Special Service Area Number 73.

Notice is hereby given that at _____ o'clock _____ .m., on the _____ day of _____, 2017 at the City Council Chambers, City Hall, 121 North LaSalle Street, Chicago, Illinois, a public hearing will be held by the Committee on Finance of the City Council of the City of Chicago to consider the creation of an area within the City of Chicago to be known and designated as Special Service Area Number 73 (the "Area") and the authorization of the levy of a special annual services tax (the "Services Tax") within the Area. The Services Tax under consideration shall be authorized to be levied in tax years 2017 through and including 2026. The purpose of creating the Area shall be to provide special services within the Area, which may include, but not limited to: customer attraction, public way aesthetics, sustainability and public place enhancements, economic/business development, safety programs, and other activities to promote commercial and economic development, which will be hereinafter referred to collectively as the "Special Services." The Special Services may include new construction or maintenance. Some or all of the proceeds of the proposed Services Tax are anticipated to be used by an entity other than the City of Chicago to provide the Special Services to the Area, which such entity shall be a "service provider" pursuant to a "services contract," each as defined in the Special Service Area Tax Law, 35 ILCS 200/27-5 et seq., as amended from time to time.

At the hearing there will be considered a Services Tax to be levied against the

2

V2.2017 SSA73 Public Hearing Ord

taxable property included within the Area for the provision of the Special Services not to exceed the annual sum of 0.800 percent of the equalized assessed value of taxable property within the Area. The proposed amount of the tax levy for special services for the initial year for which taxes will be levied within the Area in tax year 2017 is \$159,055. The Services Tax shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code, 35 ILCS 200/1-1 et seq., as amended from time to time.

The Area shall consist of the territory described herein and incorporated hereto as Exhibit 1. The approximate street location of said territory consists of both sides of South Wentworth Avenue from

West 24th Place to West Cullerton Street; both sides of West Cermak Road from the railroad tracks west of South Clark Street to the railroad tracks just west of South Stewart Street; the north side of South Archer Avenue from the railroad tracks just west of South Stewart Street to South Princeton Avenue; both sides of South Archer Avenue from South Princeton Avenue to South LaSalle Street.

At the public hearing any interested person, including all persons owning taxable real property located within the proposed Area, affected by the creation of the Area and the levy of the Services Tax may file with the City Clerk of the City of Chicago written objections to and may be heard orally with respect to any issues embodied in this notice. The Committee on Finance of the City Council of the City of Chicago shall hear and determine all protests and objections at said hearing, and said hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes fixing the time and place it will reconvene.

If a petition signed by at least fifty-one percent (51%) of the electors residing within the boundaries of the proposed Area and by at least fifty-one percent (51%) of the landowners included within the boundaries of the proposed Area objecting to the creation of the Area and the levy of the Services Tax therein is filed with the City Clerk of the City of Chicago within sixty (60) days following the final adjournment of the public hearing, the Area shall not be created and the Services Tax shall not be levied.

By order of the City Council of the City of Chicago, Cook County, Illinois.

Dated this day of , 2017.

City Clerk, City of Chicago, Cook County,
Illinois

SECTION 5. This ordinance shall become effective from its passage and approval.

EXHIBIT 1

Legal Description and Permanent Index Numbers See attached pages.

LEGAL DESCRIPTION SSA #73

THAT PART OF SECTIONS 21 AND 28 IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF SOUTH WENTWORTH AVENUE WITH THE CENTER LINE OF WEST 24TH PLACE IN THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE WEST ALONG SAID CENTER LINE OF WEST 24th PLACE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 33 IN BLOCK 7 IN ARCHER'S ADDITION TO CHICAGO IN SECTION 28 AFORESAID;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF LOT 33 IN BLOCK 7 IN ARCHER'S ADDITION TO CHICAGO TO THE NORTH LINE OF THE SOUTH 50 FEET OF SAID LOT 33;

THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 50 FEET OF SAID LOT 33 IN BLOCK 7 IN ARCHER'S ADDITION TO CHICAGO TO THE WEST LINE OF THE EAST 10 FEET OF SAID LOT 33;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST 10 FEET OF SAID LOT 33 IN BLOCK 7 IN ARCHER'S ADDITION TO CHICAGO AND THE NORTHERLY EXTENSION THEREOF TO THE CENTER LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF WEST 24TH STREET;

THENCE EAST ALONG SAID CENTER LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF WEST 24TH STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOTS 1 & 2 IN THE RESUBDIVISION OF THE SOUTH 50 FEET OF LOTS 25 TO 28 IN BLOCK 7 IN ARCHER'S ADDITION TO CHICAGO IN SECTION 28 AFORESAID;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF LOTS 1 & 2 IN THE RESUBDIVISION OF THE SOUTH 50 FEET OF LOTS 25 TO 28 IN BLOCK 7 TO THE NORTH LINE OF LOT 1 AFORESAID;

