

**63RD/ASHLAND
REDEVELOPMENT PLAN AND PROJECT**

**Prepared for:
The City of Chicago**

**By:
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This plan is subject to review and may be revised after comment and public hearing.



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1. INTRODUCTION

This document presents a Tax Increment Redevelopment Plan and Project (the "Plan") under the requirements of the *Tax Increment Allocation Redevelopment Act* (65 ILCS 5/11-74.4-1 et seq.) (2004 State Bar Edition), as amended (the "Act") for the 63rd/Ashland Redevelopment Area located in the City of Chicago, Illinois (the "Project Area"). The Project Area is irregular in shape but encompasses certain properties in the area generally bounded by West 53rd Street on the north, West 69th Street on the south, Racine Avenue on the east and the CSX railroad on the west. More specifically, boundaries begin with West 53rd Street on the north and continue along the alley east of South Ashland Avenue, South Justine, the alley east of Ashland, railroad right-of-way, South Racine Avenue, the alley south of West 59th Street, the alley east of South Ashland, the alley north of West 63rd Street, South Racine Avenue, West 63rd Street, South Loomis Avenue, West 64th Street, South Justine, the alley east of South Ashland Avenue, West 69th Street, South Marshfield Avenue, West 65th Street, the CSX railroad right-of-way, West 63rd Street, South Hamilton, South Hoyne, the eastern boundary of the 60th and Western TIF, West 59th Street, South Hoyne, railroad right-of-way, the alley west of South Ashland Avenue, West Marshfield, and the alley west of South Ashland Avenue. The Project Area boundaries are delineated on *Figure 1: Redevelopment Project Area Boundary Map* in *Appendix A* and legally described in *Appendix B*.

The Project Area contains 3,234 tax parcels and is approximately 495 acres in size, including rights-of-way. Approximately 168 acres of land are dedicated to streets, alleys and other public rights-of-way, leaving 327 acres of net land area. The Project Area is a mix of improved property and vacant land, with 2,164 improved tax parcels and 1,070 tax parcels that are classified as vacant land. Most tax blocks contain a mix of improved property and vacant land. Six tax blocks consist entirely of vacant land. Nine tax blocks are entirely improved and contain no vacant land. Most of the vacant land that exists within the Project Area is scattered and under diverse ownership.

The land use pattern is predominately residential with a mix of commercial, institutional and residential uses along Ashland Avenue, 59th Street and 63rd Street. A total of 2,007 buildings were identified in the Project Area, of which 1,857 or 92.5% are 35 years of age or older.

This Plan responds to problem conditions within the Project Area and reflects a commitment by the City of Chicago (the "City") to improve and revitalize the Project Area. As described in this Plan, the Project Area has potential for new residential, commercial and mixed use development. Certain public investments related to infrastructure and streetscape improvements are needed to prevent the Project Area from becoming blighted and enhance the Project Area as a residential community with supportive commercial, public and institutional facilities.

The Plan summarizes the analyses and findings of Camiros, Ltd. and its subconsultants (collectively the "Consultants") which, unless otherwise noted, are the responsibility of the

Consultants. The City is entitled to rely on the findings and conclusions of this Plan in designating the Project Area as a redevelopment project area under the Act. The Consultants have prepared this Plan and the related eligibility study with the understanding that the City would rely on: 1) the findings and conclusions of the Plan and the related eligibility study in proceeding with the designation of the Project Area and the adoption and implementation of the Plan, and 2) the fact that the Consultants have obtained the necessary information to conclude that the Plan and the related eligibility study are in compliance with the Act.

The Plan presents certain conditions, research and analysis undertaken to document the eligibility of the Project Area for designation as a combination of an improved conservation area and a blighted vacant area tax increment financing (“TIF”) district. The need for public intervention, goals and objectives, land use policies and other policy materials are presented in the Plan. The results of a study documenting the eligibility of the Project Area as a conservation area are presented in *Appendix C: Eligibility Study* (the “Study”).

Tax Increment Financing

In adopting the Act, the Illinois State Legislature found at Section 5/11-74.4-2(a) that:

... there exist in many municipalities within this State blighted, conservation and industrial park conservation areas, as defined herein; that the conservation areas are rapidly deteriorating and declining and may soon become blighted areas if their decline is not checked...;

and also found at Section 5/11-74.4-2(b) that:

... in order to promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken... The eradication of blighted areas and treatment and improvement of conservation areas and industrial park conservation areas by redevelopment projects is hereby declared to be essential to the public interest.

In order to use the tax increment financing technique, a municipality must first establish that the proposed redevelopment project area meets the statutory criteria for designation as a “blighted area,” or a “conservation area.” A redevelopment plan must then be prepared which describes the development or redevelopment program intended to be undertaken to reduce or eliminate those conditions which qualified the redevelopment project area as a “blighted area” or “conservation area,” or combination thereof, and thereby enhance the tax bases of the taxing districts which extend into the redevelopment project area. The statutory requirements are set out at 65 ILCS 5/11-74.4-3, et seq.

The Act provides that, in order to be adopted, the Plan must meet the following conditions under 5/11-74.4-3(n):

- (1) the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably

anticipated to be developed without the adoption of the redevelopment plan; (2) the redevelopment plan and project conform to the comprehensive plan for the development of the municipality as a whole, or, for municipalities with a population of 100,000 or more, regardless of when the redevelopment plan and project was adopted, the redevelopment plan and project either: (i) conforms to the strategic economic development or redevelopment plan issued by the designated planning authority of the municipality, or (ii) includes land uses that have been approved by the planning commission of the municipality; (3) the redevelopment plan establishes the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs (which dates shall not be later than December 31 of the year in which the payment to the municipal treasurer as provided in Section 8 (b) of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted); (4) in the case of an industrial park conservation area, also that the municipality is a labor surplus municipality and that the implementation of the redevelopment plan will reduce unemployment, create new jobs and by the provision of new facilities enhance the tax base of the taxing districts that extend into the redevelopment project area; and (5) if any incremental revenues are being utilized under Section 8 (a) (1) or 8 (a) (2) of this Act in redevelopment project areas approved by ordinance after January 1, 1986 the municipality finds (a) that the redevelopment project area would not reasonably be developed without the use of such incremental revenues, and (b) that such incremental revenues will be exclusively utilized for the development of the redevelopment project area.

Redevelopment projects are defined as any public or private development projects undertaken in furtherance of the objectives of the redevelopment plan in accordance with the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible "redevelopment project costs" with incremental property tax revenues. "Incremental Property Tax" or "Incremental Property Taxes" are derived from the increase in the current equalized assessed value ("EAV") of real property within the redevelopment project area over and above the "Certified Initial EAV" of such real property. Any increase in EAV is then multiplied by the current tax rate to arrive at the Incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

To finance redevelopment project costs, a municipality may issue obligations secured by Incremental Property Taxes to be generated within the redevelopment project area. In addition, a municipality may pledge towards 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 municipality;
- (c) the full faith and credit of the municipality;
- (d) a mortgage on part or all of the redevelopment project; or
- (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

Tax increment financing does not generate tax revenues. This financing mechanism allows the municipality to capture, for a certain number of years, the new tax revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program.

improvements and activities, various redevelopment projects, and the reassessment of properties. This revenue is then reinvested in the area through rehabilitation, developer subsidies, public improvements and other eligible redevelopment activities. Under tax increment financing, all taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess Incremental Property Taxes when annual Incremental Property Taxes received exceed principal and interest obligations for that year and redevelopment project costs necessary to implement the redevelopment plan have been paid and such excess Incremental Property Taxes are not otherwise required, pledged or otherwise designated for other redevelopment projects. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid.

The City authorized an evaluation to determine whether a portion of the City to be known as the 63rd/Ashland Redevelopment Project Area qualifies for designation as a redevelopment project area under the provisions contained in the Act. If the Project Area so qualified, the City requested the preparation of a redevelopment plan for the Project Area in accordance with the requirements of the Act.

63rd/Ashland Redevelopment Project Area Overview

The Project Area is approximately 495 acres in size and includes 3,234 contiguous parcels and public rights-of-way. The Project Area contains a mix of improved property and vacant lots with the tax parcels located on 122 tax blocks. Nine tax blocks are entirely improved and contain no vacant land. Six blocks consist solely of vacant land. The remaining 107 tax blocks include both improved property and vacant land. Of the 327 acres not dedicated to public rights-of-way, approximately 95 acres or 29% is vacant land. The remaining 71% of the net land area is improved property.

In order to be designated as a conservation area, 50% or more of the buildings within the Project Area must be 35 years of age or older. The Project Area contains 2,007 buildings, 1,857 of which were built in 1970 or earlier, representing 92.5% of all buildings.

The improved portion of the Project Area is characterized by:

- Dilapidation;
- Obsolescence;
- Deterioration;
- Presence of structures below minimum code standards;
- Illegal use of structures;
- Excessive vacancies;
- Lack of ventilation, light or sanitary facilities;
- Inadequate utilities;
- Excessive land coverage and overcrowding of structures and community facilities;
- Deleterious land use or layout; and
- Lack of community planning.

The portions of the Project Area that contain property classified as vacant land are characterized by deleterious conditions including:

- Obsolete platting;
- Diversity of ownership;
- Deterioration adjacent to the vacant land;
- Lagging or declining equalized assessed valuation (EAV);
- Presence of unused railyards, rail tracks or railroad right-of-way; and
- Property that was blighted before becoming vacant.

As a result of these conditions, the Project Area is in need of revitalization, rehabilitation and redevelopment. In recognition of the unrealized potential of the Project Area, the City is taking action to facilitate its revitalization. The Project Area, as a whole, has not been subject to growth and development by private enterprise and would not reasonably be anticipated to be developed without adoption of the Plan.

The purpose of the Plan is to create a mechanism to allow for the development of new residential, commercial, institutional and public facilities on existing vacant and/or underutilized land, the redevelopment of obsolete uses, revitalization of neighborhood shopping areas, and the improvement of the area's physical environment and infrastructure. The redevelopment of the Project Area is expected to encourage economic revitalization within the community and the surrounding area.

The *Eligibility Study*, attached as *Appendix C*, concludes that property in the Project Area is experiencing deterioration and disinvestment. The analysis of conditions within the Project Area indicates that it is appropriate for designation as a combination of an improved conservation area and blighted vacant area under the requirements of the Act.

The Plan has been formulated in compliance with the provisions of the Act. This document is a guide to all proposed public and private actions in the Project Area.

2. PROJECT AREA DESCRIPTION

The Project Area is adjacent to three existing and one proposed TIF districts. These are the 60th/Western TIF, the Englewood Neighborhood TIF, the 47th/Ashland TIF and the recently proposed 69th/Ashland TIF as shown in *Figure 2: Adjacent TIF Districts in Appendix A*. In addition, there are two City-designated redevelopment areas that cover portions of the Project Area. These City-designated redevelopment areas are shown in *Figure 3: Redevelopment Area Designations in Appendix A* and include the 59th/63rd/Ashland Redevelopment Area and the 69th Street Redevelopment Area, both approved in 1999. The Project Area includes only contiguous parcels and qualifies for designation as a combination of an improved conservation area and blighted vacant area under the Act. The proposed Project Area includes only that area that is anticipated to substantially benefit by the proposed redevelopment project improvements.

The Project Area includes only contiguous parcels and qualifies for designation as a combination of an improved conservation area and a blighted vacant area under the Act. The proposed Project Area includes only that area that is anticipated to substantially benefit by the proposed redevelopment project improvements. This Plan shall effect no derogation of rights, responsibilities, or obligations under existing redevelopment plans included in the Project Area.

Community Context

The Project Area is primarily located in the West Englewood Community Area. Ashland Avenue frontage between 53rd Street and Garfield Boulevard fall within the boundary of the New City Community Area. West Englewood is located approximately eight miles southwest of the Chicago Loop and was annexed to the City of Chicago in 1889.

Early development focused around what is now the intersection of 63rd Street and Ashland Avenue, where a dry goods store was built by J.P. Jensen, a Swedish merchant. The first settlers were mostly working class Swedish and German residents. A small community of blacks lived in the neighborhood around Loomis and 63rd Street during the late 19th century.

West Englewood's most intense period of development and growth occurred between 1871 and 1930, when the population reached nearly 64,000 residents. After 1950, West Englewood underwent a dramatic population shift, with the white population moving out and additional black residents moving in.

West Englewood's housing stock primarily consists of single-family frame houses and brick bungalows. Commercial development was characterized by neighborhood and convenience businesses along West Englewood's arterial streets, which include 59th Street, 63rd Street and Ashland Avenue.

Population Characteristics

Since 1980, West Englewood has lost 27% of its residents declining from 62,069 to 45,282 residents in 2000. The median income of West Englewood residents was \$26,693 in 2000, approximately 70% of Chicago's \$38,625 median income and significantly lower than the \$51,046 median income of the Chicago Metropolitan Statistical Area ("MSA").

In 2000, the U.S. Census reported that approximately 9,200 West Englewood residents were employed, a significantly higher number than the number of jobs available within West Englewood. As a result, the mean travel time to work is approximately 46 minutes for West Englewood residents, with nearly 39% using public transportation.

Current Land Use and Zoning

The Project Area is located along commercial business corridors in the West Englewood and New City Community Areas and includes the residential neighborhood generally bounded by Damen Avenue, 59th Street, Ashland Avenue and 65th Street.

Although the Project Area is considered improved, by virtue of the platting of lots and street grid, there are many vacant lots and buildings in the Project Area. Vacant lots, vacant buildings and underutilized buildings that contain vacant units account for 40% of parcels in the Project Area and 29% of the net land area.

Single-family and multi-family residential buildings comprise approximately nearly half of tax parcels and in the Project Area 36% of the net land area. Although there has historically been a relatively strong percentage of owner occupants in the single-family neighborhood included within the Project Area, recently there has been a shift from owner to rental housing, and absentee landlords. This trend is reflected in the significant drop in the number of properties where owners have applied for and received homeowner and senior exemptions.

Approximately 13% of land in the Project Area is dedicated to commercial uses. Some of the older two-story commercial buildings contain a residential component on the second floor.

The distribution of the various types of land use in the Project Area is represented in *Figure 4: Existing Land Use*, found in *Appendix A*. Current zoning generally reflects the pattern of existing land use in the Project Area and is reflected in *Figure 5: Existing Zoning* in *Appendix A*.

Transportation Characteristics

South Ashland Avenue is the major arterial that serves as a primary north-south route through the Project Area and has a daily average traffic count of approximately 27,000 vehicles per day north of West 59th Street and 21,300 vehicles per day south of West 63rd Street, according to the Illinois Department of Transportation. Other major thoroughfares include West 59th Street with 18,600 vehicles per day east of South Ashland Avenue and 12,100 vehicles per day to the west of South Ashland Avenue, and West 63rd Street with more than 18,000 vehicles per day. Circulation on local streets consists of a combination of two-way and one-way traffic. The Project Area is located approximately 1.2 miles west of I-57.

The Ashland Branch of the CTA Green Line terminates at the 63rd and Ashland station in the Project Area. Several CTA bus routes also serve the Project Area including the following:

- # 9 Ashland – Ashland Avenue between Clark/Southport and 95th Street
- # 4 Wallace/Racine – between Racine/87th and the Halsted/Archer Orange Line station
- # 48 South Damen – part-time service between Damen/87th and the 35th/Archer Orange Line station
- # 55 Garfield – between the Museum of Science and Industry and the Midway Orange Line Station
- # 59 59th/61st – between the Midway Orange Line station and 60th/Stony Island
- # 63 63rd – between the Midway Orange Line station and 63rd/Stony Island
- # 67 67th/69th/71st – between 67th/South Shore and 71st/Pulaski

Community Facilities and Historic Resources

Public and institutional uses occupy approximately 45 acres of land, more than the 42 acres devoted to commercial uses. In all, a total of 532 parcels are tax exempt, many of which are churches.

The Project Area includes Lindblom Park along Damen Avenue and Hermitage Park on the north side of 59th Street. There are also several schools including Goodlow Magnet School, Earle School, Bunche School and Lindblom Technical High School.

The West Englewood branch public library, located at 1745 West 63rd Street, is a 7,000 square foot facility that opened in 2003. The City plans to build a new 7th District Police Station on 63rd Street between Laflin and Ada. A Chicago Fire Station is located on Ashland Avenue south of 59th Street. The locations of these facilities are shown in *Figure 6: Public Facilities in Appendix A*.

No landmark buildings were identified in a search of the Chicago Landmarks Historic Resources Survey (CHRS). Three buildings were identified as possessing potentially significant architectural or historical features. These are 1534-1540 West 63rd Street (Ashland Sixty-third State Bank), Robert Lindblom Technical High School located at 6100-6158 South Wolcott Avenue, and a residential building located at 6226 South Honore Street. Buildings at 6211 South Paulina Street and 6125 South Hermitage Avenue were included in the survey (color code green) indicating that these properties are generally considered either too altered or lacking in individual significance to be included in the CHRS.

3. ELIGIBILITY OF THE PROJECT AREA FOR DESIGNATION AS A REDEVELOPMENT PROJECT AREA

The Project Area on the whole has not been subject to significant growth and development through investment by private enterprise. Based on the conditions present, the Project Area is not likely to be comprehensively or effectively developed without the adoption of the Plan. Between December 2004 and June 2005, studies were undertaken to establish whether the proposed Project Area is eligible for designation as a "blighted area" or "conservation area" in accordance with the requirements of the Act. This analysis concluded that the Project Area qualifies for designation as a redevelopment project area in accordance with the definitions contained in the Act.

Because 33% of the parcels in the Project Area are vacant lots, meeting the statutory definition of vacant land under the Act, the eligibility was established using eligibility criteria for documenting the presence of a combination of a blighted vacant area and an improved conservation area under the Act.

In order to be designated as a conservation area, 50% or more of the buildings within the Project Area must be 35 years of age or older. The vast majority of buildings are more than 35 years of age, with 92.5% having been built in 1970 or before. Once the age requirement has been met, the presence of three of the 13 conditions stated in the Act is required for designation of improved property as a conservation area. These conditions must be meaningfully present and reasonably distributed within the Project Area. Of the 13 conditions cited in the Act for improved property, six conditions are present within the Project Area to a major extent. Each of these conditions is reasonably distributed within the Project Area. The following conditions have been used to establish eligibility for designation as a conservation area:

- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Excessive vacancies
- Deleterious land use or layout
- Lack of community planning

Five additional conditions are present to a minor extent within the Project Area. These are:

- Dilapidation
- Illegal use of structures
- Lack of ventilation, light and sanitary facilities
- Inadequate utilities
- Excessive land coverage and overcrowding of structures and community facilities

Conditions used to establish eligibility of the vacant land in the Project Area as a blighted vacant area include:

- Diversity of ownership
- Tax and special assessment delinquencies
- Deterioration of structures or site improvements in areas adjacent to vacant land
- Lagging or declining equalized assessed value

These conditions were not used to establish eligibility of the Project Area for designation as a conservation area, but help to illustrate the need for public intervention to prevent the Project Area from becoming blighted. For more detail on the basis for eligibility, refer to *Appendix C: Eligibility Study*.

Need for Public Intervention

The City approved two redevelopment area designations in 1999 that include portions of the Project Area, the 59th/63rd/Ashland Redevelopment Area and the 69th Street Redevelopment Area. The City has acquired 103 of the 252 properties within the Project Area that were included on the 59th/63rd/Ashland Redevelopment Area acquisition list. These properties included mostly vacant land and a few vacant buildings. There are 532 tax exempt parcels in the Project Area, representing 16% of all tax parcels. More than half of these parcels are owned by the City.

Further evidence of the need for public intervention to stabilize the Project Area is reflected in the 576 tax delinquent parcels identified in the eligibility analysis. This represents 21% of the taxable parcels in the Project Area. In many communities a 97% tax collection rate is common. Within the Project Area the collection rate is only 79%.

The analysis of conditions within the Project Area included an evaluation of construction activity between 2000 and 2004. *Table 1: Building Permit Activity* summarizes private construction activity within the Redevelopment Project Area by year and project type.

**Table 1:
BUILDING PERMIT ACTIVITY (2000-2004)**

	2000	2001	2002	2003	2004	Total
Construction Value						
New Construction	\$88,260	\$1,542,308	\$451,639	\$1,646,500	\$1,215,800	\$4,944,507
Rehab/Repairs	\$311,725	\$533,430	\$817,851	\$612,071	\$807,989	\$3,083,066
Demolition	\$108,740	\$196,441	\$97,900	\$203,769	\$93,750	\$700,600
Total	\$508,725	\$2,272,179	\$1,367,390	\$2462,340	\$2,117,539	\$8,728,173
# of Permits Issued						
New Construction	10	22	12	13	5	62
Rehab/Repairs	46	69	86	67	51	319
Demolition	19	18	18	19	10	84
Total	75	109	116	99	66	465

Source: City of Chicago, Dept. of Buildings, Chicago Area Housing

During this five-year period, a total of 465 building permits were issued for property within the Project Area. In analyzing the building permit activity, it should be recognized that a certain level of activity occurs merely to address basic maintenance needs, which appears to account for around 35% of the construction activity. It is of particular note that demolition permits significantly outnumbered permits for new construction between 2000 and 2004.

Approximately \$8 million in construction spending occurred in the Project Area over the past five years for new construction, rehabilitation and repairs to existing buildings. This represents an average expenditure of less than \$4,000 per building. Given the number of buildings in the Project Area that are obsolete and below minimum code standards, a significantly higher level of investment and redevelopment in the Project Area is needed to prevent the Project Area's decline. Clearly, the lack of development is not being resolved through private-sector investment, and a continuation of this minimal level of private investment may exacerbate blight within the Project Area. There is little incentive for developers to initiate new projects in the Project Area or make major investments without substantial financial support.

Despite the lack of private sector investment, equalized assessed value (EAV) within the Project Area grew from approximately \$30.6 million in 1999 to \$47.1 million in 2003. However, for this period, the EAV of the Project Area grew at a slower rate (54.1%) than that of the City (56.6%). This growth in EAV could be the result of one or more of several factors, including efforts by the Cook County Assessor to bring historically under-assessed areas more in line with other areas, a decline in owner-occupancy and loss of corresponding exemptions, normal growth due to inflation, and reassessment (which took place throughout the entire City of Chicago in 2003). However, the increase in EAV is not the result of widespread reinvestment in private property through construction activity. Given the presence of obsolescence and code violations that have been documented, the overall redevelopment of the Project Area would not reasonably be expected to occur without public intervention and the adoption of the Plan.

4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The proposed Plan is consistent with City plans for the Project Area. The land uses conform to those approved by the Chicago Planning Commission and to recent City-sponsored plans for the area. The following goals and objectives are provided to guide development in the Project Area.

General Goals

- Provide for the orderly transition from obsolete to more appropriate land development patterns.
- Create an attractive environment that encourages new commercial development and increases the tax base and new residential development on vacant sites within the Project Area.
- Encourage redevelopment on parcels that are underutilized and vacant.
- Reduce or eliminate deleterious conditions within the Project Area.
- Improve public facilities and amenities.
- Increase the supply of affordable housing (for-sale and rental).

Redevelopment Objectives

- Encourage private investment, especially new development on vacant lots within the Project Area.
- Direct development activities to appropriate locations within the Project Area in accordance with the land use plan and general land use strategies.
- Encourage rezoning of obsolete zoning classifications to facilitate development of underutilized property for uses that have demonstrated market support.
- Demolish dilapidated buildings within the Project Area in accordance with the City's public purposes or as needed to assemble land for redevelopment.
- Provide opportunities for commercial development where there is demonstrated market support.
- Encourage new residential construction in appropriate locations and rehabilitation of deteriorated residential buildings where practical.

Design Objectives

- Enhance the appearance of 59th Street, 63rd Street, Ashland Avenue and other arterial streets within the Project Area through streetscape improvements.
- Encourage development of appropriately scaled commercial and residential buildings.
- Encourage increased use of public transit through pedestrian-friendly design, while also improving vehicular movement and ensuring that parking is adequate to meet current and future development needs.

5. REDEVELOPMENT PLAN

The City proposes to achieve the Plan's goals through the use of public financing techniques, including tax increment financing, and by undertaking some or all of the following actions:

Property Assembly and Site Preparation

To meet the goals and objectives of the Plan, the City may acquire and assemble property throughout the Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain, through the Tax Reactivation Program or other programs 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 Plan, 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 the Plan.

Intergovernmental and Redevelopment Agreements

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects"). Such redevelopment agreements may be needed to: support the rehabilitation or construction of allowable private improvements, in accordance with the Plan; incur costs or reimburse developers for other eligible redevelopment project costs as provided in the Act in implementing the Plan; and provide public improvements and facilities which may include, but are not limited to utilities, street closures, transit improvements, streetscape enhancements, signalization, parking and surface right-of-way improvements.

Terms of redevelopment as part of this redevelopment project may be incorporated in appropriate redevelopment agreements. For example, the City may agree to reimburse a developer for incurring certain eligible redevelopment project costs under the Act. Such agreements may contain specific development controls as allowed by the Act.

The City requires that developers who receive TIF assistance for market-rate housing set aside 20% of the units to meet affordability criteria established by the City's Department of

Housing, or any successor agency. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 100% of the area median income and affordable rental units should be affordable to persons earning no more than 60% of the area median income.

Job Training

To the extent allowable under the Act, job training costs may be directed toward training activities designed to enhance the competitive advantages of the Project Area and to attract additional employers to the Project Area. Working with employers and local community organizations, job training and job readiness programs may be provided that meet employers' hiring needs, as allowed under the Act.

A job readiness/training program is a component of the Plan. The City expects to encourage hiring from the community that maximizes job opportunities for Chicago residents.

Relocation

Relocation assistance may be provided to facilitate redevelopment of portions of the Project Area and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and financial assistance as determined by the City.

Analysis, Professional Services and Administrative Activities

The City may undertake or engage professional consultants, engineers, architects, attorneys, and others to conduct various analyses, studies, administrative or legal services to establish, implement and manage the Plan.

Provision of Public Improvements and Facilities

Adequate public improvements and facilities may be provided to service the Project Area. Public improvements and facilities may include, but are not limited to, street closures to facilitate assembly of development sites, upgrading streets, signalization improvements, provision of streetscape amenities, parking improvements and utility improvements.

Financing Costs Pursuant to the Act

Interest on any obligations issued under the Act accruing during the estimated period of construction of the redevelopment project and other financing costs may be paid from the incremental tax revenues pursuant to the provisions of the Act.

Interest Costs Pursuant to the Act

Pursuant to the Act, the City may allocate a portion of the incremental tax revenues to pay or reimburse developers for interest costs incurred in connection with redevelopment activities in order to enhance the redevelopment potential of the Project Area.

6. REDEVELOPMENT PROJECT DESCRIPTION

The Plan seeks to encourage new residential infill development on vacant residential property and redevelopment of deteriorated and obsolete commercial and office properties on blocks within the Project Area that suffer from small lot size, lack of off-street parking and poor accessibility. The Plan recognizes that new investment in residential, commercial and office property is needed to improve the Project Area and revitalize the West Englewood neighborhood that forms the core of the Project Area.

In certain cases, attracting new private investment may require the redevelopment of existing properties. Proposals for infrastructure improvements will stress projects that will serve and benefit the Project Area and surrounding development. A comprehensive program of aesthetic enhancements may include streetscape improvements, facade renovations and compatible new development in keeping with current development standards. The components will create the quality environment required to sustain the revitalization of the Project Area.

Based on this assessment, the goals of the redevelopment projects to be undertaken in the Project Area are to: 1) redevelop outdated and obsolete commercial properties into more appropriate commercial development that will conform to current zoning and development standards; 2) encourage the redevelopment of older, deteriorated residential and commercial property to serve current and future residents; 3) provide the opportunity for property assembly that will facilitate development of a stable residential community; and 4) encourage appropriate infill development on vacant and underutilized land. The major physical improvement elements anticipated as a result of implementing the proposed Plan are outlined below.

Residential Development and Rehabilitation

There is a significant amount of vacant land within the Project Area that is zoned for residential use. One of the goals of this plan is to encourage residential infill development that will attract new families to the neighborhood. However, in order to establish a stable residential environment where private investment is likely to occur, demolition of dilapidated and deteriorated residential buildings with serious building code violations will be pursued in support of redevelopment projects. Rehabilitation of existing residential properties is also a central element of the redevelopment project.

Commercial Redevelopment

The Plan recognizes that attractive new commercial redevelopment will help promote investment in commercial property.

Public Improvements

Improvements to public infrastructure and facilities are needed to complement and attract private sector investment. The City has acquired property for a new police station on west 63rd Street, between Ada and Laflin. Other infrastructure improvements may include:

- Improvement of streetscape conditions to support redevelopment;
- Replatting and assembly of smaller lots to provide appropriate commercial sites;
- Improvement of other public facilities that meet the needs of the community; and
- Utility improvements to serve the Project Area.

7. GENERAL LAND USE PLAN AND MAP

Figure 7: General Land Use Plan, in Appendix A, identifies land uses expected to result from implementation of the Plan. The land use categories planned for the Project Area are: 1) residential mixed use, 2) public mixed use and 3) commercial, residential and institutional mixed use. The General Land Use Plan allows for a prudent level of flexibility in land use policy to respond to future market forces. This is accomplished through the three mixed use land use categories. The General Land Use Plan is intended to provide a guide for future land use improvements and developments within the Project Area.

The land uses proposed for the Project Area are consistent with the redevelopment goals of this Plan and existing zoning.

The General Land Use Plan is intended to serve as a broad guide for land use and redevelopment policy. The Plan is general in nature to allow adequate flexibility to respond to shifts in the market and private investment. A more specific discussion of the proposed uses within the Project Area is outlined below.

Residential Mixed Use

Most of the land in the Project Area is currently zoned for residential uses, with the predominant residential uses being single-family houses and two-flats. There are only a few larger multi-family buildings. This land use category is intended to promote appropriately scaled infill residential development on available vacant land. While there are two large parks within the Project Area (Lindblom Park and Hermitage Park), there are no small neighborhood parks within the residential neighborhood. Such facilities may be considered as part of the residential development, either as new uses or expansions of existing facilities.

Public Mixed Use

Community facilities including schools, parks and other public uses are contemplated in this land use category. The Project Area includes three elementary schools and Lindblom High School. The public mixed category reflects current public facilities, but is not intended to foreclose future redevelopment as determined by the applicable public owner to be necessary and beneficial to the overall goals of this Plan.

Commercial, Residential and Institutional Mixed Use

This land use category includes a full range of residential, commercial, public and institutional uses and generally includes land along Ashland Avenue, 59th Street and 63rd Street. Because these arterials are served by public transportation, including several bus routes and the Green Line station at 63rd and Ashland, higher density residential development may be encouraged. Institutional uses may include churches, schools, public facilities

including police, fire and library facilities, and a variety of public and private social service agencies to serve area residents. Although portions of 59th Street are zoned for industrial use, it is expected that such uses will be converted to other forms of commercial and mixed use development over time. However, retention of viable industrial uses, especially those that provide jobs for residents of the Project Area is contemplated within the scope of this land use designation.

These land use strategies are intended to direct development toward the most appropriate land use pattern for the various portions of the Project Area and enhance the overall development of the Project Area in accordance with the goals and objectives of the Plan. Locations of specific uses, or public infrastructure improvements, may vary from the General Land Use Plan as a result of more detailed planning and site design activities. Such variations are permitted without amendment to the Plan as long as they are consistent with the Plan's goals and objectives and the land uses and zoning approved by the Chicago Plan Commission.

8. REDEVELOPMENT PLAN FINANCING

Tax increment financing is an economic development tool designed to facilitate the redevelopment of blighted areas and to arrest decline in areas that may become blighted without public intervention. It is expected that tax increment financing will be an important means, although not necessarily the only means, of financing improvements and providing development incentives in the Project Area throughout its 23 year life.

Tax increment financing can only be used when private investment would not reasonably be expected to occur without public assistance. The Act sets forth the range of public assistance that may be provided.

It is anticipated that expenditures for redevelopment project costs will be carefully staged in a reasonable and proportional basis to coincide with expenditures for redevelopment by private developers and the projected availability of tax increment revenues.

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs that are deemed to be necessary to implement this Plan (the “Redevelopment Project Costs” or “Project Budget”).

In the event the Act is amended after the date of the approval of this Plan by the Chicago City Council to: a) include new eligible redevelopment project costs, or b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11)), this Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Plan, to the extent permitted by the Act. In the event of such amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in *Table 2: Estimated Redevelopment Project Costs* or otherwise adjust the line items in *Table 2* without amendment to this Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs without a further amendment to this Plan.

Eligible Project Costs

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

1. Professional services including: costs of studies and surveys, development of plans and specifications, implementation and administration of the Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial,

planning or other services (excluded lobbying expenses), provided however, that no charges for professional services may be based on a percentage of the tax increment collected and the terms of such contracts do not extend beyond a period of three years. Redevelopment project costs may not include general overhead or administrative costs of the City that would still have been incurred if the City had not designated a redevelopment project area or approved a redevelopment plan.

2. The cost of marketing sites within the Project Area to prospective businesses, developers and investors.
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building, if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Costs of the construction of public works or improvements, subject to the limitations in Section 11-74.4-3 (q) (4) of the Act.
6. Costs of job training and retraining projects including the cost of "welfare-to-work" programs implemented by businesses located within the Project Area and such proposals featuring a community-based training program which ensures maximum reasonable employment opportunities for residents of the Project Area with particular attention to the needs of those residents who have previously experienced inadequate opportunities and development of job-related skills, including residents of public and other subsidized housing and people with disabilities.
7. 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 thereunder, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months thereafter and including reasonable reserves related thereto.
8. To the extent the City by written agreement accepts and approves the same, all, or a portion, of a taxing district's capital costs resulting from the redevelopment project necessarily incurred, or to be incurred, in furtherance of the objectives of the Plan.
9. Relocation costs, to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by state or federal law or in accordance with the requirements Section 74.4-3(n)(7) of the Act.

10. Payment in lieu of taxes, as defined in the Act.
11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts 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 Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, 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 community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a.
12. Interest costs incurred by a developer 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 may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment 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 provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - (d) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the developer for such redevelopment project, plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
 - (e) up to 75 percent of the interest cost described in subsections (b) and (d) above incurred by a developer for the financing of rehabilitated or new housing units for low-income households and very low income households, as defined in Section 3 of the Illinois Affordable Housing Act.
13. An elementary, secondary or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided for in the Act.
14. Instead of the eligible costs provided for in 12(b), 12(d) and 12(e) above, the City may pay up to 50% of the cost of construction, renovation and/or rehabilitation of all low-income and very low-income housing units (for ownership or rental) as defined in Section

3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low-income and very low-income households, only the low-income and very low-income households shall be eligible for benefits under the Act.

15. The cost of day care services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 60% of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development (HUD).

Unless explicitly provided in the Act, the cost of constructing new privately-owned buildings is not an eligible redevelopment project cost.

If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the Project Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

Estimated Project Costs

A range of activities and improvements may be required to implement the Plan. The proposed eligible activities and their estimated costs over the life of the Project Area are briefly described below and also shown in *Table 2: Estimated Redevelopment Project Costs*.

1. Property assembly costs, including acquisition of land and other property, real or personal, or rights or interests therein, and other appropriate and eligible costs needed to prepare the property for redevelopment. These costs may include the reimbursement of acquisition costs incurred by private developers. Land acquisition may include acquisition of both improved and vacant property in order to create development sites, accommodate public rights-of-way or to provide other public facilities needed to achieve the goals and objectives of the Plan. Property assembly costs also include: demolition of existing improvements, including clearance of blighted properties or clearance required to prepare sites for new development, site preparation, including grading, and other appropriate and eligible site activities needed to facilitate new construction, and environmental remediation costs associated with property assembly which are required to render the property suitable for redevelopment. *(Estimated cost: \$3,000,000)*
2. Rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures. *(Estimated cost: \$4,000,000)*
3. Construction of public works and improvements, including streets and utilities, parks and open space, and public facilities such as schools and other public facilities. These improvements are intended to improve access within the Project Area, stimulate private

investment and address other identified public improvement needs, and may include all or a portion of a taxing district's eligible costs, including increased costs of the Chicago Public Schools attributable to assisted housing units within the Project Area in accordance with the requirements of the Act. *(Estimated cost: \$8,200,000)*

4. Relocation costs, as judged by the City to be appropriate or required to further implementation of the Plan. *(Estimated cost: \$500,000)*
5. Costs of job training and retraining projects, advanced vocational education, welfare-to-work, or career education, as provided for in the Act. *(Estimated cost: \$3,000,000)*
6. Interest subsidy or other financing costs associated with redevelopment projects, pursuant to the provisions of the Act. *(Estimated cost: \$2,000,000)*
7. Professional services including planning, legal, surveys, real estate marketing costs, fees and other related development costs. This budget element provides for studies and survey costs for planning and implementation of the project, including planning and legal fees, architectural and engineering, development site marketing, and financial and special service costs. *(Estimated cost: \$750,000)*
8. Cost of construction of low and very-low income housing, pursuant to the provisions of the Act. *(Estimated cost: \$5,000,000)*
9. Provision of day care services as provided in the Act. *(Estimated cost: \$250,000)*

The estimated gross eligible project cost over the life of the Project Area is \$26.7 million. All project cost estimates are in 2005 dollars. Any bonds issued to finance portions of the redevelopment project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with issuance of such obligations, as well as to provide for capitalized interest and reasonably required reserves. The total project cost figure excludes any costs for the issuance of bonds. Adjustments to estimated line items, which are upper estimates for these costs, are expected and may be made without amendment to the Plan.

**Table 2:
ESTIMATED REDEVELOPMENT PROJECT COSTS**

Program/Action/Improvements	Estimated Costs*
Property Assembly: acquisition, site preparation and demolition, and environmental remediation	\$3,000,000
Rehabilitation of Existing Buildings	\$4,000,000
Public Works and Improvements: streets and utilities, parks and open space, public facilities (schools and other public facilities) ⁽¹⁾	\$8,200,000
Relocation	\$500,000
Job Training, Retraining, Welfare-to-Work	\$3,000,000
Interest Subsidy	\$2,000,000
Professional Services: studies, surveys, plans and specifications, administrative costs relating to redevelopment plan, architectural, engineering, legal, marketing, financial, planning, or other support services	\$750,000
Cost of Construction of Low and Very-Low Income Housing	\$5,000,000
Day Care Services	\$250,000
TOTAL REDEVELOPMENT PROJECT COSTS ^{(2) (3) (4)}	\$26,700,000

* - Exclusive of capitalized interest, issuance costs, and other financing costs.

- (1) *This category may also include reimbursing capital costs of taxing districts impacted by the redevelopment of the Project Area and school district costs pursuant to the Act. As permitted by the Act, the City may pay, or reimburse all, or a portion of a taxing district's costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan pursuant to a written agreement by the City accepting and approving such costs.*
- (2) *The Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs. The amount of the Total Redevelopment Project Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from incremental taxes generated from contiguous redevelopment project areas or those separated from the Project Area only by a public right-of-way.*
- (3) *The Total Redevelopment Project Costs provides an upper limit on expenditures and adjustments may be made in line items without amendment to the Plan.*
- (4) *Increases in estimated Total Redevelopment Project Costs of more than 5% after adjustment for inflation from the date of the Plan adoption are subject to the plan amendment procedures as provided under the Act.*

Sources of Funds

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived principally from Incremental Property Taxes. Incremental real property tax revenue is attributable to the increase in the current equalized assessed value of each

taxable lot, block, tract or parcel of real property in the Project Area over and above the initial equalized assessed value of each such property in the Project Area.

Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds as the City may deem appropriate. The City may incur Redevelopment Project Costs (costs for line items listed on *Table 2: Estimated Redevelopment Project Costs*) which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes. To secure the issuance of these obligations, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

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

The Project Area 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 5/11-74.61-1 et seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas, or those separated only by a public right-of-way, are interdependent with those of the Project Area, the City may determine that it is in the best interests of the City, and in furtherance of the purposes of the Plan, that net revenues from the Project Area 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 Project Area 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 Project Area and such areas. The amount of revenue from the Project Area made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, or other areas described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in *Table 2: Estimated Redevelopment Project Costs*.

Development of the Project Area would not be reasonably expected to occur without the use of the incremental revenues provided by the Act. Redevelopment project costs include those eligible project costs stated in the Act. Tax increment financing or other public sources will be used only

to the extent needed to secure commitments for private redevelopment activity or meet identified public improvement needs.

Nature and Term of Obligations to be Issued

The City may issue obligations secured by the tax increment special tax allocation fund established for the Project Area pursuant to the Act or such other funds or security as are available to the City by virtue of its powers, available under the Act, pursuant to the Illinois State Constitution. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs and implement the Plan shall be retired not later than December 31 of the year in which the payment to the City Treasurer, as provided by the Act, is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the Project Area is adopted (i.e. assuming City Council approval of the Project Area and Plan in 2006, by 2030). The final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issuance. One or more series of obligations may be sold at one or more times in order to implement the Plan. The City may also issue obligations to a developer as reimbursement for project costs incurred by the developer on behalf of the City. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled and/or early retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

Most Recent Equalized Assessed Valuation

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Project Area is to provide an estimate of the initial EAV, which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The 2004 EAV of all taxable parcels in the Project Area is \$49,779,180. This total EAV amount by PIN is summarized in *Appendix D: Initial Equalized Assessed Value (EAV) of Property within the 63rd/Ashland Redevelopment Project Area*. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Project Area will be calculated by Cook County.

The Plan has utilized EAV values for the 2004 tax year. If the 2005 EAV shall become available prior to the date of the adoption of the Plan by the City Council, the City may update the Plan by replacing the 2004 EAV with the 2005 EAV.

Anticipated Equalized Assessed Valuation

Once the redevelopment project has been completed and the property is fully assessed, the EAV of real property within the Project Area is estimated at approximately \$89 million. This estimate has been calculated assuming that the Project Area will be developed in accordance with *Figure 7: General Land Use Plan* presented in *Appendix A*.

The estimated EAV assumes that the assessed value of property within the Project Area will increase substantially as a result of new development and public improvements. Calculation of the estimated EAV is based on several assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner and 2) an annual rate of inflation of 2%.

Financial Impact on Taxing Districts

The Act requires an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

The following taxing districts presently levy taxes on properties located within the Project Area:

Cook County. 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.

Metropolitan Water Reclamation District of Greater Chicago. The Water Reclamation District provides the main trunk lines for the collection of wastewater from cities, villages and towns, and for the treatment and disposal thereof.

Chicago Community College District 508. The Community College 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.

Board of Education of the City of Chicago. General responsibilities of the Board of Education include the provision, maintenance and operations of educational facilities and the provision of educational services for kindergarten through twelfth grade.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities throughout the City and for the provision of recreation programs.

Chicago School Finance Authority. The Authority was created in 1980 to exercise oversight and control over the financial affairs of the Board of Education of the City of Chicago.

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, etc. The City also administers the City of Chicago Library Fund, formerly a separate taxing district from the City.

The proposed revitalization of the Project Area may increase in demand on public services and facilities as the new households are added as a result of new residential development. The required level of these public services will depend upon the uses that are ultimately included within the Project Area. Although the specific nature and timing of the private investment expected to be attracted to the Project Area cannot be precisely quantified at this time, a general assessment of financial impact can be made based upon the level of development and timing anticipated by the proposed Plan.

For the taxing districts levying taxes on property within the Project Area, increased service demands are expected to be negligible because they are already serving the Project Area. Upon completion of the Plan, all taxing districts are expected to share the benefits of a substantially improved tax base. When completed, developments in the Project Area will generate property tax revenues for all taxing districts. Other revenues may also accrue to the City in the form of sales tax, business fees and licenses, and utility user fees.

It is expected that most of the increases in demand for the services and programs of the aforementioned taxing districts, associated with the Project Area, can be adequately addressed by the existing services and programs maintained by these taxing districts. However, a portion of the \$6.5 million that has been allocated for public works and improvements within the Project Budget may be used to address potential demands associated with implementing the Plan.

Real estate tax revenues resulting from increases in the EAV, over and above the Certified Initial EAV established with the adoption of the Plan, will be used to pay eligible redevelopment costs in the Project Area. Following termination of the Project Area, the real estate tax revenues, attributable to the increase in the EAV over the certified initial EAV, will be distributed to all taxing districts levying taxes against property located in the Project Area. Successful implementation of the Plan is expected to result in new development and private investment on a scale sufficient to overcome blighted conditions and substantially improve the long-term economic value of the Project Area.

Completion of the Redevelopment Project and Retirement of Obligations to Finance Redevelopment Project Costs

The Plan will be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Plan is adopted (assuming adoption in 2006, by December 31, 2030).