THENCE EAST ALONG SAID NORTH LINE OF LOT 1 IN THE RESUBDIVISION OF THE SOUTH 50 FEET OF LOTS 25 TO 28 IN BLOCK 7 IN ARCHER'S ADDITION TO CHICAGO TO THE WEST LINE OF LOT 25 IN BLOCK 7 IN ARCHER'S ADDITION TO CHICAGO AFORESAID;

THENCE NORTH ALONG SAID WEST LINE OF LOT 25 IN BLOCK 7 IN ARCHER'S ADDITION TO CHICAGO AND THE NORTHERLY EXTENSION THEREOF TO THE CENTER LINE OF WEST 24TH STREET;

THENCE WEST ALONG SAID CENTER LINE OF WEST 24TH STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE 15 FOOT WIDE VACATED ALLEY WEST OF SOUTH WENTWORTH AVENUE, IN BLOCK 6 IN ARCHER'S ADDITION TO CHICAGO AFORESAID;

Page 1 of 5

LEGAL DESCRIPTION SSA #73

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF THE 15 FOOT WIDE VACATED ALLEY WEST OF SOUTH WENTWORTH AVENUE, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTER LINE OF WEST 23RD PLACE;

THENCE EAST ALONG SAID CENTER LINE OF WEST 23RD PLACE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOTS 1 TO 5 IN THE RESUBDIVISION OF LOTS 1 TO 5, INCLUSIVE, AND THE PRIVATE ALLEY LYING WEST AND ADJOINING SAID LOTS IN THE RESUBDIVISION OF LOTS 29, 30, 31, 32 & 33, ALL IN BLOCK 3 IN ARCHER'S ADDITION TO CHICAGO AFORESAID;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF LOTS 1 TO 5 IN THE RESUBDIVISION OF LOTS 1 TO 5 AFORESAID AND THE NORTHERLY EXTENSION THEREOF TO THE CENTER LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF WEST 23RD STREET;

THENCE WEST ALONG SAID CENTER LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF WEST 23RD STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 21 IN BLOCK 3 IN ARCHER'S ADDITION TO CHICAGO AFORESAID;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF LOT 21 IN BLOCK 3 IN ARCHER'S ADDITION TO CHICAGO AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTER LINE OF WEST 23RD STREET;

THENCE EAST ALONG SAID CENTER LINE OF WEST 23RD STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 12 IN BLOCK 2 IN ARCHER'S ADDITION TO CHICAGO AFORESAID;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF LOT 12 IN BLOCK 2 IN ARCHER'S ADDITION TO CHICAGO TO THE SOUTH LINE OF LOT 119 IN WALLER'S SUBDIVISION OF THE NORTH PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28 AFORESAID;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 119 IN WALLER'S SUBDIVISION TO THE WEST LINE OF LOT 118 IN WALLER'S SUBDIVISION AFORESAID;

THENCE NORTH ALONG SAID WEST LINE OF LOT 118 IN WALLER'S SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO THE CENTER LINE OF WEST ALEXANDER STREET;

THENCE EAST ALONG SAID CENTER LINE OF WEST ALEXANDER STREET TO THE SOUTHERLY EXTENSION OF THE CENTER LINE OF THE 10 FOOT WIDE ALLEY WEST OF SOUTH WENTWORTH AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE CENTER LINE OF THE 10 FOOT WIDE ALLEY WEST OF SOUTH WENTWORTH AVENUE

Page 2 of 5

LEGAL DESCRIPTION SSA #73

TO THE CENTER LINE OF THE 12 FOOT WIDE ALLEY SOUTH OF WEST 22ND PLACE;

THENCE WEST ALONG SAID CENTER LINE OF THE 12 FOOT WIDE ALLEY SOUTH OF WEST 22ND PLACE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 67 IN WALLER'S SUBDIVISION AFORESAID;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF LOT 67 IN WALLER'S SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO THE CENTER LINE OF WEST 22ND PLACE;

THENCE WEST ALONG SAID CENTER LINE OF WEST 22ND PLACE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 50 IN WALLER'S SUBDIVISION AFORESAID;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 50 IN WALLER'S SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO THE CENTER LINE OF THE 15 FOOT WIDE ALLEY SOUTH OF CERMAK ROAD;

THENCE WEST ALONG SAID CENTER LINE OF THE 15 FOOT WIDE ALLEY SOUTH OF CERMAK ROAD

AND THE WESTERLY EXTENSION THEREOF TO THE CENTER LINE OF SOUTH PRINCETON AVENUE;
THENCE NORTH ALONG SAID CENTER LINE OF SOUTH PRINCETON AVENUE TO THE CENTER LINE OF CERMAK ROAD;
THENCE WEST ALONG SAID CENTER LINE OF CERMAK ROAD TO THE CENTER LINE OF SOUTH ARCHER AVENUE;
THENCE SOUTHWESTERLY ALONG SAID CENTER LINE OF SOUTH ARCHER AVENUE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOTS 238 AND 239 IN WALLER'S SUBDIVISION AFORESAID;
THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF LOTS 238 AND 239 IN WALLER'S SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO THE CENTER LINE OF CERMAK ROAD;
THENCE EAST ALONG SAID CENTER LINE OF CERMAK ROAD TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN JADE GARDEN UNIT II, A RESUBDIVISION OF SUNDRY LOTS, BLOCKS, & VACATED STREETS & ALLEYS IN THE EAST FRACTIONAL QUARTER OF SECTION 21 AFORESAID;
THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF LOT 2 IN JADE GARDEN UNIT II TO THE SOUTHWESTERLY LINE OF LOT 3 IN JADE GARDEN UNIT II AFORESAID;
THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 3 IN JADE GARDEN UNIT II TO THE SOUTHEASTERLY LINE THEREOF;