9. HOUSING IMPACT STUDY

A Housing Impact Study has been conducted for the Project Area to determine the potential impact of redevelopment on Project Area residents. As stated in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the municipality shall prepare a housing impact study and incorporate the study as part of the separate feasibility report required by subsection (a) of Section 11-74.4-4.1. Since the Project Area contains more than 75 inhabited residential units and may displace 10 or more residents, a housing impact study is required. This Housing Impact Study, which is part of the 63rd/Ashland Redevelopment Plan, fulfills this requirement. It is also integral to the formulation of the goals, objectives, and policies of the Plan.

This Housing Impact Study is organized into two parts. *Part I – Housing Survey* describes the housing survey conducted within the Project Area to determine existing housing characteristics. *Part II – Potential Housing Impact* describes the potential impact of the Plan. Specific elements of the Housing Impact Study include:

Part I - Housing Survey

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

Part II - Potential Housing Impact

- i. The number and location of those units that will be or may be removed.
- ii. The municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residencies are to be removed.
- iii. The availability of replacement housing for those residents whose residences are to be removed, and the identification of the type, location, and cost of the replacement housing.
- iv. The type and extent of relocation assistance to be provided.

PART I - HOUSING SURVEY

Part I of this study provides the number, type and size of residential units within the Project Area, the number of inhabited and uninhabited units, and the racial and ethnic composition of the residents in the inhabited residential units.

Number and Type of Residential Units

The number and type of residential units within the Project Area were identified during the building condition and land use survey conducted as part of the eligibility analysis for the Project Area. This survey, completed on June 23, 2005, revealed that the Project Area contains 1,700 residential or mixed-use residential buildings containing a total of 2,454 units. The number of residential units by building type is outlined in *Table 3: Number and Type of Residential Units*.

Table 3:
NUMBER AND TYPE OF RESIDENTIAL UNITS

Building Type	Total Number of Buildings	Total Number of Units
Single-Family	1,162	1,162
Multi-Family	380	960
Mixed-Use (Residential Above)	158	332
Total	1,700	2,454

Source: ERS Enterprises, Camiros, Ltd.

Number and Type of Rooms in Residential Units

The distribution of the 2,454 residential units within the Project Area by number of rooms and by number of bedrooms is identified in tables within this section. The methodology to determine this information is described below.

Methodology

In order to describe the distribution of residential units by number and type of rooms within the Project Area, the Consultants analyzed 2000 United States Census data by Block Group for those Block Groups encompassed by the Project Area. A Block Group, as defined by the U.S. Census, is a combination of census blocks (a census block is the smallest entity for which the Census Bureau collects and tabulates 100% data). The Block Group is the lowest level of geography for which the Census Bureau tabulates sample, or long-form, data. In this study, the Consultants have relied on 2000 federal census sample data because it is the best available information regarding the housing units within the Project Area. The Block Group data available for the Project Area are based on a sampling of residential units. (*As the Block Group geographies encompass a greater area beyond the Project Area, numbers will be higher than the actual count.*) Based on this data, a proportional projection was made of the distribution of units by the number of rooms and the number of bedrooms in each unit. The results of this survey are outlined in *Table 4: Units By Number of Rooms*, and in *Table 5: Units By Number of Bedrooms*.

Table 4:
Units By Number of Rooms ¹

Number of Rooms	Percentage (2000)	Current Estimated Units in the Project Area
1 Room	0.44%	10.83
2 Rooms	2.22%	54.55
3 Rooms	5.27%	129.38
4 Rooms	13.53%	332.00
5 Rooms	26.59%	652.59
6 Rooms	25.24%	619.31
7 Rooms	12.50%	306.80
8 Rooms	5.62%	137.84
9+ Rooms	8.59%	210.70
Total	100.00%	2,454.00

Source: U.S. Census Bureau

¹ As defined by the Census Bureau, for each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

Table 5:
Units By Number of Bedrooms ²

Number of Bedrooms	Percentage (2000)	Current Estimated Units in the Project Area
Studio	1.60%	39.19
1 Bedroom	8.24%	202.24
2 Bedrooms	32.23%	791.02
3 Bedrooms	36.41%	893.62
4 Bedrooms	13.35%	327.67
5+ Bedrooms	8.16%	200.27
Total	100%	2,454.00

Source: U.S. Census Bureau

² As defined by the Census Bureau, number of bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A housing unit consisting of only one room, such as a one-room efficiency apartment, is classified, by definition, as having no bedroom.

Number of Inhabited Units

A survey of inhabited dwelling units within the Project Area was conducted by Ernest R. Sawyer Enterprises (ERS) and completed on May 15, 2005. Additional field verification of data was completed by Camiros, Ltd. on June 23, 2005. This survey identified 2,454 residential units, of which 109 were identified as vacant. Therefore, there are approximately 2,345 total inhabited units within the Project Area. As required by the Act, this information was ascertained as of June 23, 2005, which is a date not less than 45 days prior to the date that the resolution required by

subsection (a) of Section 11-74.4-5 of the Act is or will be passed (the resolution setting the public hearing and Joint Review Board meeting dates).

Race and Ethnicity of Residents

The racial and ethnic composition of the residents within the Project Area is identified in *Table 6: Race and Ethnicity Characteristics*, within this section. The methodology to determine this information is described below.

Methodology

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined. Population estimates were made based on data from the 2000 United States Census. The Consultants analyzed this data by Census Tract for those Census Tracts encompassed by the Project Area. The Census Tract is the lowest level of geography for which race and ethnicity characteristics have been released from the 2000 Census. Therefore, the Consultants have relied on Census Tract data because it is the best available information regarding the residents of the Project Area.

The total population for the Project Area was estimated by multiplying the number of households within the Project Area (2,345) by the average household size (3.64). Based on the estimated total population, a proportional projection was made of the race and ethnicity characteristics of the residents. According to these projections, there are an estimated 8,929 residents living within the Project Area. The race and ethnic composition of these residents is indicated in *Table 6: Race and Ethnicity Characteristics*.

Table 6:
RACE AND ETHNICITY CHARACTERISTICS

Race	Percentage (2000)	Estimated Residents
White	1.23%	104.85
Black or African American	96.89%	8,263.71
American Indian and Alaska Native	0.10%	8.74
Asian	0.05%	3.93
Native Hawaiian and Other Pacific Islander	0.00%	0.22
Some Other Race	0.96%	81.48
Total	100.00%	8,929.00

Hispanic Origin	Percentage (2000)	Estimated Residents
Hispanic	2.16%	183.93
Non-Hispanic	97.84%	8344.97
Total	100%	8,929.00

Source: U.S. Census Bureau

PART II - POTENTIAL HOUSING IMPACT

Part II contains, as required by the Act, information on any acquisition, relocation program, replacement housing, and relocation assistance.

Number and Location of Units That May Be Removed

The primary objectives of the Plan are to redevelop vacant land and replace deteriorated and obsolete structures through redevelopment. Although the Plan does not specifically propose redevelopment of current residential use areas, some displacement of residential units may occur in the process of redeveloping mixed-use buildings that contain a residential component and may also occur through private market development activity.

There is a possibility that over the 23-year life of the Project Area, some inhabited residential units may be removed as a result of implementing the Plan. In order to meet the statutory requirement of defining the number and location of inhabited residential units that may be removed, a methodology was established that would provide a rough, yet reasonable, estimate. This methodology is described below.

Methodology

The methodology used to fulfill the statutory requirements of defining the number and location of inhabited residential units that may be removed involves three steps.

1. Step one counts all inhabited residential units previously identified on any underlying acquisition maps. For this purpose, it was determined that there are three (3) inhabited residential units on current acquisition maps for previously City-designated 59th/63rd/Ashland Redevelopment Area. Therefore, the number of inhabited residential units that may be removed due to previously identified acquisition is three.
2. Step two counts the number of inhabited residential units contained on parcels that are dilapidated as defined by the Act. From the survey conducted by Camiros, Ltd., a total of 147 buildings containing 214 occupied residential units have been identified within the Project Area that can be classified as dilapidated. Therefore, the number of inhabited residential units that may be removed because they are located in dilapidated buildings is 214.
3. Step three counts the number of inhabited residential units that exist where the future land use indicated by the Plan will not include residential uses. After reviewing the Land Use Plan for the Project Area, we determined that none of the inhabited residential units would be impacted by changes to the existing land use. Therefore, the number of inhabited residential units that may be removed due to future land use change is zero.

Figure 8: Location of Occupied Residential Units that May be Removed in Appendix A identifies the locations of the 217 inhabited residential units, representing the sum of Steps 1, 2 and 3, that could potentially be removed during the 23-year life of the 63rd/Ashland Redevelopment Project Area.

Replacement Housing

In accordance with Section 11-74.4-3 (n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing for any qualified displaced resident whose residence is removed is located in or near the Project Area. To promote the development of affordable housing, the Plan requires developers receiving tax increment financing assistance for market-rate housing to set aside at least 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means affordable rental units should be affordable to households earning no more than 80% of the area median income (adjusted for family size). If, during the 23-year life of the 63rd/Ashland Redevelopment Project Area, the acquisition plans change, the City shall make every effort to ensure that appropriate replacement housing will be found in either the Project Area or the surrounding Community Areas.

The location, type and cost of a sample of possible replacement housing units located within the surrounding Community Areas were determined through classified advertisements from the Chicago Sun-Times, Chicago Tribune and Daily Southtown, and from Internet listings on Apartments.com and HomeStore.com during May 2005. It is important to note that Chicago has a rental cycle where apartments turn over at a greater rate on May 1 and October 1 of each year. These times generally reflect a wider variety of rental rates, unit sizes and locations than those available at other times throughout the year. The location, type and cost of these units are listed in *Table 7: Survey of Available Housing Units*.

Table 7:
SURVEY OF AVAILABLE HOUSING UNITS

	Location	# of Bedrooms	Rental Price	Amenities	Section 8 Accepted	Community Area
1	6458 S. Green	1 & 2	\$550-\$700	Ceil Fan, Crpt	Yes	Englewood
2	69 th /Halsted	4	\$900	Crpt	No	Englewood
3	61 st /Morgan	2	\$675	Eat in kitch, util's	No	Englewood
4	6728 S. Peoria	3	\$1000	Heat incld	Yes	Englewood
5	68 th /Justine	3	\$1000	Crpt, heat incld	No	W. Englewood
6	6957 S. Princeton	3	\$1200	Washer/dryer	Yes	W. Englewood
7	7210 S. Emerald	3	\$825	Heat incld	No	Englewood
8	Englewood	3	\$875-1200	Nwly remod	Yes	Englewood
9	Englewood	2	\$500	None	No	Englewood
10	Englewood	2	\$650	Crpt.	Yes	Englewood
11	Englewood	2	\$850	None	Yes	Englewood

Source: Chicago Sun-Times, Chicago Tribune, Daily Southtown, Apartments.com and HomeStore.com

It is assumed that displacement, if any, is caused by private redevelopment occurring outside the recommendations of this Plan. Furthermore, any displacement of the one dilapidated residential unit would occur incrementally over the 23-year life of the Plan as individual development projects occur.

Relocation Assistance

Although the removal or displacement of housing units is not a goal of the Plan, it is possible that a small number of units may be removed in the process of implementing the Plan. If the removal or displacement of low-income, very low-income or very, very low-income households is required, such residents will be provided with affordable housing and with relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. The City shall make a good faith effort to ensure that affordable replacement housing for the aforementioned households is located in or near the Project Area.

As used in the above paragraph, "low-income households," "very low-income households," "very, very low-income households" and "affordable housing" have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this Plan, these statutory terms have the following meanings:

- a. "low-income households" means a single-person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (HUD) for purposes of Section 8 of the United States Housing Act of 1937;
- b. "very low-income households" means a single-person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD;
- c. "very, very low-income households" means a single-person, family or unrelated persons living together whose adjusted income is not more than 30 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and
- d. "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

In order to estimate the number of moderate-, low-, very low- and very, very low-income households in the Project Area, the Consultants used data available from the 2000 United States Census. The Consultants have relied on this data because it is the best available information regarding the income characteristics of the Project Area.

It is estimated that 36% of the households within the Project Area may be classified as very, very low-income; 19% may be classified as very low-income; 19% may be classified as low-income; and 15% may be classified as moderate-income. The remaining 11% have incomes above

moderate income levels. Applying these percentages to the 2,345 inhabited residential units (equivalent to households) identified during the survey completed by the Consultants estimates that 844 households within the Project Area may be classified as very, very low-income; 446 households may be classified as very low-income; 446 households may be classified as low-income; and 352 households may be classified as moderate-income. This information is summarized in *Table 8: Household Income*.

**Table 8:
HOUSEHOLD INCOME**

Income Category	Annual Income Range (2004 estimate)	Percentage of Households	Number of Households
Very, Very Low-Income	\$0 - \$17,647	36%	844
Very Low- Income	\$17,648 - \$29,412	19%	446
Low-Income	\$29,413 - \$47,060	19%	446
Moderate-Income	\$47,061 - \$70,590	15%	352
Above Moderate-Income	\$70,591 or more	11%	257
Total		100%	2,345

Source: 2000 U.S. Census

As described above, the estimates of the total number of moderate-, low-, very low- and very, very low-income households within the Project Area collectively represent 89% percent of the total inhabited units, and the number of households in the low-income categories collectively represent 74 percent of the total inhabited units. Therefore, replacement housing for any displaced households over the course of the 23-year life of the 63rd/Ashland Redevelopment Project Area should be affordable at these income levels. It should be noted that these income levels are likely to change over the 23-year life of the Project Area as both median income and income levels within the Project Area change.

10. PROVISIONS FOR AMENDING THE PLAN

The Plan may be amended as provided under the provisions of the Act.

11. CITY OF CHICAGO COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION

The City is committed to and will affirmatively implement the following principles in redevelopment agreements with respect to the Plan. The City may implement various neighborhood grant programs imposing these or different requirements.

1. The assurance of equal opportunity in all personnel and employment actions, including, but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, disability, sexual orientation, marital status, parental status, military discharge status, source of income, housing status, national origin, creed or ancestry.
2. Developers must meet City's standards for participation of 24% Minority Business Enterprises and 4% Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
3. This 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.
4. Developers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

In order to implement these principles, the City shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the City shall be required to agree to the principles set forth in this section. The City shall have the right in its sole discretion to exempt certain small businesses, residential property owners and developers from the above.

APPENDIX A

63RD/ASHLAND REDEVELOPMENT PROJECT AREA

FIGURES 1-8

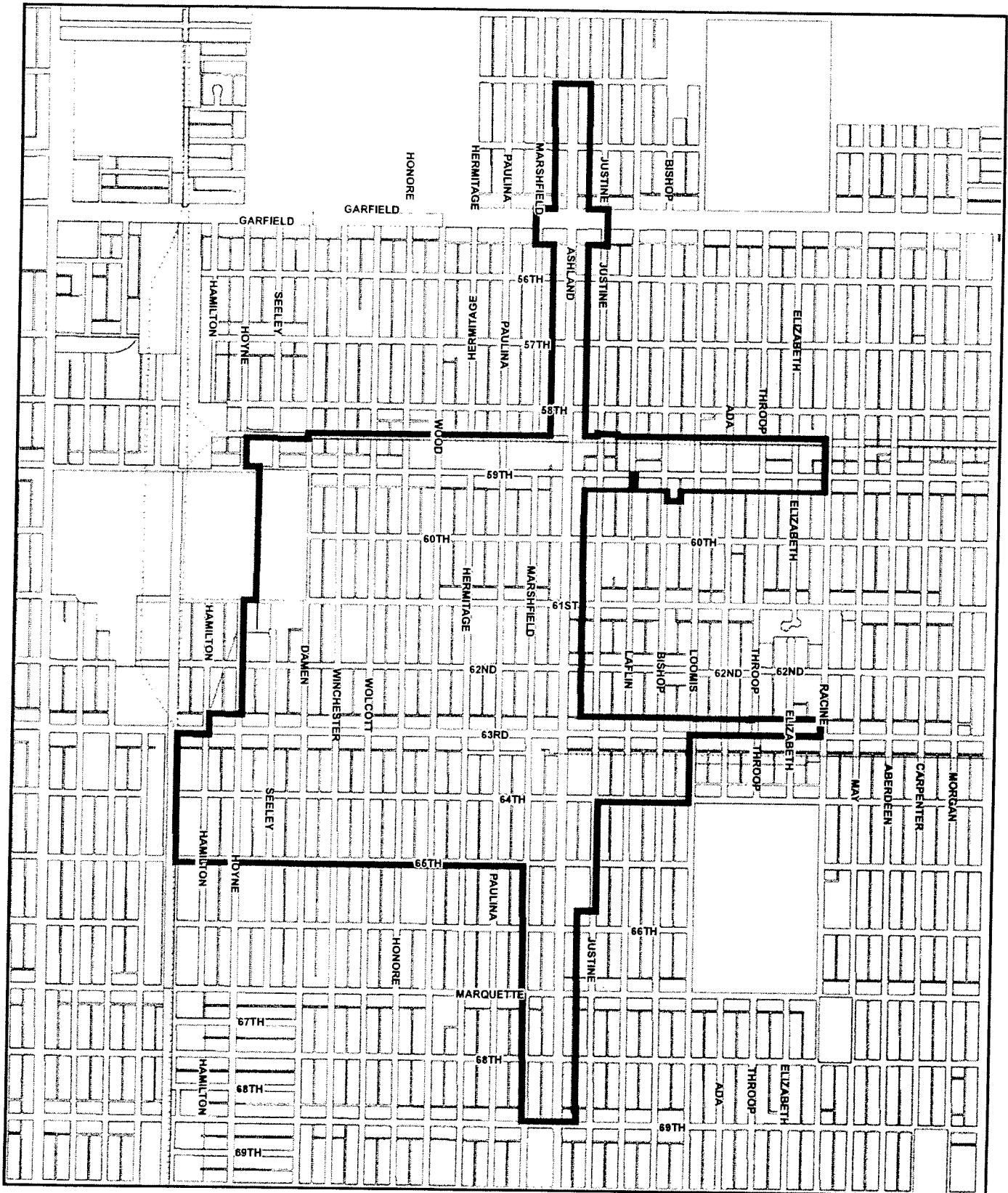
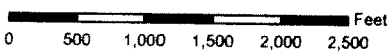


FIGURE 1
**REDEVELOPMENT
 PROJECT AREA BOUNDARY MAP**
 63RD/ASHLAND TIF



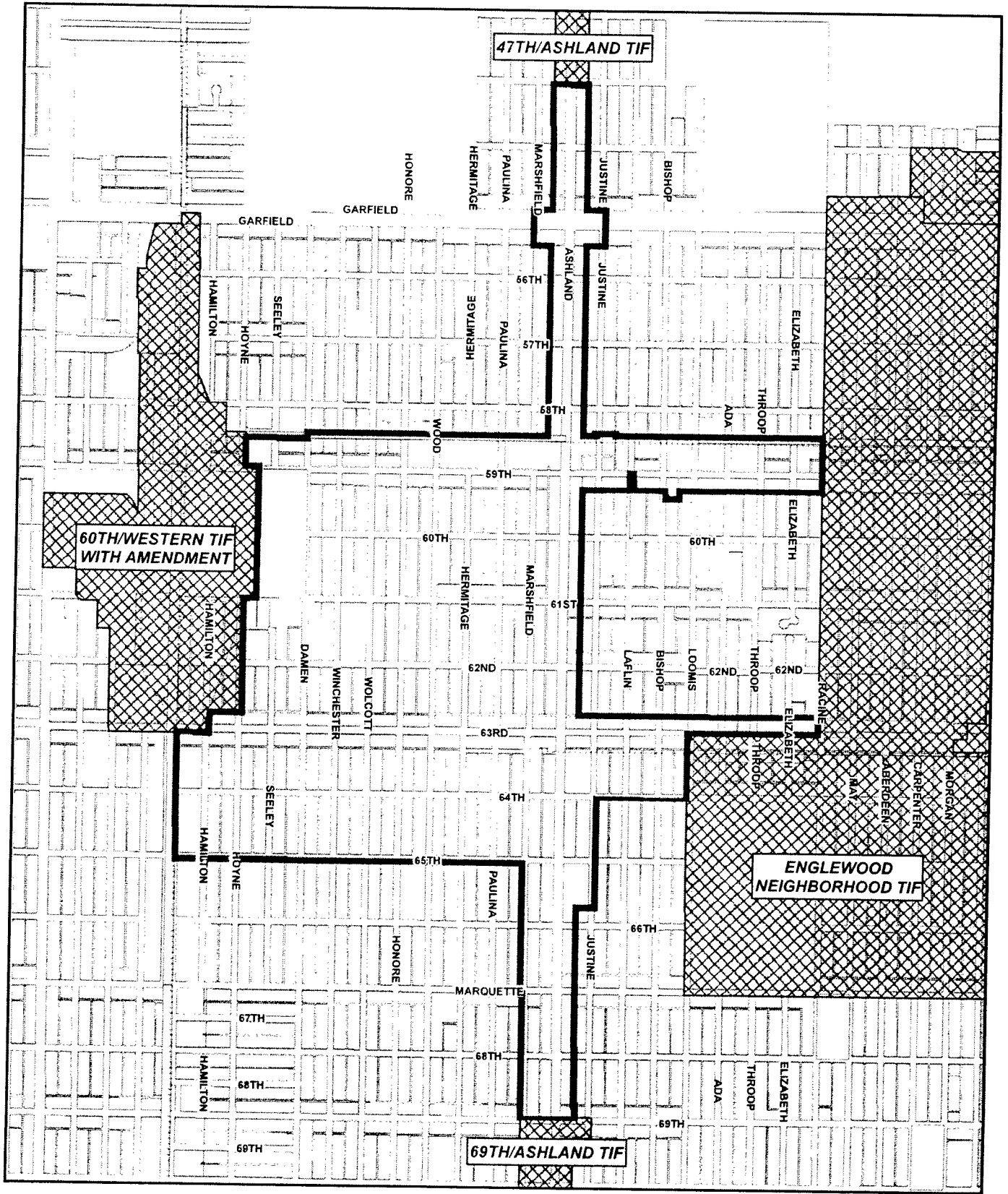
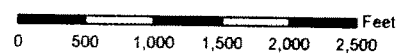


FIGURE 2
ADJACENT TIF DISTRICTS
 63RD/ASHLAND TIF



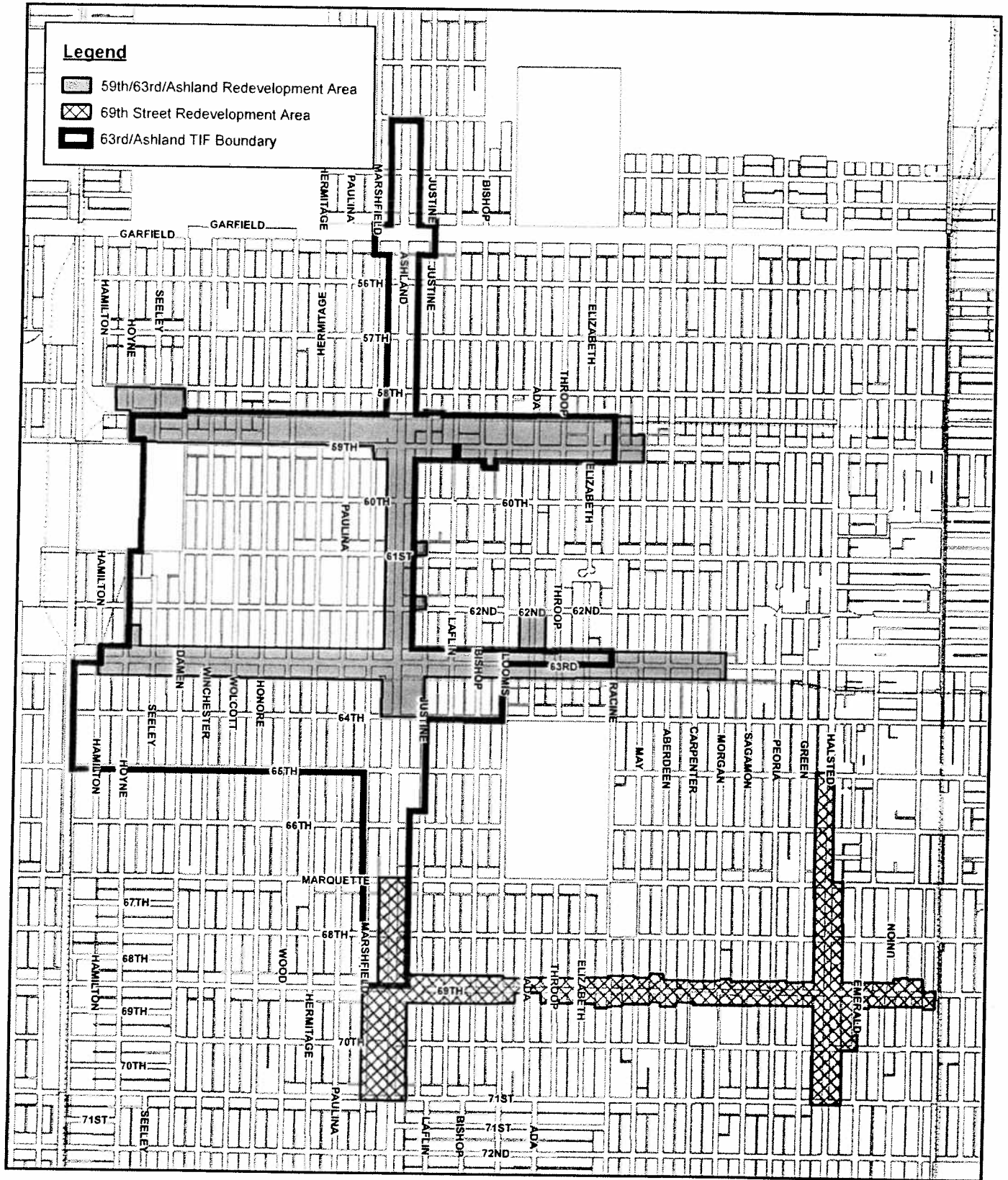
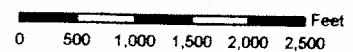


FIGURE 3
REDEVELOPMENT AREA DESIGNATIONS
 63RD/ASHLAND TIF



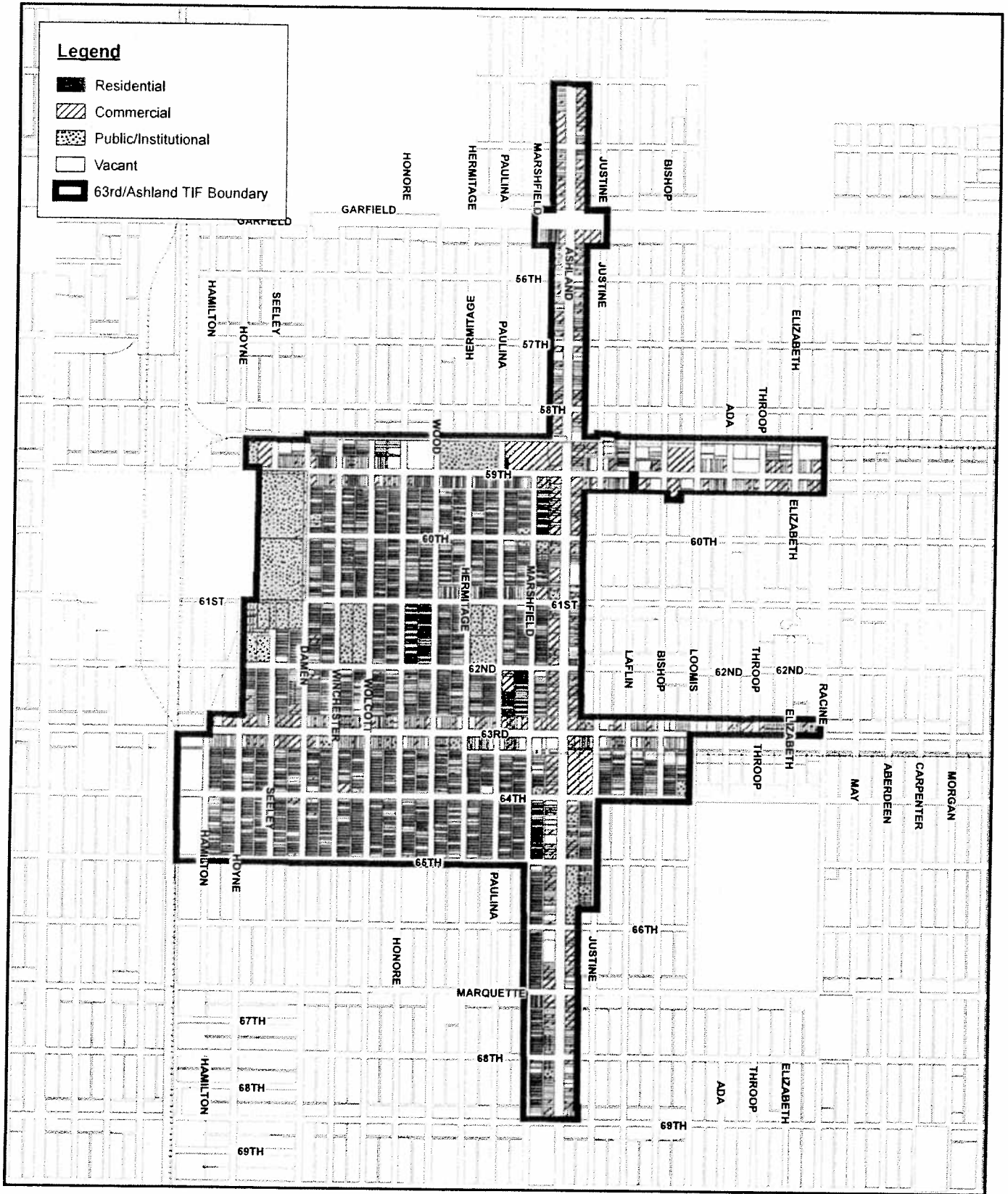
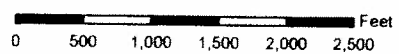


FIGURE 4
EXISTING LAND USE
 63RD/ASHLAND TIF



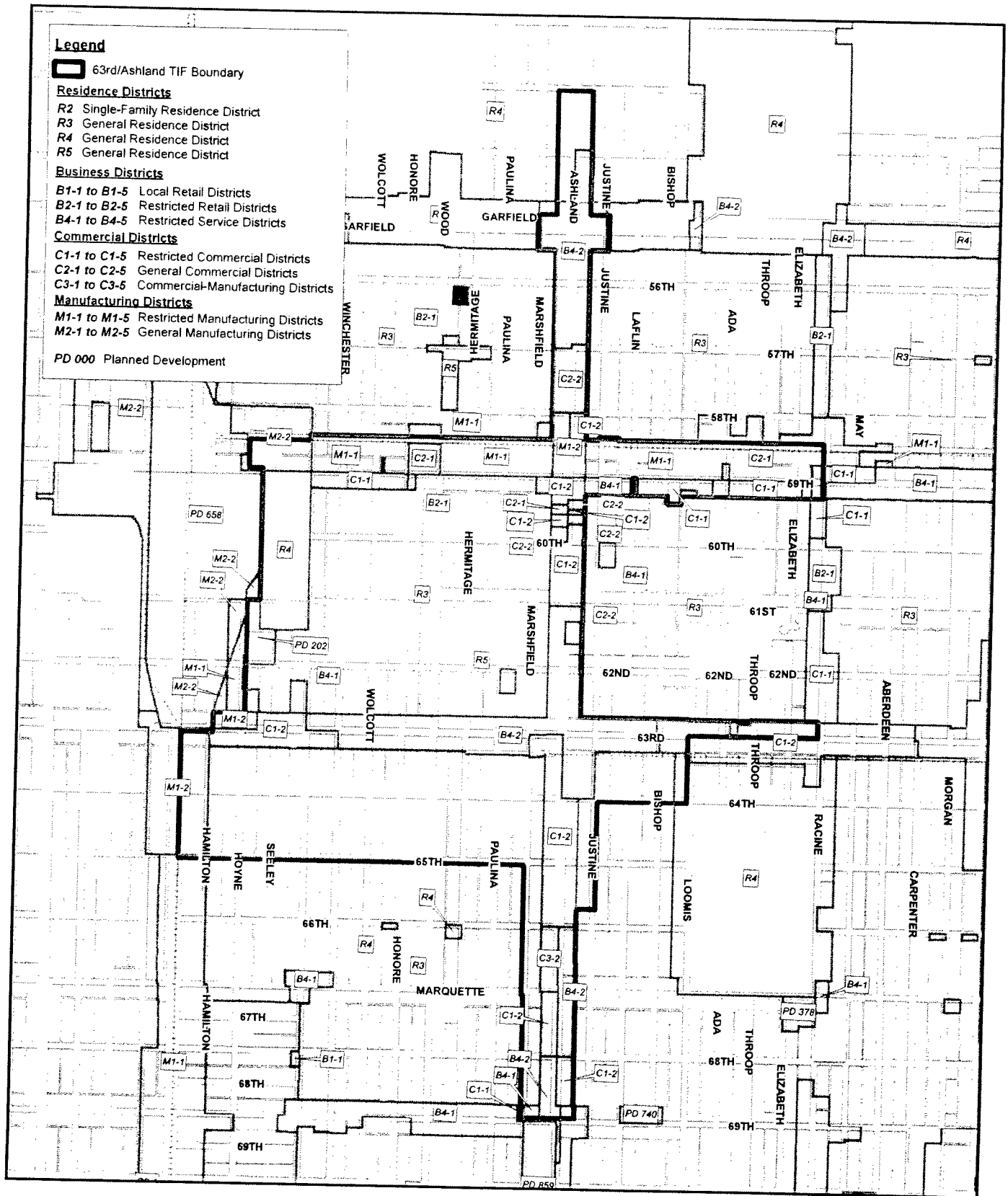
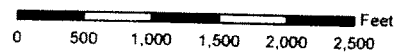


FIGURE 5
EXISTING ZONING
 63RD/ASHLAND TIF



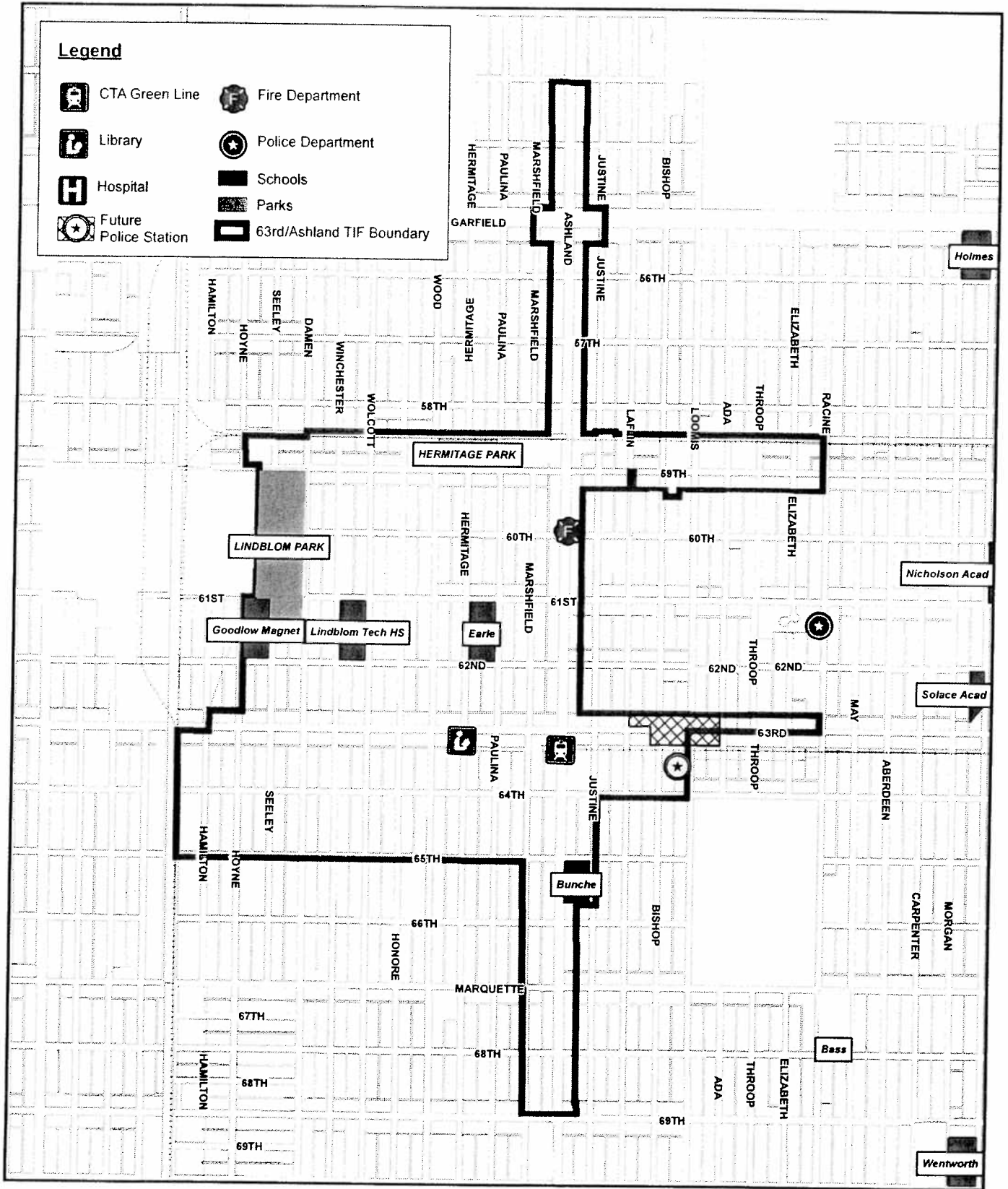
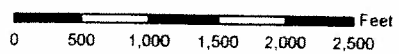


FIGURE 6
PUBLIC FACILITIES
 63RD/ASHLAND TIF



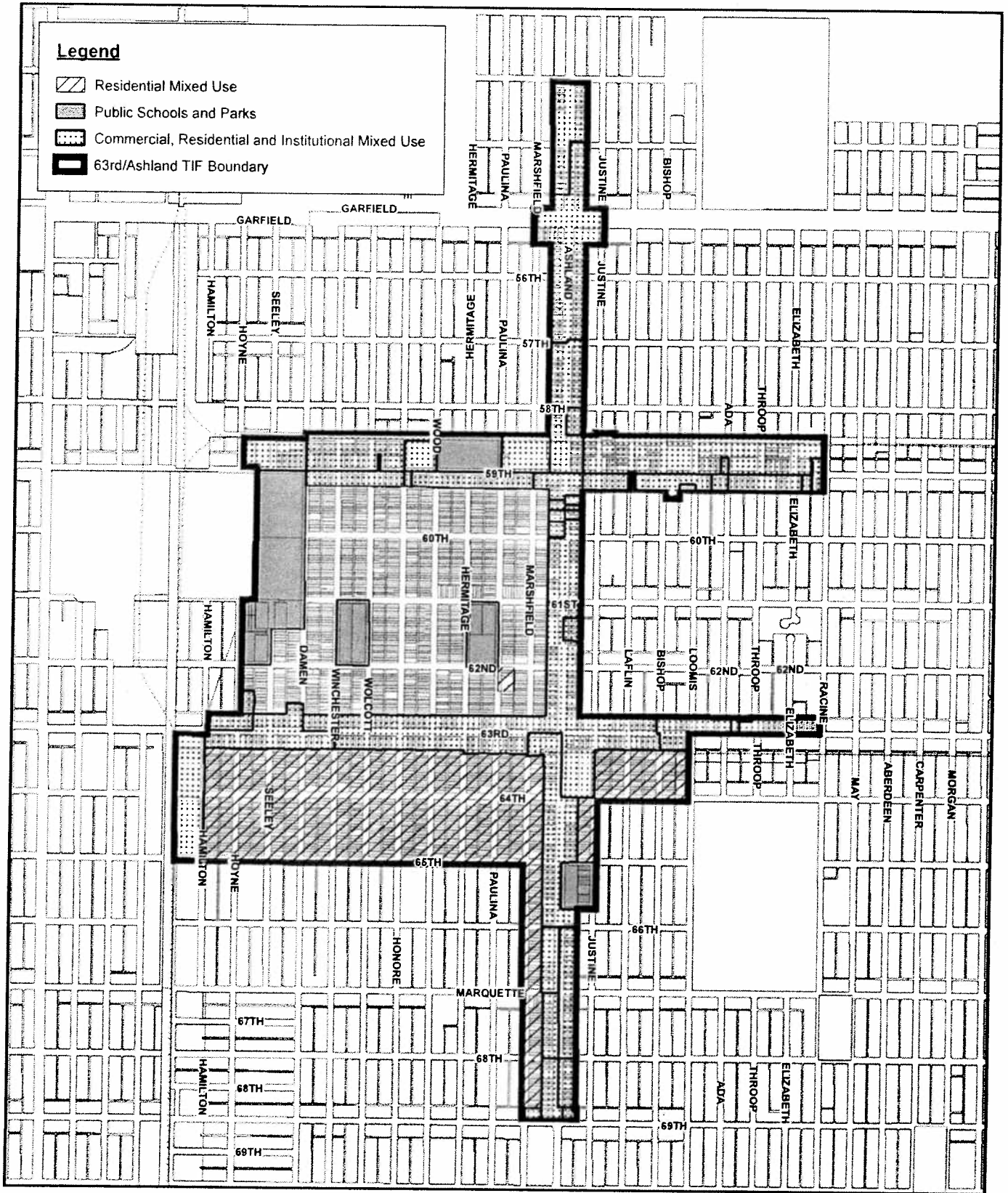
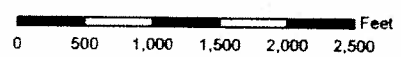


FIGURE 7
GENERAL LAND USE PLAN
 63RD/ASHLAND TIF



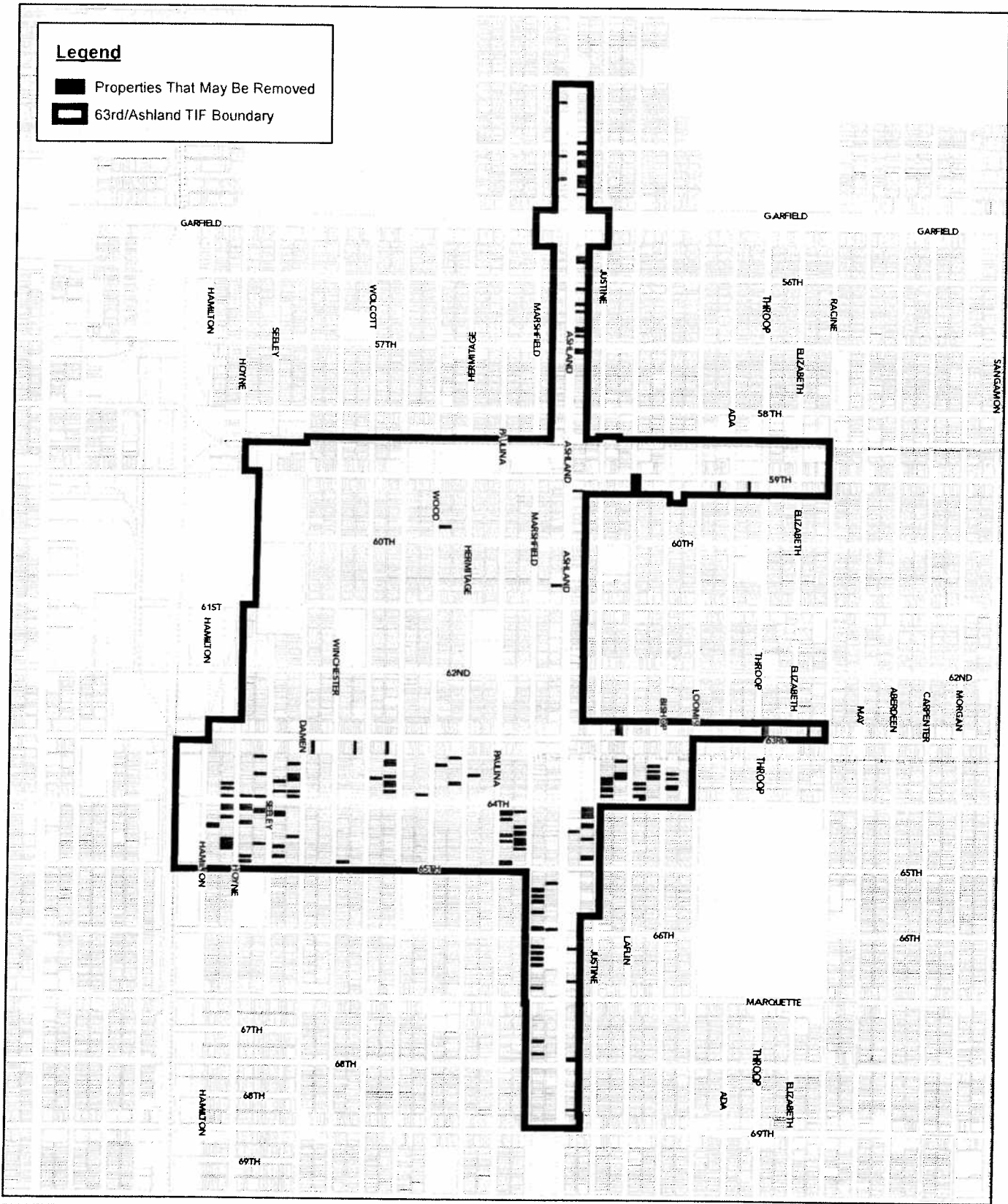
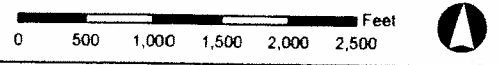