Page 3 of 5

LEGAL DESCRIPTION SSA #73

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF LOT 3 IN JADE GARDEN UNIT II AND THE NORTHEASTERLY EXTENSION THEREOF TO THE CENTER LINE OF SOUTH PRINCETON AVENUE;
THENCE SOUTHEASTERLY ALONG SAID CENTER LINE OF SOUTH PRINCETON AVENUE TO THE CENTER LINE OF CHINA PLACE;
THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF CHINA PLACE TO THE NORTH LINE OF LOT 27 IN CHINATOWN SQUARE, A RESUBDIVISION OF PART OF BLOCKS 26, 40, 41, 43 & 44, AND VACATED STREETS AND ALLEYS WITHIN AND ADJOINING SAID BLOCKS IN CANAL TRUSTEES' NEW SUBDIVISION IN THE EAST FRACTIONAL QUARTER OF SECTION 21 AFORESAID;
THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT 27 IN CHINATOWN SQUARE AND THE EASTERLY EXTENSION THEREOF TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 28 IN CHINATOWN SQUARE;
THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 28 IN CHINATOWN SQUARE TO THE SOUTH LINE OF LOT 28;

THENCE EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 28 IN CHINATOWN SQUARE TO THE EAST LINE OF LOTS 28 TO 33 IN CHINATOWN SQUARE AFORESAID;

THENCE NORTH ALONG SAID EAST LINE OF LOTS 28 TO 33 IN CHINATOWN SQUARE AND THE NORTHERLY EXTENSION THEREOF TO THE CENTER LINE OF WEST CULLERTON STREET;

THENCE EAST ALONG SAID CENTER LINE OF WEST CULLERTON STREET TO THE CENTER LINE OF SOUTH WENTWORTH AVENUE;

THENCE SOUTH ALONG SAID CENTER LINE OF SOUTH WENTWORTH AVENUE TO THE WESTERLY EXTENSION OF THE CENTER LINE OF VACATED WEST CULLERTON STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE CENTER LINE OF VACATED WEST CULLERTON STREET TO THE EAST LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD RIGHT OF WAY;

THENCE SOUTH ALONG SAID EAST LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD RIGHT OF WAY TO THE CENTER LINE OF SOUTH ARCHER AVENUE;

THENCE SOUTHWESTERLY ALONG SAID CENTER LINE OF SOUTH ARCHER AVENUE TO THE CENTER LINE OF SOUTH LASALLE STREET;

THENCE SOUTH ALONG SAID CENTER LINE OF SOUTH LASALLE STREET TO THE CENTER LINE OF CERMAK ROAD;

Page 4 of 5

LEGAL DESCRIPTION SSA #73

THENCE EAST ALONG SAID CENTER LINE OF CERMAK ROAD TO THE CENTER LINE OF SOUTH LASALLE STREET;

THENCE SOUTH ALONG SAID CENTER LINE OF SOUTH LASALLE STREET TO THE EASTERLY EXTENSION OF THE 15 FOOT WIDE ALLEY SOUTH OF CERMAK ROAD;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE CENTER LINE OF THE 15 FOOT WIDE ALLEY SOUTH OF CERMAK ROAD TO THE CENTER LINE OF THE 15 FOOT WIDE ALLEY EAST OF SOUTH WENTWORTH AVENUE;

THENCE SOUTH ALONG SAID CENTER LINE OF THE 15 FOOT WIDE ALLEY EAST OF SOUTH WENTWORTH AVENUE (AS IT CROSSES WEST 23RD STREET, WEST 23RD PLACE AND WEST 24TH STREET) TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 43 IN BLOCK 15 IN UHLICH & MUHLKE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER (EXCEPT THE SOUTH HALF OF THE SOUTH HALF THEREOF) OF SECTION 28 AFORESAID;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 43 IN BLOCK 15 IN UHLICH & MUHLKE'S ADDITION TO CHICAGO, AND THE WESTERLY EXTENSION THEREOF, TO THE CENTER LINE OF SOUTH WENTWORTH AVENUE;

THENCE SOUTH ALONG SAID CENTER LINE OF SOUTH WENTWORTH AVENUE TO THE INTERSECTION WITH THE CENTER LINE OF WEST 24TH PLACE IN THE NORTHEAST QUARTER OF SAID SECTION 28, AND THE POINT OF BEGINNING;

IN COOK COUNTY, ILLINOIS.

LIST OF PINS SSA #73

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1 of 2

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LIST OF PINS SSA #73

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2 of 2