FIGURE 8
**LOCATION OF OCCUPIED RESIDENTIAL
 UNITS THAT MAY BE REMOVED**

63RD/ASHLAND TIF



APPENDIX B

CITY OF CHICAGO 63RD/ASHLAND REDEVELOPMENT PROJECT AREA

LEGAL DESCRIPTION

ALL THAT PART OF SECTIONS 7, 8, 17, 18, 19, AND 20, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF 69TH STREET WITH THE EAST LINE OF LOT 253 ENGLEWOOD ON THE HILL, A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, AND RUNNING;

THENCE NORTH ALONG SAID EAST LINE OF LOT 253 IN SAID ENGLEWOOD ON THE HILL AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 69TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 69TH STREET TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF ASHLAND AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF ASHLAND AVENUE AND THE NORTHERLY EXTENSION THEREOF TO THE POINT OF INTERSECTION OF THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF ASHLAND AVENUE WITH THE NORTH LINE OF 68TH STREET, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 25 IN HASTIE AND RHETT'S ADDITION TO ENGLEWOOD ON THE HILL IN SECTION 20;

THENCE NORTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF ASHLAND AVENUE AND THE NORTHERLY EXTENSION THEREOF TO THE POINT OF INTERSECTION OF THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF ASHLAND AVENUE WITH THE NORTH LINE OF MARQUETTE ROAD, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 6 IN THE RESUBDIVISION OF LOTS 19 TO 28 INCLUSIVE IN BLOCK 4 IN E.S. KIRKLAND'S SUBDIVISION IN SECTION 20;

THENCE NORTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF ASHLAND AVENUE AND THE NORTHERLY EXTENSION THEREOF TO THE POINT OF INTERSECTION OF THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF ASHLAND AVENUE WITH THE NORTH LINE OF 66TH STREET, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 24 IN BLOCK 1 IN HOSMER AND FENN'S SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20;

THENCE NORTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF ASHLAND AVENUE TO THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 66TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 66TH STREET AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF JUSTINE STREET;

THENCE NORTH ALONG SAID EAST LINE OF JUSTINE STREET TO THE SOUTH LINE OF 64TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF 64TH STREET TO THE WEST LINE OF LOOMIS STREET;

THENCE NORTH ALONG SAID WEST LINE OF LOOMIS STREET TO THE CENTERLINE OF 63RD STREET;

THENCE EAST ALONG SAID CENTERLINE OF 63RD STREET TO THE WEST LINE OF RACINE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF RACINE AVENUE TO THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 63RD STREET;

THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 63RD STREET AND THE WESTERLY EXTENSION THEREOF TO THE POINT OF INTERSECTION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 63RD STREET WITH THE WEST LINE OF ELIZABETH STREET, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF LOT 6 IN BLOCK 2 IN SPRINGER'S SUBDIVISION OF THE SOUTH HALF OF THE SOUTH 14.3322 CHAINS OF THE EAST 10.466 CHAINS OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17;

THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 63RD STREET AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THROOP STREET;

THENCE NORTH ALONG SAID WEST LINE OF THROOP STREET TO THE NORTH LINE OF LOT 17 IN BLOCK 1 IN JOHN TEAR'S SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17;

THENCE WEST ALONG SAID NORTH LINE OF LOT 17 IN SAID JOHN TEAR'S SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE 10 FOOT WIDE ALLEY WEST OF THROOP STREET;

THENCE SOUTH ALONG SAID WEST LINE OF THE 10 FOOT WIDE ALLEY WEST OF THROOP STREET TO THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 63RD STREET;

THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 63RD STREET AND THE WESTERLY EXTENSION THEREOF TO THE POINT OF INTERSECTION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 63RD

STREET WITH THE WEST LINE OF ADA STREET, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF LOT 17 IN LEE BROS. 63RD STREET ADDITION TO ENGLEWOOD IN SECTION 17;

THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 63RD STREET AND THE WESTERLY EXTENSION THEREOF TO THE POINT OF INTERSECTION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 63RD STREET WITH THE WEST LINE OF LOOMIS STREET, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF LOT 1 IN D.W. BAKER'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17;

THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 63RD STREET AND THE WESTERLY EXTENSION THEREOF TO THE POINT OF INTERSECTION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 63RD STREET WITH THE WEST LINE OF BISHOP STREET, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF LOT 18 IN SCOBAY AND SHONT'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17;

THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 63RD STREET AND THE WESTERLY EXTENSION THEREOF TO THE POINT OF INTERSECTION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 63RD STREET WITH THE WEST LINE OF LAFLIN STREET, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF LOT 18 IN SHONT'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17;

THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 63RD STREET AND THE WESTERLY EXTENSION THEREOF TO THE POINT OF INTERSECTION OF THE NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 63RD STREET WITH THE WEST LINE OF JUSTINE STREET, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF LOT 18 IN STAPLE'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17;

THENCE WEST ALONG SAID NORTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 63RD STREET TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF JUSTINE STREET;

THENCE NORTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF JUSTINE STREET AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF 62ND STREET;

THENCE EAST ALONG SAID NORTH LINE OF 62ND STREET TO THE EAST LINE OF LOT 43 IN BLOCK 12 IN THE PLAT OF BELLEVILLE, A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17;

THENCE NORTH ALONG SAID EAST LINE OF LOT 43 IN BLOCK 12 IN SAID PLAT OF BELLEVILLE TO THE NORTH LINE THEREOF;

THENCE WEST ALONG SAID NORTH LINE OF LOT 43 IN BLOCK 12 IN SAID PLAT OF BELLEVILLE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE 15 FOOT WIDE ALLEY WEST OF JUSTINE STREET;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE EAST LINE OF THE 15 FOOT WIDE ALLEY WEST OF JUSTINE STREET AND THE EAST LINE THEREOF TO THE SOUTH LINE OF THE 15 FOOT WIDE ALLEY SOUTH OF 61ST STREET;

THENCE EAST ALONG SAID SOUTH LINE OF THE 15 FOOT WIDE ALLEY SOUTH OF 61ST STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 19 IN BLOCK 12 IN SAID PLAT OF BELLEVILLE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 19 IN BLOCK 12 IN SAID PLAT OF BELLEVILLE AND THE EAST LINE THEREOF TO THE SOUTH LINE OF 61ST STREET;

THENCE NORTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 19 IN BLOCK 12 IN SAID PLAT OF BELLEVILLE TO THE NORTH LINE OF 61ST STREET;

THENCE WEST ALONG SAID NORTH LINE OF 61ST STREET TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF JUSTINE STREET;

THENCE NORTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF JUSTINE STREET AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF 60TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF 60TH STREET TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF JUSTINE STREET;

THENCE NORTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF JUSTINE STREET TO THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 59TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 59TH STREET AND THE EASTERLY EXTENSION THEREOF TO THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 59TH STREET WITH THE EAST LINE OF JUSTINE STREET, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 46 IN BLOCK 1 IN B.F. JACOB'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17;

THENCE EAST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 59TH STREET AND THE EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF LAFLIN STREET;

THENCE NORTH ALONG SAID CENTERLINE OF LAFLIN STREET TO THE CENTERLINE OF 59TH STREET;

THENCE EAST ALONG SAID CENTERLINE OF 59TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LAFLIN STREET;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF LAFLIN STREET AND THE EAST LINE THEREOF TO THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 59TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 59TH STREET AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF BISHOP STREET;

THENCE SOUTH ALONG SAID EAST LINE OF BISHOP STREET TO THE SOUTH LINE OF LOT 32 IN T.J. CAMPBELL'S BOULEVARD ADDITION, A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 32 IN SAID T.J. CAMPBELL'S BOULEVARD ADDITION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF BISHOP STREET;

THENCE NORTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF BISHOP STREET TO THE SOUTH LINE OF LOT 4 IN SAID T.J. CAMPBELL'S BOULEVARD ADDITION;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 4 IN SAID T.J. CAMPBELL'S BOULEVARD ADDITION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF LOOMIS STREET;

THENCE SOUTH ALONG SAID EAST LINE OF LOOMIS STREET TO THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 59TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 59TH STREET AND THE EASTERLY EXTENSION THEREOF TO THE POINT OF INTERSECTION OF THE 16 FOOT WIDE ALLEY SOUTH OF 59TH STREET WITH THE EAST LINE OF ADA STREET, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 46 IN JAMES U. BORDEN'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17;

THENCE EAST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 59TH STREET AND THE EASTERLY EXTENSION THEREOF TO THE POINT OF INTERSECTION OF THE 16 FOOT WIDE ALLEY SOUTH OF 59TH STREET WITH THE EAST LINE OF THROOP STREET, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 12 IN BLOCK 2 IN JAMES U. BORDEN'S SECOND ADDITION, A SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17;

THENCE EAST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 59TH STREET AND THE EASTERLY EXTENSION THEREOF TO THE POINT OF INTERSECTION OF THE 16 FOOT WIDE ALLEY SOUTH OF 59TH STREET WITH THE EAST LINE OF ELIZABETH STREET, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 12 IN BLOCK 1 IN SAID JAMES U. BORDEN'S SECOND ADDITION;

THENCE EAST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF 59TH STREET TO THE WEST LINE OF RACINE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF RACINE AVENUE TO THE NORTHERLY LINE OF THE PENNSYLVANIA RAILROAD RIGHT-OF-WAY, SAID NORTHERLY LINE BEING ALSO THE NORTHERLY LINE OF THE PARCEL OF LAND BEARING PIN 20-17-500-008;

THENCE WEST ALONG SAID NORTHERLY LINE OF THE PENNSYLVANIA RAILROAD RIGHT-OF-WAY TO THE WEST LINE OF LOOMIS STREET;

THENCE NORTH ALONG SAID WEST LINE OF LOOMIS STREET TO THE NORTHERLY LINE OF THE PENNSYLVANIA RAILROAD RIGHT-OF-WAY;

THENCE WEST ALONG SAID NORTHERLY LINE OF THE PENNSYLVANIA RAILROAD RIGHT-OF-WAY TO A POINT ON THE EAST LINE OF THE 15 FOOT WIDE ALLEY WEST OF LAFLIN STREET, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 5 IN BLOCK 6 IN THE PLAT OF DR. SNOWDON'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17;

THENCE NORTH ALONG THE WEST LINE OF LOT 5 IN BLOCK 6 IN SAID PLAT OF DR. SNOWDON'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17 TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE PARCEL OF LAND BEARING PIN 20-17-125-008;

THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF THE PARCEL OF LAND BEARING PIN 20-17-125-008 AND THE SOUTH LINE THEREOF TO THE EAST LINE OF JUSTINE STREET;

THENCE WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE PARCEL OF LAND BEARING PIN 20-17-125-008 TO THE WEST LINE OF JUSTINE STREET;

THENCE SOUTH ALONG SAID WEST LINE OF JUSTINE STREET TO THE SOUTH LINE OF LOT 5 IN BLOCK 5 IN SAID PLAT OF DR. SNOWDON'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 5 IN BLOCK 5 IN SAID PLAT OF DR. SNOWDON'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17 TO THE EAST LINE OF THE 15 FOOT WIDE ALLEY WEST OF JUSTINE STREET;

THENCE NORTH ALONG SAID EAST LINE OF THE 15 FOOT WIDE ALLEY WEST OF JUSTINE STREET AND THE NORTHERLY EXTENSION THEREOF TO THE POINT OF INTERSECTION OF THE EAST LINE OF THE 15 FOOT WIDE ALLEY WEST OF JUSTINE STREET WITH THE NORTH LINE OF 58TH STREET, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 12 IN BLOCK 4 IN SAID PLAT OF DR. SNOWDON'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17;

THENCE NORTH ALONG SAID EAST LINE OF THE 15 FOOT WIDE ALLEY WEST OF JUSTINE STREET AND THE NORTHERLY EXTENSION THEREOF TO THE POINT OF INTERSECTION OF THE EAST LINE OF THE 15 FOOT WIDE ALLEY WEST OF JUSTINE STREET WITH THE NORTH LINE OF 57TH STREET, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 12 IN BLOCK 12 IN THE PLAT OF DR. SNOWDON'S

SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17;

THENCE NORTH ALONG SAID EAST LINE OF THE 15 FOOT WIDE ALLEY WEST OF JUSTINE STREET AND THE NORTHERLY EXTENSION THEREOF TO THE POINT OF INTERSECTION OF THE EAST LINE OF THE 15 FOOT WIDE ALLEY WEST OF JUSTINE STREET WITH THE NORTH LINE OF 56TH STREET, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 12 IN BLOCK 13 IN SAID PLAT OF DR. SNOWDON'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17;

THENCE NORTH ALONG SAID EAST LINE OF THE 15 FOOT WIDE ALLEY WEST OF JUSTINE STREET TO THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF GARFIELD BOULEVARD;

THENCE EAST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF GARFIELD BOULEVARD AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF JUSTINE STREET;

THENCE NORTH ALONG SAID EAST LINE OF JUSTINE STREET TO THE NORTH LINE OF GARFIELD BOULEVARD;

THENCE WEST ALONG SAID NORTH LINE OF GARFIELD BOULEVARD TO THE EAST LINE OF LOT 24 IN BLOCK 3 IN NEW ASHLAND, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8;

THENCE NORTH ALONG SAID EAST LINE OF LOT 24 IN BLOCK 3 IN SAID NEW ASHLAND TO THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF GARFIELD BOULEVARD;

THENCE EAST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF GARFIELD BOULEVARD TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF JUSTINE STREET;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF JUSTINE STREET AND THE EAST LINE THEREOF TO THE SOUTH LINE OF 54TH STREET;

THENCE NORTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF JUSTINE STREET TO THE POINT OF INTERSECTION OF THE EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF JUSTINE STREET WITH THE NORTH LINE OF 54TH STREET, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 24 IN BLOCK 2 IN SAID NEW ASHLAND SUBDIVISION;

THENCE NORTH ALONG SAID EAST LINE OF THE 16 FOOT WIDE ALLEY WEST OF JUSTINE STREET TO THE SOUTH LINE OF 53RD STREET;

THENCE WEST ALONG SAID SOUTH LINE OF 53RD STREET TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF ASHLAND AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF ASHLAND AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE POINT OF INTERSECTION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF ASHLAND AVENUE WITH THE SOUTH LINE OF 54TH STREET, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 46 IN BLOCK 1 IN E. GALVIN'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7;

THENCE SOUTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF ASHLAND AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF GARFIELD BOULEVARD;

THENCE EAST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF GARFIELD BOULEVARD TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF ASHLAND AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF ASHLAND AVENUE TO THE NORTH LINE OF GARFIELD BOULEVARD;

THENCE WEST ALONG SAID NORTH LINE OF GARFIELD BOULEVARD TO THE WEST LINE OF MARSHFIELD AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF MARSHFIELD AVENUE TO THE WESTERLY EXTENSION OF THE 16 FOOT WIDE ALLEY SOUTH OF GARFIELD BOULEVARD;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF GARFIELD BOULEVARD AND THE SOUTH LINE THEREOF TO THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF ASHLAND AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF ASHLAND AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE POINT OF INTERSECTION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF ASHLAND AVENUE WITH THE SOUTH LINE OF 56TH STREET, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 48 IN BLOCK 8 IN ASHLAND, A SUBDIVISION OF THE NORTH THREE-QUARTERS OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOGETHER WITH THE NORTH 33 FEET OF THE SOUTH QUARTER THEREOF;

THENCE SOUTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF ASHLAND AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE POINT OF INTERSECTION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF ASHLAND AVENUE WITH THE SOUTH LINE OF 57TH STREET, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 48 IN BLOCK 9 IN SAID ASHLAND SUBDIVISION IN SECTION 18;

THENCE SOUTH ALONG SAID WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF ASHLAND AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO THE POINT OF INTERSECTION OF THE WEST LINE OF THE 16 FOOT WIDE ALLEY WEST OF ASHLAND AVENUE WITH THE SOUTH LINE OF 58TH STREET, SAID POINT BEING ALSO THE NORTHEAST CORNER OF LOT 20 IN BLOCK 1 IN PHIPP'S ADDITION TO ASHLAND IN SECTION 18;

THENCE SOUTH ALONG THE EAST LINES OF LOTS 20 THROUGH 11 INCLUSIVE IN BLOCK 1 IN SAID PHIPP'S ADDITION TO ASHLAND TO THE NORTH LINE OF THE PENNSYLVANIA RAILROAD RIGHT-OF-WAY;

THENCE WEST ALONG SAID NORTH LINE OF THE PENNSYLVANIA RAILROAD RIGHT-OF-WAY TO THE CENTERLINE OF DAMEN AVENUE;

THENCE SOUTH ALONG SAID CENTERLINE OF DAMEN AVENUE TO THE SOUTH LINE OF THE PENNSYLVANIA RAILROAD RIGHT-OF-WAY;

THENCE WEST ALONG SAID SOUTH LINE OF THE PENNSYLVANIA RAILROAD RIGHT-OF-WAY TO THE EAST LINE OF HOYNE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF HOYNE AVENUE TO THE NORTHEAST CORNER OF THE PARCEL OF LAND BEARING PIN 20-18-301-008;

THENCE SOUTH ALONG THE EASTERLY LINE OF THE PARCEL OF LAND BEARING PIN 20-18-301-008 TO AN ANGLE POINT ON SAID EASTERLY LINE, SAID POINT BEING ALSO THE NORTHERNMOST POINT ON THE EAST LINE OF THE PARCEL OF LAND BEARING PIN 20-18-301-007;

THENCE SOUTH ALONG THE EAST LINE OF THE PARCEL OF LAND BEARING PIN 20-18-301-007 TO THE SOUTH LINE THEREOF;

THENCE WEST ALONG SAID SOUTH LINE OF THE PARCEL OF LAND BEARING PIN 20-18-301-007 TO THE EAST LINE OF HOYNE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF HOYNE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 63RD STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF 63RD STREET AND THE SOUTH LINE THEREOF TO THE EAST LINE OF HAMILTON AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF HAMILTON AVENUE TO THE SOUTH LINE OF 63RD STREET;

THENCE WEST ALONG SAID SOUTH LINE OF 63RD STREET TO THE EAST LINE OF THE PENNSYLVANIA RAILROAD RIGHT-OF-WAY;

THENCE SOUTH ALONG SAID EAST LINE OF THE PENNSYLVANIA RAILROAD RIGHT-OF-WAY TO THE SOUTH LINE OF 65TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF 65TH STREET TO THE WEST LINE OF MARSHFIELD AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF MARSHFIELD AVENUE TO THE NORTH LINE OF 69TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF 69TH STREET TO THE POINT OF BEGINNING AT THE EAST LINE OF LOT 253 IN ENGLEWOOD ON THE HILL SUBDIVISION IN SECTION 20;

ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

APPENDIX C

63RD/ASHLAND REDEVELOPMENT PROJECT AREA ELIGIBILITY STUDY

The purpose of this study is to determine whether a portion of the City of Chicago identified as the 63rd/Ashland Redevelopment Project Area qualifies for designation as a tax increment financing district within the definitions set forth under 65 ILCS 5/11-74.4 contained in the "Tax Increment Allocation Redevelopment Act" (65 ILCS 5/11-74.1 et seq.), as amended (the "Act"). This legislation focuses on the elimination of blighted or rapidly deteriorating areas through the implementation of a redevelopment plan. The Act authorizes the use of tax increment revenues derived in a project area for the payment or reimbursement of eligible redevelopment project costs.

The area proposed for designation as the 63rd/Ashland Redevelopment Project Area is hereinafter referred to as the "Study Area" and is shown in *Figure A: Study Area Boundary Map*. The Study Area boundaries are irregular and generally include the area bounded by the railroad right-of-way north of West 59th Street on the north, South Ashland Avenue on the east, West 65th Street on the south, and railroad right-of way and 60th and Western TIF on the west. The Study Area also includes all or portions of the blocks fronting on South Ashland Avenue between West 53rd Street and West 59th Street to the north and West 65th Street and West 69th Street to the south of the main portion of the Study Area, all or portions of blocks fronting on West 59th Street between South Ashland Avenue and South Racine Avenue, and all or portions of blocks fronting on West 63rd Street between South Ashland Avenue and South Loomis Avenue and South Racine Avenue. South Loomis Avenue and south Racine Avenue form the western boundary of the Englewood Neighborhood TIF district.

More specifically, the proposed Project Area boundary begins with West 53rd Street on the north and continues along the alley east of South Ashland Avenue, South Justine, the alley east of Ashland, railroad right-of way, South Racine Avenue, the alley south of West 59th Street, the alley east of South Ashland, the alley north of West 63rd Street, South Racine Avenue, West 63rd Street, South Loomis Avenue, West 64th Street, South Justine, the alley east of South Ashland Avenue, West 69th Street, South Marshfield Avenue, West 65th Street, the CSX railroad right-of-way, West 63rd Street, South Hamilton, South Hoyne, the eastern boundary of the 60th and Western TIF, West 59th Street, South Hoyne, railroad right-of-way, the alley west of South Ashland Avenue, West Marshfield, and the alley west of South Ashland Avenue.

The Study Area is approximately 495 acres in size and includes 3,234 tax parcels located on 122 tax blocks. Although the Study Area is generally improved, with 2,164 parcels containing buildings or other improvements, there are 1,070 vacant lots in the Study Area, representing 33% of all tax parcels. Most tax blocks contain a mix of improved property and vacant land. Six tax blocks consist entirely of vacant land. Thirteen tax blocks are entirely improved and contain no

vacant land. Most of the vacant land that exists within the Study Area is scattered and under diverse ownership.

This report summarizes the analyses and findings of the Consultant's work, which, unless otherwise noted, is solely the responsibility of Camiros, Ltd. and its subconsultants and does not necessarily reflect the views and opinions of potential developers or the City of Chicago. Camiros, Ltd. has prepared this report with the understanding that the City would rely on: 1) the findings and conclusions of this report in proceeding with the designation of the Study Area as a redevelopment project area under the Act, and 2) the fact that Camiros, Ltd. and its subconsultants have obtained the necessary information to conclude that the Study Area meets the requirements for designation as a redevelopment project area in compliance with the Act.

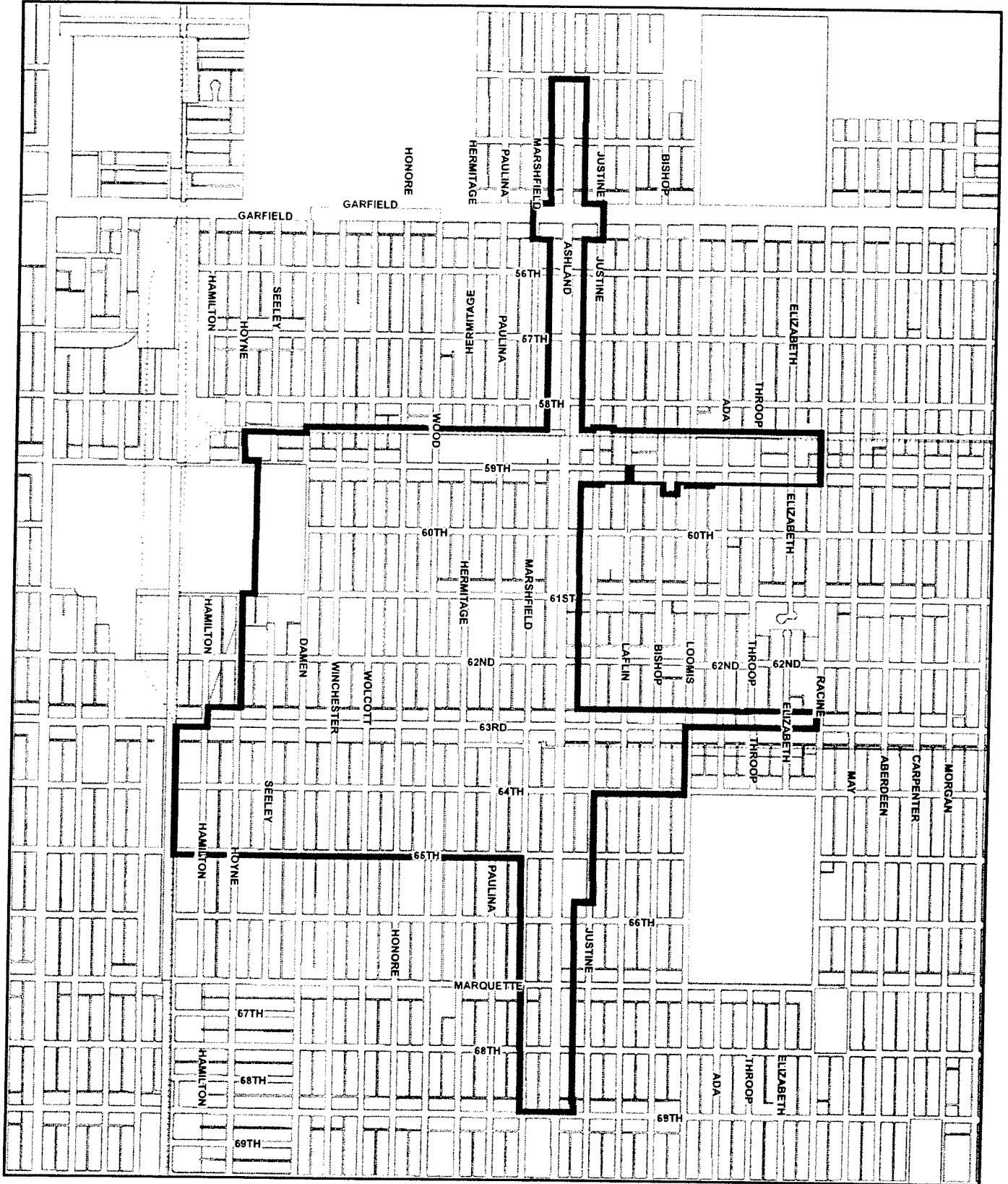
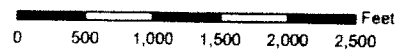


FIGURE A
STUDY AREA BOUNDARY MAP
 63RD/ASHLAND TIF



1. INTRODUCTION

The Tax Increment Allocation Redevelopment Act permits municipalities to induce redevelopment of eligible “blighted,” “conservation” or “industrial park conservation areas” in accordance with an adopted redevelopment plan. The Act stipulates specific procedures, which must be adhered to, in designating a redevelopment project area. One of those procedures is the determination that the area meets the statutory eligibility requirements. At 65 Sec 5/11-74.-3(p), the Act defines a "redevelopment project area" as:

“... an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or combination of both blighted areas and conservation areas.”

In adopting this legislation, the Illinois General Assembly found that:

1. (at 65 Sec 5/11-74.4-2(a)) ...there exists in many municipalities within the State blighted, conservation and industrial park conservation areas...; and
2. (at 65 Sec 5/11-74.4-2(b)) ...the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects is hereby declared to be essential to the public interest.

The legislative findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public. The Act specifies certain requirements, which must be met, before a municipality may proceed with implementing a redevelopment project in order to ensure that the exercise of these powers is proper and in the public interest.

Before the tax increment financing technique can be used, the municipality must first determine that the proposed redevelopment area qualifies for designation as a "blighted area," "conservation area," or an "industrial park conservation area." Based on the conditions present, this Eligibility Study finds that the Study Area qualifies for designation as a combination of an improved conservation area and blighted vacant area.

Conservation Areas

A “conservation area” is an improved area located within the territorial limits of the municipality in which 50% or more of the structures have an age of 35 years or more. Such areas are not yet blighted but, because of a combination of three or more of the following conditions that are detrimental to the public safety, health, morals or welfare, may become a blighted area:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land use or layout
11. Environmental clean-up requirements
12. Lack of community planning
13. Lagging or declining equalized assessed value

Blighted Vacant Areas

If the property consists of vacant land, a combination of two or more of the following conditions qualifies the area as blighted, all as more fully discussed in Section 74.4-3(a)(2) of the Act (the “Vacant Blighted Area Option A Conditions”):

1. Obsolete platting of vacant land
2. Diversity of ownership of vacant land
3. Tax or special assessment delinquencies on such land
4. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land
5. Environmental clean-up requirements
6. Lagging or declining equalized assessed value

Vacant land may also qualify as blighted if any one of the following conditions is present, all as more fully described in Section 74.4-3(a)(3) of the Act (the “Vacant Blighted Area Option B Conditions”):

1. The area consists of one or more unused quarries, mines or strip mine ponds
2. The area consists of unused rail yards, tracks or rights-of-way
3. The area is subject to flooding as certified by a registered professional engineer or appropriate regulatory agency

4. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation or dredge sites
5. The area is between 50 to 100 acres, 75 percent vacant, shows deleterious qualities and was designated as a town center before 1982, but not developed for that purpose
6. The area qualified as blighted immediately before it became vacant

The Act defines blighted and conservation areas and amendments to the Act also provide guidance as to when the conditions present qualify an area for such designation. Where any of the conditions defined in the Act are found to be present in the Study Area, they must be: 1) documented to be present to a meaningful extent so that the municipality may reasonably find that the condition is clearly present within the intent of the Act, and 2) reasonably distributed throughout the vacant or improved part of the Study Area, as applicable, to which each condition pertains.

The test of eligibility of the Study Area is based on the conditions of the area as a whole. The Act does not require that eligibility be established for each and every property in the Study Area.

2. ELIGIBILITY STUDIES AND ANALYSIS

An analysis was undertaken to determine whether any or all of the blighting conditions listed in the Act are present in the Project Area, and if so, to what extent and in which locations. In order to accomplish this evaluation the following tasks were undertaken:

1. Exterior survey of the condition and use of each building;
2. Field survey of environmental conditions involving parking facilities, public infrastructure, site access, fences and general property maintenance;
3. Analysis of existing land uses and their relationships;
4. Comparison of surveyed buildings to zoning regulations;
5. Analysis of the current platting, building size and layout;
6. Analysis of building floor area and site coverage;
7. Review of previously prepared plans, studies, inspection reports and other data;
8. Analysis of real estate assessment data;
9. Review of available building permit records to determine the level of development activity in the area; and
10. Review of building code violations.

The exterior building condition survey and site conditions survey of the Study Area were undertaken between December 2004 and June 2005. The analysis of site conditions was organized by tax block as shown in *Figure B: Tax Blocks*, with the corresponding existing land use in *Figure C: Property Type* shows the distribution of improved property and vacant land within the Study Area.

Building Condition Evaluation

This section summarizes the process used for assessing building conditions in the Study Area. These standards and criteria were used to evaluate the existence of dilapidation or deterioration of structures.

The building condition analysis is based on a thorough exterior inspection of the buildings and sites conducted by Ernest R. Sawyer Enterprises between December 2004 and March 2005 and additional field verification conducted by Camiros, Ltd. in June 2005. Structural deficiencies in building components and related environmental deficiencies in the Study Area were noted during the survey.

Building Components Evaluated

During the field survey, each component of the buildings in the Study Area was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

Primary Structural Components

These include the basic elements of any building: foundation walls, load-bearing walls and columns, roof, roof structures and facades.

Secondary Components

These are components generally added to the primary structural components and are necessary parts of the building, including exterior and interior stairs, windows and window units, doors and door units, interior walls, chimney, and gutters and downspouts.

Each primary and secondary component was evaluated separately as a basis for determining the overall condition of individual buildings. 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.

Building Component Classification

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below.

Sound

Building components that contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

Deficient – Requiring Minor Repair

Building components containing defects (loose or missing material or holes and cracks over a limited area), which often may be corrected through the course of normal maintenance. Minor defects have no real effect on either the primary or secondary components and the correction of such defects may be accomplished by the owner or occupants. Examples include tuckpointing masonry joints over a limited area or replacement of less complicated components. Minor defects are not considered in rating a building as structurally substandard.

Deficient – Requiring Major Repair

Building components that contain major defects over a widespread area that would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

Critical

Building components that contain major defects (bowing, sagging, or settling to any or all exterior components causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive that the cost of repair would be excessive.

Final Building Rating

After completion of the exterior building condition survey, each structure was placed in one of three categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below:

Sound

Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have no minor defects.

Deficient

Deficient buildings contain defects that collectively are not easily correctable and cannot be accomplished in the course of normal maintenance. The classification of major or minor reflects the degree or extent of defects found during the survey of the building.

- Deficient-Minor

Buildings classified as “deficient – requiring minor repairs” have more than one minor defect, but no major defects.

- Deficient-Major

Buildings classified as “deficient – requiring major repairs” have at least one major defect in one of the primary components or in the combined secondary components, but less than one critical defect.

Substandard

Structurally substandard buildings contain defects that are so serious and so extensive that the building must be removed. Buildings classified as structurally substandard have two or more major defects.

Minor deficient and major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Act. Substandard buildings are the same as dilapidated buildings.

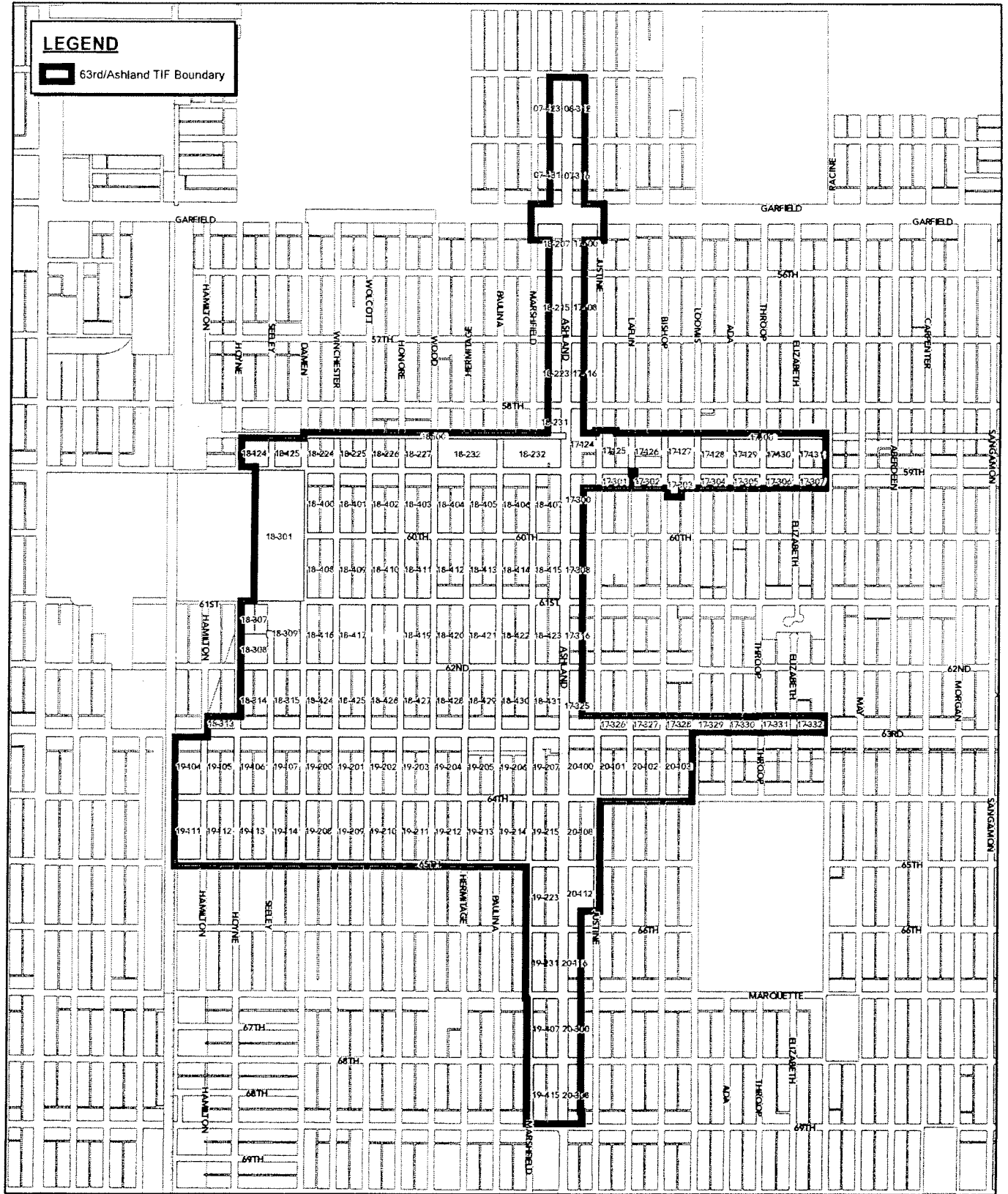
Eligibility Determination

Where a condition is described as being present to a *meaningful* extent, the condition is present with respect to a majority of tax blocks to which the condition pertains and is reasonably distributed in the Study Area. The presence of such conditions has a major adverse impact or influence on adjacent and nearby property. A condition described as being present to a *minor extent* indicates that the condition is present, but that the distribution of impact of the condition is more limited, affecting fewer than 50% of applicable tax blocks. A statement that the condition is *not present* indicates that either no information was available or that no evidence was documented as a result of the various surveys and analyses. Conditions whose presence could not be determined with certainty were not considered in establishing eligibility.

In order to establish the eligibility of a redevelopment project area under the improved “conservation area” criteria established in the Act, at least 50% of buildings must be 35 years of

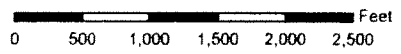
age or older and at least three of 13 eligibility conditions must be meaningfully present and reasonably distributed throughout the Study Area with respect to improved property. For vacant land, either two Vacant Blighted Area Option A Conditions or one Vacant Blighted Area Option B Condition (described below) must be meaningfully present and reasonably distributed with respect to the vacant land.

Each condition identified in the Act for determining whether an area qualifies as a conservation area or blighted vacant area is discussed below and a conclusion is presented as to whether or not the condition is present in the Study Area to a degree sufficient to warrant its inclusion as a blighting condition in establishing the eligibility of the Study Area for designation as a redevelopment project area under the Act. These findings describe the conditions that exist and the extent to which each condition is present.



LEGEND
 [Thick black line] 63rd/Ashland TIF Boundary

FIGURE B
TAX BLOCK MAP
 63RD/ASHLAND TIF



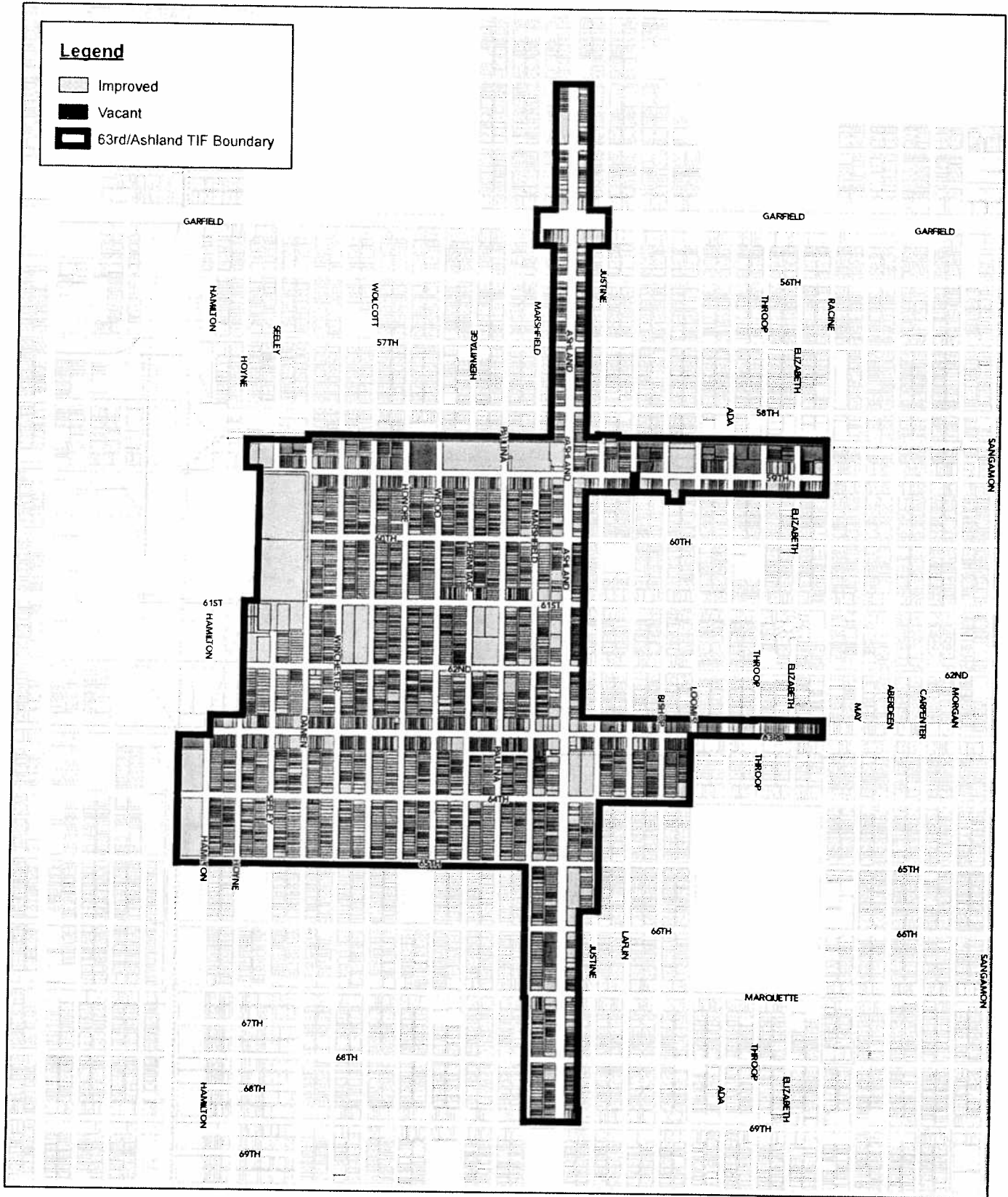
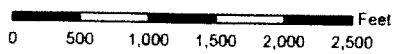


FIGURE C
PROPERTY TYPE
 63RD/ASHLAND TIF



3. PRESENCE AND DISTRIBUTION OF ELIGIBILITY CONDITIONS

This *Eligibility Study* finds that the Study Area qualifies for designation as a combination of an improved conservation area and blighted vacant area under the criteria contained in the Act. Improved property qualifies because the required age threshold is satisfied with 92.5% of buildings being at least 35 years of age and six of the conditions cited in the Act that are meaningfully present and reasonably distributed within the Study Area. Five other conditions are present in the area to a more limited degree and support the overall conclusions reached in this study. These conditions and whether they are present to a major or minor extent within the Study Area are as follows:

1. Dilapidation (minor)
2. Obsolescence (major)
3. Deterioration (major)
4. Presence of structures below minimum code standards (major)
5. Illegal use of structures (minor)
6. Excessive vacancies (major)
7. Lack of ventilation, light or sanitary facilities (minor)
8. Inadequate utilities (minor)
9. Excessive land coverage or overcrowding of community facilities (minor)
10. Deleterious land use or layout (major)
11. lack of community planning (major)

The vacant portion of the Study Area qualifies as a blighted vacant area by virtue of the presence of four Vacant Blighted Area Option A Conditions that are meaningfully present and reasonably distributed, affecting a majority of tax blocks that contain vacant land. One other Vacant Blighted Area Option A Condition is present to a more limited extent. These conditions and the degree to which they are present in the Study Area are as follows:

1. Obsolete platting (minor)
2. Diversity of ownership (major)
3. Tax and special assessment delinquencies (major)
4. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land (major)
5. Lagging or declining EAV (major)

The presence and distribution of eligibility conditions related to the qualification of the Study Area for designation as a combination of an improved conservation area and a vacant blighted area are presented below. Following the discussion of the eligibility of the improved portion of the Study Area, the Vacant Blighted Area Option A eligibility conditions related to vacant land are discussed. Vacant Blighted Area Option B Conditions were also evaluated to determine their applicability with respect to vacant land in the Study Area. However, because sufficient Option A

Conditions are present, a rigorous examination of the Option B conditions was not undertaken and these criteria were not used as a primary means of establishing eligibility of vacant land for designation as a blighted vacant area under the Act. The distribution of these conditions within the Study Area is presented in *Table C: Distribution of Conservation Area Eligibility Conditions* at page C-26 and *Table D: Distribution of Vacant Blighted Area Eligibility Conditions* at page C-30.

IMPROVED PROPERTY

Improved property includes parcels that contain buildings, structures, parking or other physical improvements. Improved property may include single parcels or multiple parcels under single or common ownership. Landscaped yards, open space or other ancillary functions may also be classified as improved property for the purposes of the eligibility analysis if they are obviously accessory to an adjacent building (primary use).

In order to establish the eligibility of the improved property of a redevelopment project area under the “conservation area” criteria established in the Act, 50% or more of the buildings must be 35 years of age or older and at least three of 13 eligibility conditions must be meaningfully present and reasonably distributed throughout the Study Area.

Age

The Study Area contains 2,007 structures, with 1,857 of these buildings identified as having been built in 1970 or earlier. Thus, the required age threshold is met with 92.5% of buildings being 35 years of age or older. More than half of the buildings in the Study Area date from 1909 or earlier. Approximately 200 buildings were built after World War II.

Conservation Area Eligibility Conditions

The presence and distribution of eligibility conditions related to the qualification of the Study Area for designation as a conservation area are discussed below.

1. Dilapidation

As defined in the Act, “dilapidation” refers to an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvement in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

A total of 212 buildings were classified as dilapidated during the eligibility analysis. These structures were located on 53 tax blocks, representing 46% of the tax blocks containing improved property. On 41 tax blocks these buildings represented at least 10% of the total building stock and were considered to be present to a major extent. On 12 other blocks dilapidated buildings were present to a lesser extent. The presence of these dilapidated buildings has an adverse impact on adjacent properties.

Conclusion: Dilapidated buildings contribute to the overall image of the Study Area as an area that is in need of significant improvement. However, because this condition affects

fewer than half of the improved tax blocks, this condition was found to be present to a minor extent and not used to qualify the area for designation as a conservation area. However, the continued presence of dilapidated structures within the Study Area represents a strong negative influence on other property in the Study Area, and an argument can be made that although this condition affects fewer than half of the tax blocks with improved property, this condition is meaningfully present and reasonably distributed within the Study Area as required by the Act.

2. *Obsolescence*

As defined in the Act, “obsolescence” refers to the condition or process of falling into disuse. Structures have become ill suited for the original use. In making findings with respect to buildings, it is important to distinguish between *functional obsolescence* which relates to the physical utility of a structure, and *economic obsolescence* which relates to a property's ability to compete in the marketplace.

Functional Obsolescence

Historically, structures have been built for specific uses or purposes. The design, location, height, and space arrangement are intended for a specific occupant at a given time. Buildings become obsolete when they contain characteristics or deficiencies which limit their use and marketability after the original use ceases. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, the improper orientation of the building on its site and similar conditions which detracts from the overall usefulness or desirability of a property.

Economic Obsolescence

Economic obsolescence is normally a result of adverse conditions which cause some degree of market rejection and depreciation in market values.

If functionally obsolete properties are not periodically improved or rehabilitated, or economically obsolete properties are not converted to higher and better uses, the income and value of the property erodes over time. This value erosion leads to deferred maintenance, deterioration, and excessive vacancies. These manifestations of obsolescence then begin to have an overall blighting influence on surrounding properties and detract from the economic vitality of the overall area.

Obsolescence as an eligibility condition should be based upon the documented presence and reasonable distribution of buildings evidencing such obsolescence. Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or reuse. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse affect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area.

Buildings within the Study Area are both functionally and economically obsolete. As noted previously, 92.5% of buildings are more than 35 years old. The age of a structure is often a key indicator of its relative usefulness. Older structures frequently require extensive maintenance in order to maintain mechanical systems or structural integrity. The costs

involved in maintaining and upgrading older buildings often create adverse impacts on existing users and create impediments to the marketability and reuse of industrial or commercial structures.

Many commercial buildings lack reasonably required off-street parking and have inadequate provision for service and loading. Many residential structures have also reached the end of their useful lives without major rehabilitation to replace mechanical systems. Obsolescence was considered to be present to a major extent on blocks where this condition affected at least 25% of improved tax parcels. Of the 2,163 improved tax parcels, 1,431 or 66% were found to be functionally or economically obsolete. These parcels are found on 98 of the improved tax blocks, representing 85% of such tax blocks. Many of these properties are also deteriorated and in need of significant investment to enable them to be restored to functional use.

Conclusion: Obsolescence is meaningfully present and reasonably distributed within the Project Area, affecting a majority of improved tax blocks.

3. Deterioration

As defined in the Act, "deterioration" refers to, with respect to buildings, defects including but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including but not limited to surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Based on the definition given by the Act, deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. The vast majority of improved property in the Study Area (1,778 or 82% of improved tax parcels) exhibit deterioration with respect to site improvements, structures and buildings. In addition, public infrastructure including alleys, sidewalks, public parking and curbs and gutters is also deteriorated.

Conclusion: Deterioration is meaningfully present and reasonably distributed within the Study Area.

4. Presence of Structures Below Minimum Code Standards

As defined in the Act, the "presence of structures below minimum code standards" refers to all structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

As referenced in the definition above, the principal purposes of governmental codes applicable to properties are to require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy; to be safe for occupancy against fire and similar hazards; and/or to establish minimum standards essential for safe and sanitary

habitation. Structures below minimum code standards are characterized by defects or deficiencies that threaten health and safety.

Structures below minimum code standards were identified on 63 of the 116 tax blocks that contain improved property, or 54% of improved tax blocks. On 33 blocks, such structures represent at least 25% of all buildings, while they were present to a lesser degree on the remaining tax blocks. Included in this total were buildings cited with code violations over the past three years and dilapidated buildings. In all, 230 buildings were identified. Not included in this total are vacant lots that previously contained substandard buildings that have been demolished. Because this analysis only involved published inspection reports and the exterior building conditions survey, the degree to which this condition is present in the area is most likely significantly understated.

Conclusion: This condition was found to be meaningfully present and reasonably distributed in the Study Area.

5. *Illegal Use of Structures*

There is an illegal use of a structure when structures are used in violation of federal, state or local laws. Based on the surveys conducted, 14 structures found on twelve tax blocks were identified as having uses which are not permitted by zoning or other applicable regulations.

Conclusion: This condition is present to a limited extent within the Study Area, affecting 10% of improved tax blocks and was not used to establish eligibility as a conservation area under the Act.

6. *Excessive Vacancies*

As defined in the Act, "excessive vacancies" refers to the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

This condition was considered to be present to a major extent where more than 25% of buildings on the block contained vacancies. Not included in this analysis were the vacant lots found on many of the tax blocks in the Study Area. During the building condition survey 189 vacant buildings were identified; 107 improved tax blocks contain one or more vacant or underutilized buildings. Many of these buildings have been boarded up and are also classified as dilapidated. These buildings represent an adverse impact on surrounding property.

Conclusion: This condition is meaningfully present and reasonably distributed in the Study Area, affecting 66% of improved tax blocks.

7. *Lack of Ventilation, Light, or Sanitary Facilities*

As defined in the Act, "lack of ventilation, light, or sanitary facilities" refers to the absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or

windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

The presence of this condition within the Study Area is primarily evidenced by boarded up buildings, which are found scattered throughout the improved portions of the Study Area. In addition, many properties have inadequate garbage facilities which results in wind-blown trash that is found throughout the Study Area. Fifty-five structures were identified as being affected by this condition. These properties were present to a major extent on 11 blocks and to a minor extent on 13 tax blocks.

Conclusion: This condition is present to a limited extent within the Study Area, affecting 22% of improved tax blocks and was not used to establish eligibility as a conservation area under the Act.

8. Inadequate Utilities

As defined in the Act, "inadequate utilities" refers to underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

All properties within the Study Area are presently served by appropriate utilities. However, given the age of the area it is likely that some of these utilities are antiquated and in need of replacement. Information needed to fully document the presence of this condition within the Study Area was not available. Thus, the presence of this condition within the Study Area is likely understated.

Conclusion: This condition is present to a limited extent within the Study Area, affecting 16% of improved tax blocks and was not used to establish eligibility as a conservation area under the Act.

9. Excessive Land Coverage or Overcrowding of Community Facilities

As defined in the Act, "excessive land coverage or overcrowding of community facilities" refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings,

lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

This condition is present to a limited extent within the Study Area, concentrated primarily along the South Ashland Avenue, West 59th Street and West 63rd Street commercial corridors, affecting 292 properties located on 38 tax blocks.

Conclusion: This condition is present to a limited extent within the Study Area, affecting 33% of improved tax blocks and was not used to establish eligibility as a conservation area under the Act.

10. Deleterious Land Use or Layout

As defined in the Act, “deleterious land-use or layout” refers to the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

Examples of incompatible land use relationships include vacant and boarded buildings next to occupied residential and commercial buildings, single-family houses and churches in industrial zoning districts, and commercial uses in areas zoned for residential use. A total of 309 improved tax parcels were found to be incompatible with adjacent uses. The large numbers of vacant lots in the area also contribute to deleterious conditions in the Study Area. Many of these lots contain debris which has been illegally dumped and wind-blown trash that creates an uninviting neighborhood image.

Conclusion: This condition is meaningfully present and reasonably distributed in the Study Area, affecting 90% of improved tax blocks.

11. Environmental Clean-Up Requirements

As defined in the Act, “environmental clean-up” means that the area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or Federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Conclusion: The degree to which this condition is present within the Study Area was not documented as part of the eligibility analysis. Thus, the extent to which this condition may be present in the Study Area is unknown.

12. Lack of Community Planning

As defined in the Act, “lack of community planning” means that the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a

comprehensive or other community plan or that the plan was not followed at the time of the area's development. This condition must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

The pattern of land use and the large numbers of vacant lots within the area are evidence of a lack of community planning in the area. Approximately 100 buildings were identified that are located on multiple tax parcels, which is an example of the failure to follow proper planning by consolidating parcels into a single building lot. Although certain portions of the Study Area were designated by the City as redevelopment areas in 1999 in an effort to address deleterious conditions, these designations have not been able to stem the Study Area's continuing decline.

More than half of the buildings in the Study Area were built well before Chicago's first zoning ordinance was adopted in 1922, with many of these buildings also predating the 1909 Burnham Plan for Chicago's growth and development.

Conclusion: This condition is meaningfully present and reasonably distributed in the Study Area, affecting 89% of improved tax blocks.

13. Lagging or Declining Equalized Assessed Value

As defined in the Act, this condition is present when the Study Area can be described by one of the following three conditions: 1) the total equalized assessed value ("EAV") has declined in three of the last five years; 2) the total EAV is increasing at an annual rate that is less than the balance of the municipality for three of the last five years; or 3) the total EAV is increasing at an annual rate that is less than the Consumer Price Index for all Urban Consumers for three of the last five years.

Table A: Comparative Increase in Equalized Assessed Value (EAV) compares the annual change in EAV for improved property within the Study Area with the balance of the City.

Table A:

COMPARATIVE INCREASE IN EQUALIZED ASSESSED VALUE (EAV) – IMPROVED PROPERTY

	2004	2003*	2002	2001	2000*
Study Area – EAV and % Change over Prior Year	\$43,550,642 7.35%	\$40,579,656 23.61%	\$32,828,084 15.78%	\$28,354,654 4.01%	\$27,261,341 8.18%
Balance of City of Chicago - % Change over Prior Year	3.96%	17.29%	7.98%	3.71%	14.49%

*Reassessment years

Source: Cook County Tax Extension Office

As shown in *Table A*, the total equalized assessed value of property within the Study Area lagged that of the City for the 2000 tax year but has grown faster than the balance of the City for the last four years. Thus, the necessary test has not been met to establish the presence of this condition within the Study Area with respect to improved property. While the EAV has grown at a faster rate than balance of the City, a careful analysis indicates that this is due to a combination of the extremely low assessed values that are being brought more in line with assessments in other parts of Chicago, and transfer of properties to owners who are not eligible for homeowner or senior exemptions, which in many cases has resulted in percentage increases in equalized assessed value of 100% or more. In addition, a number of buildings have been demolished in the area and are now vacant lots. These properties are not included in the improved property base EAV for purposes of this analysis. They are evaluated under the applicable Vacant Blighted Area Option A Condition.

Conclusion: Lagging or declining equalized assessed value is not present with respect to the improved portions of the Study Area, consistent with the definition contained in the Act.

VACANT LAND

For purposes of this analysis 1,070 tax parcels are classified as vacant land. These parcels represent 33% of the total number of tax parcels and 19% of land in the Study Area. Vacant land qualifies as a blighted area if any of two of the six Vacant Blighted Area Option A Conditions exist or if any one of the Vacant Blighted Area Option B Conditions exists.

Vacant land within the Study Area meets the criteria required for designation as a "vacant blighted area" as set forth in the Act. Four of the Vacant Blighted Area Option A Conditions, as described below are present on the majority of tax blocks containing vacant land. None of the Vacant Blighted Area Option B Conditions were used to establish eligibility as a blighted vacant area. However, a brief discussion of the presence of these conditions in the Study Area is provided below.

Vacant Blighted Area Option A Conditions

Vacant areas within the Study Area may qualify for designation as part of a redevelopment project area, if the sound growth of the redevelopment project area is impaired by a combination of two of six conditions listed in section 11-74.4-3(a)(2) of the Act, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the condition is clearly present within the intent of the Act; and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains. These conditions include:

A. Obsolete Platting

This condition is present when the platting of vacant land results in parcels of limited or narrow size or configuration of parcels in irregular size or shape that would be difficult to develop on a planned basis, in a manner compatible with contemporary standards and requirements. Obsolete platting is also evident where there is a failure to create rights-of-way for streets or alleys or where public rights-of-way are of inadequate widths, or easements for public utilities have not been provided.

Obsolete platting was found along the commercial corridors of the Study Area where parcels are not properly configured for contemporary commercial development. Assembly and consolidation is required to create parcels of sufficient size and shape to accommodate commercial development. This condition is not generally present within residential neighborhoods where lots were originally platted consistent with residential development requirements.

Conclusion: This condition was found to be present to a limited extent within the Study Area, affecting 27% of tax blocks with vacant land. Obsolete platting was not used to establish eligibility of the vacant portions of the Study Area as blighted.

B. Diversity of Ownership

This condition is present when the number of owners of the vacant land is sufficient in number to retard or impede the assembly of land for development. Most blocks with vacant land have multiple vacant lots with multiple owners. This condition was not present where one owner held all of the vacant land and presumably was in a position to pursue development options. This condition was considered to be present to a limited extent where two or three owners controlled the vacant land. However, on 90 of the 113 tax blocks with vacant land diversity of ownership is a significant impediment to land assembly that would allow new development to occur.

Conclusion: This condition is meaningfully present and reasonably distributed in the Study Area, affecting 89% of the tax blocks that contain vacant land.

C. Tax and Special Assessment Delinquencies

This condition exists when tax or special assessment delinquencies exist on the vacant land has been the subject of tax sales under the property tax code within the last five years.

The Study Area contains 576 tax parcels where taxes have not been paid for the 2003 tax year. These tax payments were due in the fall of 2004. 327 of these tax parcels are classified as vacant land, representing 30% of vacant tax parcels. Seventy-eight tax blocks contain one or more vacant lots that are tax delinquent. Of these parcels, 105 (32%) have been delinquent for multiple years and are included in the Cook County 2005 Scavenger Sale.

Conclusion: This condition is meaningfully present and reasonably distributed, affecting 69% of tax blocks containing vacant land.

D. Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land

Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land includes the improved areas as described in the previous sections. The criteria used for evaluating the deterioration of structures and site improvements in neighboring areas is presented in greater detail elsewhere in the *Eligibility Study*.

The improved part of the Study Area is adjacent to the vacant portion of the Study Area. As described previously in this report, deterioration is present to a meaningful degree in the improved portion of the Study Area, which makes up 65.5% of the total land area.

Conclusion: This condition is present to a meaningful extent and reasonably distributed within the Study Area.

E. Environmental Clean-Up

As defined in the Act, “environmental clean-up” means that the area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Conclusion: No existing environmental surveys were found that identify other sites within the Study Area as environmentally contaminated, nor were any such surveys conducted as part of this Study. Therefore, this condition was not documented as being present within the Study Area.

F. Lagging or Declining Equalized Assessed Value

As defined in the Act, a “declining or lagging equalized assessed valuation” means that the total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project is designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

Table B: Comparative Increase in Equalized Assessed Value (EAV) – Vacant Land compares the annual change in EAV for vacant land within the Study Area with the balance of the City.

**Table B:
COMPARATIVE INCREASE IN EQUALIZED ASSESSED VALUE (EAV) – VACANT LAND**

	2004	2003*	2002	2001	2000*
Study Area – EAV and % Change over Prior Year	\$6,228,538	\$6,558,459	\$4,507,128	\$4,489,463	\$4,832,240
	-5.03%	45.51%	0.39%	-7.09%	-10.38%
Balance of City of Chicago - % Change over Prior Year	3.96%	17.29%	7.98%	3.71%	14.49%

*Reassessment years

Source: Cook County Tax Extension Office

As shown in Table B above, the EAV of the vacant portions of the Study Area declined for three of the last five tax years and lagged that of the City for one additional year.

Conclusion: The vacant portion of the Study Area satisfies the definition contained in the Act with respect to stagnant or declining EAV for four of the past five years. Therefore, this condition is meaningfully present and reasonably distributed affecting the Study Area.

Vacant Blighted Area Option B Conditions

Vacant areas within the Study Area may qualify for designation as part of a redevelopment project area, if the sound growth of the redevelopment project area is impaired by the presence of one of several conditions listed in section 11-74.4-3(a)(3) of the Act, with that presence documented to (i) a meaningful extent so that a municipality may reasonably find that the condition is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains. As noted previously, because of the documented presence of the Vacant Blighted Area Option A Conditions, only a general assessment of the Vacant Blighted Area Option B Conditions is included in this *Eligibility Study*. These conditions and the degree to which they are found in the vacant portions of the Study Area are described below.

G. Unused Quarries, Mines or Strip Mine Ponds

These facilities are not present in the Study Area.

H. Unused Railyards, Rail Tracks or Railroad Rights Of Way

This condition is present on blocks north of West 59th Street where abandoned railroad right-of-way forms the northern edge of the Study Area. This condition is present on a total of 174 tax blocks representing 12% of tax blocks with vacant land.

I. Chronic Flooding

The presence of this condition was not evaluated as part of the eligibility analysis.

J. Unused or Illegal Disposal Site

Evidence of illegal dumping was found throughout the vacant portions of the Study Area to a limited extent. Additionally, wind-blown trash was observed throughout the Study Area, affecting both improved property and vacant land. Because of the proximity of these sites to improved property, these conditions contribute to the finding of deleterious land use and layout with respect to the improved portions of the Study Area.

K. Blighted Before Becoming Vacant

An analysis of building permit activity identified 84 buildings that have been demolished in the Study Area since 2000, a number of which had been previously identified as dilapidated or having serious code violations in previous City surveys. Additionally, the evaluation of building permit activity in the Study Area demonstrates that there has not been substantial private investment in the surrounding area. This condition was found to be present to a major

extent on four tax blocks and to a limited extent on ten other tax blocks, affecting 12% of all tax blocks that contain vacant land.

Eligibility Analysis Summary

On the basis of the above review of current conditions, the Study Area meets the criteria for qualification as a combination of an improved conservation area and a blighted vacant area.

More than 50% of the buildings within the Study Area are 35 years of age or older. The Study Area exhibits the presence of 11 of the 13 conservation area eligibility conditions defined by the Act. Six of these conditions are meaningfully present and reasonably distributed within the Study Area affecting at least 50% of improved tax blocks. Five other conditions were found to be present to a limited extent and were not used to establish eligibility as a conservation area under the Act. Only three conditions are required to qualify as a conservation area under the Act, once the age threshold is met. *Table C: Distribution of Conservation Area Eligibility Conditions* summarizes the presence and distribution of the conditions applicable to eligibility of the Study Area as conservation area. This summary demonstrates the degree to which these conditions are meaningfully present and reasonably distributed within the Study Area.

Vacant land within the Study Area qualifies for designation as a blighted vacant area. *Table D: Distribution of Blighted Vacant Area Eligibility Conditions* summarizes the presence and distribution of the applicable conditions. Five Blighted Vacant Area Option A Conditions are present in the vacant portion of the Study Area. Four of these conditions are meaningfully present and reasonably distributed in the Study Area affecting at least 67% of tax blocks with vacant land. Only two are required to qualify as a blighted vacant area under the Act. In addition, two Blighted Vacant Area Option B Conditions were found to be present with respect to a limited number of tax blocks with vacant land. The presence of these conditions supports the findings of eligibility of the vacant land for designation as a blighted vacant area.

Table C:

DISTRIBUTION OF CONSERVATION AREA ELIGIBILITY CONDITIONS

M = Present to a Major Extent
L = Present to a Limited Extent

<i>Legend of Eligibility Conditions- Improved Property</i>	
1	Dilapidation
2	Obsolescence
3	Deterioration
4	Presence of structures below minimum code standards
5	Illegal use of structures
6	Excessive vacancies
7	Lack of ventilation, light or sanitary facilities
8	Inadequate utilities
9	Excessive land coverage or overcrowding of community facilities
10	Deleterious land use or layout
11	Environmental contamination
12	Lack of community planning
13	Lagging or declining EAV

Tax Blocks	Conservation Area Eligibility Conditions												
	1	2	3	4	5	6	7	8	9	10	11	12	13
20-07-423	M	M	M	M		M				M			
20-07-431	M	M	M	M		M	L	L	L	M		M	
20-08-312	M	M	M	M	L	L	L	L		M		M	
20-08-316	M	M	M	M		M			L	L		L	
20-17-100	M	L	M	M	M	M	M	L	M	M		M	
20-17-108	M	M	M	M	M	M	M	L	M	M		M	
20-17-116	L	M	L	L		M	L	L	M	M		M	
20-17-124	M	M	M	L		M	L	L	L	M		M	
20-17-125		M	M			M			M	M		M	
20-17-126	M	M	M	M	M	L	M	M	M	M		M	
20-17-127	M	M	M	M	M	M	M	M	M	M		M	
20-17-128	M	M	M	M	M	M	M	M	M	M		M	
20-17-129						M	M		M	M		M	
NO IMPROVED PROPERTY													
20-17-130	M	M	M	M		M	M	M	M	M		M	
20-17-131										M		M	
20-17-300		M	M			L				M		M	
20-17-301		M	M			M				M		M	
20-17-302		M	M							M		M	
20-17-303		M	M			M				M		M	
20-17-304	M	M	M	M		M				M		M	
20-17-305	M	M	M	M		M			M	M		M	
20-17-306	M	M	L			L	M		M	M		M	
20-17-307	M	M	M	M		M			M	M		M	
20-17-308			M						M	M		M	
20-17-316		M	M							M		M	
										M		M	

Table C: (Continued)

DISTRIBUTION OF CONSERVATION AREA ELIGIBILITY CONDITIONS

Tax Blocks	Conservation Area Eligibility Conditions												
	1	2	3	4	5	6	7	8	9	10	11	12	13
20-17-325	M	M	M	M		L	L		M	M		M	
20-17-326	M	M	M	M		M			M	M		M	
20-17-327	M	M	M	M		M			M	M		M	
20-17-328						M	M	M	M	M		M	
20-17-329	NO IMPROVED PROPERTY												
20-17-330	NO IMPROVED PROPERTY												
20-17-331	M	M	M	M	M	M	M	M	M	M		M	
20-17-332	M	M	M	M	L	M	M		M	M		M	
20-17-500	NO IMPROVED PROPERTY												
20-18-124		M	M										
20-18-125		M	M			M				M		L	
20-18-207			M							M		M	
20-18-215	M		M	L						L		L	
20-18-223		M	M			M	L			M		M	
20-18-224		M	M	L						M		M	
20-18-225	L	M	M	L		L				M		M	
20-18-226	M	M	M	M		M				M		M	
20-18-227										L			
20-18-231		M	L										
20-18-232		M	L			M							
20-18-301													
20-18-307													
20-18-308													
20-18-309		M	M										
20-18-313		M	M							L		L	
20-18-314	L	M	M	L									
20-18-315		M	M							M		M	
20-18-400		L	M	L		L				L		L	
20-18-401		L	M			L				M		M	
20-18-402		L	M			L				M		M	
20-18-403		M	M	L						L		L	
20-18-404	L	M	M	L						M		M	
20-18-405		M	M							M		M	
20-18-406		M	M	L		L				M		M	
20-18-407		M	M			L				M		M	
20-18-408		M	M							L		L	
20-18-409		M	M			L				M		M	
20-18-410	L	M	M	L		L				M		M	
										M		M	

Table C: (Continued)
DISTRIBUTION OF CONSERVATION AREA ELIGIBILITY CONDITIONS

Tax Blocks	Conservation Area Eligibility Conditions												
	1	2	3	4	5	6	7	8	9	10	11	12	13
20-18-411		M	M			L							
20-18-412		M	M			L				M		M	
20-18-413		M	M	L		L				M		M	
20-18-414		M	M			L				M		M	
20-18-415		M	M			L				M		M	
20-18-416		M	M			L				M		M	
20-18-417						L				M		M	
20-18-418		M	M										
20-18-419		M	M							M		M	
20-18-420		M	M							M		M	
20-18-421			M							M		M	
20-18-422		M	M										
20-18-423	L	M	M	L						M		M	
20-18-424		M	M										
20-18-425		M	M							M		M	
20-18-426		M	M	L						M		M	
20-18-427		M	M			L				M		M	
20-18-428		M	M	L		L				M		M	
20-18-429		M	M	L						M		M	
20-18-430		M	M			L				M		M	
20-18-431		M	M	L						M		M	
20-18-500										M		M	
20-19-104													
20-19-105	M	L	M	L									
20-19-106	M	M	M	L		M	L			M	M		M
20-19-107	M	M	M	M		M				M	M		M
20-19-111						L				M	M		M
20-19-112	M	M	M	M									
20-19-113	M	M	M	L		L		L	L	M			M
20-19-114	M	M	M	L						M	M		M
20-19-200	L	M	M	L		L		L	L	M	M		M
20-19-201		M	M	L						L			L
20-19-202	M	M	M	M		L				M			M
20-19-203	L	M	M	L						L			L
20-19-204	M	M	M	L						M			M
20-19-205	L	M	M	L		L				M			M
20-19-206		M	M	L		M				M			M
20-19-207	L	M	L	L		M				M			M
20-19-208		M	M			L				L			L
20-19-209	L	M	M	L		L				L			L
20-19-210			M			L				L			L
20-19-211			M			L				L			L
										M			M

Table C: (Continued)
DISTRIBUTION OF CONSERVATION AREA ELIGIBILITY CONDITIONS

Tax Blocks	Conservation Area Eligibility Conditions												
	1	2	3	4	5	6	7	8	9	10	11	12	13
20-19-212			M										
20-19-213			M			L				M		M	
20-19-214	M	M	M	M		L				L		L	
20-19-215		M	M			L		L	M	M		M	
20-19-223	M	M	M	M		L			M	M		M	
20-19-231	M	M	M	M	L	L		L	M	M		M	
20-19-407	L	L	M	L				L	M	M		M	
20-19-415			M							M		M	
20-20-100			M							M		M	
20-20-101	M	M	M	M	L	L	L	L		M		M	
20-20-102	M	M	M	M		L			M	M		M	
20-20-103	M	M	M	M		L			M	M		M	
20-20-108	M	M	M	M	L	L			L	M		M	
20-20-112			L				L	L	M	M		M	
20-20-116	M	M	M	M		L	L	L					
20-20-300	M	M	M	M	L	M	L		M	M		M	
20-20-308	M	M	M	M	L	M	M	L	M	M		M	
Present to a Major Extent	41	92	103	33	5	32	12	5	33	89		88	
Present to a Minor Extent	12	6	6	30	7	44	14	13	5	15		15	
Total Affected Tax Blocks	53	98	109	63	12	76	26	18	38	104		103	
% of Blocks Affected (116 Blocks with Improved Property)	46%	85%	94%	54%	10%	66%	23%	16%	33%	90%		89%	

**TABLE D:
DISTRIBUTION OF VACANT BLIGHTED AREA ELIGIBILITY CONDITIONS**

M = Present to a Major Extent			
L = Present to a Limited Extent			
Legend of Eligibility Conditions – Vacant Land			
Option A Conditions (2 required)		Option B Conditions (1 required)	
A	Obsolete platting	G	Unused quarries, mines or strip ponds
B	Diversity of ownership	H	Unused rail yards, rail tracks or railroad right-of-ways
C	Tax and special assessment delinquencies	I	Subject to chronic flooding as certified by registered engineer or regulatory agency
D	Deterioration of structures or site improvements in areas adjacent to vacant land	J	Unused or illegal disposal site
E	Environmental clean-up	K	Blighted before becoming vacant
F	Lagging or declining equalized assessed value		

Tax Blocks	Vacant Blighted Area Eligibility Conditions										
	Option A Conditions (2 required)						Option B Conditions (1 required)				
	A	B	C	D	E	F	G	H	I	J	K
20-07-423	L	M		M		M					
20-07-431		M		M		M					
20-08-312		M	M	M		M					
20-08-316	L	M		M		M					
20-17-100		M		M		M					
20-17-108	M	M		M		M					
20-17-116	M	M	M	L		M					
20-17-124		M	M	M		M			M		
20-17-125	L	M		M		M			L		
20-17-126	M	M	M	M		M			L		
20-17-127				M		M			L		
20-17-128	L	L		L		M			M		
20-17-129	L	M		M		M			L		
20-17-130		M	M	M		M			M		
20-17-131		L				M			L		
20-17-300			M	M		M			M		
20-17-301		M	M	M		M					
20-17-302				M		M					
20-17-303				M		M					
20-17-304	M	M	M	L		M					
20-17-305	L	M	M	L		M					
20-17-306						M					
20-17-307											
20-17-307	L	M	M			M					
20-17-308		M	M	M		M					
20-17-316	L	M	M	M		M					L
20-17-325		M		M		M					
20-17-326		M		M		M					
20-17-327		M		L		M					
20-17-328		M				M					M
											L

TABLE D: (Continued)
DISTRIBUTION OF VACANT BLIGHTED AREA ELIGIBILITY CONDITIONS

Tax Blocks	Vacant Blighted Area Eligibility Conditions										
	Option A Conditions (2 required)						Option B Conditions (1 required)				
	A	B	C	D	E	F	G	H	I	J	K
20-17-329			M			M					
20-17-330				M		M					M
20-17-331	NO VACANT LAND										
20-17-332		L	M	M		M					
20-17-500	M			M		M		M			
20-18-124	NO VACANT LAND										
20-18-125		L		L		M					
20-18-207		M	M	M		M					
20-18-215		M	M	M		M					
20-18-223		M	M	M		M					
20-18-224		M		M		M					
20-18-225		M	M	M		M					
20-18-226		L		M		M					
20-18-227		L		M		M		L			
20-18-231		L		M		M		M			
20-18-232		L		L		M		M			
20-18-301	NO VACANT LAND										
20-18-307				M		M		M			
20-18-308	NO VACANT LAND										
20-18-309	NO VACANT LAND										
20-18-313		L	M	M		M					
20-18-314				M		M					
20-18-315		L		M		M					
20-18-400		M		M		M					
20-18-401		M	M	M		M					
20-18-402		M	M	M		M					
20-18-403		M	M	M		M					
20-18-404		M	M	M		M					
20-18-405		M	M	M		M					
20-18-406		M	M	M		M					
20-18-407		M	M	M		M					
20-18-408		M	M	M		M					
20-18-409		M	M	M		M					
20-18-410		M	M	M		M					
20-18-411		M	M	M		M					
20-18-412		M	M	M		M					
20-18-413		M	M	M		M					

TABLE D: (Continued)
DISTRIBUTION OF VACANT BLIGHTED AREA ELIGIBILITY CONDITIONS

Tax Blocks	Vacant Blighted Area Eligibility Conditions										
	Option A Conditions (2 required)						Option B Conditions (1 required)				
	A	B	C	D	E	F	G	H	I	J	K
20-18-414		M	M	M		M					
20-18-415		M	M	M		M					
20-18-416		M	M	M		M					
20-18-417	NO VACANT LAND										
20-18-418		M	M	M		M					
20-18-419		M	M	M		M					
20-18-420		M	M	M		M					
20-18-421	NO VACANT LAND										
20-18-422		M	M	M		M					
20-18-423		M	M	M		M					
20-18-424		M	M	M		M					
20-18-425		M	M	M		M					
20-18-426		M	M	M		M					
20-18-427		M	M	M		M					
20-18-428		M	M	M		M					
20-18-429		M	M	M		M					
20-18-430		M	M	M		M					
20-18-431		M	M	M		M					L
20-18-500	M			M		M		M			
20-19-104						M		M			
20-19-105	M	M	M	L		M					
20-19-106	M	M	M	M		M					L
20-19-107	L	M	M	L		M					
20-19-111	NO VACANT LAND										
20-19-112	L	M	M	M		M					
20-19-113	M	M	M	M		M					
20-19-114	M	M	M	M		M					
20-19-200		M	M	M		M					
20-19-201		M	M	M		M					
20-19-202		M	M	M		M					L
20-19-203		M	M	M		M					M
20-19-204		M	M	M		M					L
20-19-205		M	M	L		M					
20-19-206		M	M	M		M					
20-19-207		M	M	L		M					L
20-19-208		M	M	M		M					
20-19-209		M	M	M		M					
20-19-210		M	M	M		M					
20-19-211		M	M	M		M					
20-19-212		M	M	M		M					
20-19-213		M	M	M		M					

TABLE D: (Continued)
DISTRIBUTION OF VACANT BLIGHTED AREA ELIGIBILITY CONDITIONS

Tax Blocks	Vacant Blighted Area Eligibility Conditions										
	Option A Conditions (2 required)						Option B Conditions (1 required)				
	A	B	C	D	E	F	G	H	I	J	K
20-19-214	L	M	M	M		M					
20-19-215	M	M	M	M		M					
20-19-223	M	M	M	M		M					L
20-19-231		L	M	M		M					
20-19-407		M	M	M		M					
20-19-415		M		M		M					
20-20-100		L		M		M					
20-20-101	L	M	M	M		M					
20-20-102	L	M	M	M		M					L
20-20-103	L	M	M	M		M					L
20-20-108	M	M	M	M		M					M
20-20-112				L		M					
20-20-116	M	M		L		M					
20-20-300	M	M		M		M					
20-20-308	M	M		M		M					
Present to a Major Extent	16	90	78	95		113		9			4
Present to a Minor Extent	14	11	0	13		0		5			10
Total Affected Tax Blocks	30	101	78	108		113		14			14
% of Tax Blocks Affected (113 Blocks with Vacant Land)	27%	89%	69%	96%		100%		12%			12%

APPENDIX D

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 63RD-ASHLAND REDEVELOPMENT PROJECT AREA

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
1	2007423025	\$38,893	40	2008312013	\$20,042
2	2007423026	\$0	41	2008312014	\$20,042
3	2007423027	\$0	42	2008312015	\$43,194
4	2007423028	\$0	43	2008312016	\$162,923
5	2007423029	\$0	44	2008312017	\$26,038
6	2007423030	\$0	45	2008312018	\$12,757
7	2007423031	\$0	46	2008312019	\$12,497
8	2007423032	\$17,850	47	2008312020	\$14,467
9	2007423033	\$13,018	48	2008316001	\$23,738
10	2007423034	\$13,018	49	2008316002	\$19,150
11	2007423035	\$0	50	2008316003	\$19,150
12	2007423049	\$502,408	51	2008316004	\$28,114
13	2007431023	\$19,143	52	2008316005	\$41,497
14	2007431024	\$19,338	53	2008316006	\$13,018
15	2007431025	\$14,746	54	2008316007	\$13,018
16	2007431026	\$24,379	55	2008316008	\$18,313
17	2007431027	\$0	56	2008316009	\$22,285
18	2007431028	\$98,974	57	2008316010	\$17,443
19	2007431029	\$5,424	58	2008316011	\$83,648
20	2007431030	\$2,838	59	2008316012	\$26,483
21	2007431031	\$0	60	2008316013	\$131,999
22	2007431032	\$19,119	61	2008316032	\$72,058
23	2007431033	\$19,421	62	2008316033	\$241,431
24	2007431034	\$74,346	63	2008316034	\$17,893
25	2007431036	\$201,765	64	2017100001	\$174,975
26	2007431037	\$55,179	65	2017100002	\$131,526
27	2007431038	\$38,120	66	2017100003	\$188,510
28	2008312001	\$28,178	67	2017100004	\$0
29	2008312002	\$26,182	68	2017100005	\$0
30	2008312003	\$52,374	69	2017100006	\$13,548
31	2008312004	\$25,569	70	2017100007	\$20,260
32	2008312005	\$26,009	71	2017100008	\$18,300
33	2008312006	\$111,394	72	2017100009	\$7,964
34	2008312007	\$113,421	73	2017100010	\$7,964
35	2008312008	\$58,079	74	2017100011	\$0
36	2008312009	\$32,825	75	2017100012	\$14,084
37	2008312010	\$13,018	76	2017100013	\$0
38	2008312011	\$20,783	77	2017108003	\$17,167
39	2008312012	\$20,711	78	2017108004	\$7,964

RECORD #	PIN #	2004 EAV
79	2017108005	\$46,095
80	2017108006	\$7,964
81	2017108007	\$7,964
82	2017108008	\$20,933
83	2017108009	\$0
84	2017108010	\$5,991
85	2017108011	\$17,492
86	2017108012	\$13,744
87	2017108013	\$14,795
88	2017108014	\$7,964
89	2017108015	\$7,964
90	2017108016	\$7,964
91	2017108017	\$7,964
92	2017108018	\$4,577
93	2017108019	\$15,598
94	2017108020	\$0
95	2017108021	\$11,083
96	2017108022	\$58,468
97	2017108045	\$15,928
98	2017116001	\$27,828
99	2017116002	\$15,289
100	2017116003	\$0
101	2017116004	\$0
102	2017116005	\$0
103	2017116006	\$0
104	2017116007	\$0
105	2017116008	\$0
106	2017116009	\$0
107	2017116010	\$0
108	2017116011	\$0
109	2017116012	\$0
110	2017116013	\$14,468
111	2017116014	\$0
112	2017116015	\$0
113	2017116016	\$7,964
114	2017116017	\$7,964
115	2017116018	\$0
116	2017116019	\$23,604
117	2017124001	\$40,990
118	2017124002	\$13,574
119	2017124003	\$13,574
120	2017124004	\$14,627
121	2017124005	\$14,627
122	2017124006	\$13,917
123	2017124008	\$29,631
124	2017124009	\$25,765
125	2017124010	\$30,836
126	2017124011	\$25,327
127	2017124012	\$29,878

RECORD #	PIN #	2004 EAV
128	2017124013	\$22,602
129	2017124014	\$22,602
130	2017124015	\$1,659
131	2017124016	\$1,659
132	2017124027	\$1,800
133	2017124028	\$17,409
134	2017124029	\$19,042
135	2017124030	\$1,806
136	2017124031	\$20,343
137	2017124032	\$13,414
138	2017124033	\$0
139	2017124034	\$41,263
140	2017124035	\$695
141	2017124036	\$0
142	2017124037	\$6,287
143	2017125010	\$5,278
144	2017125011	\$0
145	2017125012	\$3,557
146	2017125013	\$1,806
147	2017125014	\$1,806
148	2017125015	\$29,363
149	2017125024	\$0
150	2017125025	\$1,759
151	2017125026	\$1,759
152	2017125027	\$7,756
153	2017125028	\$1,759
154	2017125029	\$1,759
155	2017125030	\$5,522
156	2017125031	\$6,165
157	2017125032	\$15,029
158	2017125033	\$0
159	2017125035	\$0
160	2017125036	\$3,518
161	2017126010	\$0
162	2017126011	\$8,992
163	2017126021	\$3,583
164	2017126022	\$1,803
165	2017126023	\$1,803
166	2017126024	\$1,803
167	2017126025	\$1,669
168	2017126031	\$24,732
169	2017126032	\$24,732
170	2017126033	\$22,231
171	2017126034	\$0
172	2017126038	\$92,133
173	2017126039	\$24,956
174	2017127029	\$0
175	2017127030	\$14,669
176	2017127031	\$231,334

RECORD #	PIN #	2004 EAV
177	2017128005	\$0
178	2017128006	\$0
179	2017128007	\$0
180	2017128008	\$0
181	2017128009	\$0
182	2017128010	\$4,626
183	2017128011	\$1,883
184	2017128012	\$0
185	2017128013	\$0
186	2017128014	\$0
187	2017128015	\$0
188	2017128016	\$9,419
189	2017128017	\$0
190	2017128018	\$15,686
191	2017129012	\$0
192	2017129013	\$0
193	2017129020	\$0
194	2017130019	\$0
195	2017130020	\$1,883
196	2017130021	\$1,883
197	2017130022	\$19,310
198	2017130023	\$1,808
199	2017130024	\$1,883
200	2017130025	\$1,883
201	2017130026	\$3,768
202	2017130027	\$3,691
203	2017130028	\$69,737
204	2017130029	\$69,737
205	2017130030	\$139,474
206	2017130031	\$39,594
207	2017130032	\$122,681
208	2017130033	\$9,188
209	2017130034	\$0
210	2017130035	\$0
211	2017131017	\$23,470
212	2017131018	\$7,148
213	2017131019	\$5,793
214	2017131020	\$1,883
215	2017131021	\$3,768
216	2017131022	\$677
217	2017131023	\$849,345
218	2017300001	\$397,346
219	2017300002	\$14,996
220	2017300003	\$21,105
221	2017300004	\$15,990
222	2017300005	\$15,990
223	2017300006	\$51,269
224	2017300007	\$39,148
225	2017300008	\$72,606

RECORD #	PIN #	2004 EAV
226	2017300009	\$39,192
227	2017300010	\$9,450
228	2017300011	\$9,450
229	2017300012	\$9,450
230	2017300013	\$0
231	2017300014	\$0
232	2017300017	\$0
233	2017300018	\$8,500
234	2017300019	\$6,842
235	2017300040	\$33,695
236	2017300041	\$0
237	2017301001	\$0
238	2017301002	\$0
239	2017301003	\$8,500
240	2017301004	\$0
241	2017301005	\$8,500
242	2017301006	\$13,117
243	2017301007	\$18,934
244	2017301008	\$0
245	2017301009	\$5,667
246	2017301010	\$0
247	2017302001	\$0
248	2017302002	\$0
249	2017302003	\$0
250	2017303001	\$206,963
251	2017303017	\$20,626
252	2017303034	\$38,404
253	2017304001	\$28,485
254	2017304002	\$76,776
255	2017304003	\$8,500
256	2017304004	\$8,500
257	2017304005	\$0
258	2017304006	\$20,253
259	2017304007	\$8,500
260	2017304008	\$8,500
261	2017304009	\$18,924
262	2017305001	\$0
263	2017305002	\$0
264	2017305003	\$0
265	2017305004	\$0
266	2017305005	\$0
267	2017305006	\$20,835
268	2017305007	\$7,032
269	2017305008	\$8,500
270	2017305009	\$37,889
271	2017305010	\$40,160
272	2017306006	\$22,331
273	2017306007	\$22,331
274	2017306008	\$22,331

RECORD #	PIN #	2004 EAV
275	2017306009	\$26,102
276	2017306010	\$0
277	2017306043	\$93,627
278	2017307001	\$0
279	2017307002	\$0
280	2017307005	\$12,599
281	2017307006	\$0
282	2017307007	\$45,471
283	2017307008	\$5,667
284	2017307009	\$15,300
285	2017307041	\$0
286	2017308001	\$0
287	2017308002	\$2,498
288	2017308003	\$27,869
289	2017308004	\$7,810
290	2017308005	\$58,837
291	2017308006	\$13,587
292	2017308007	\$7,810
293	2017308008	\$7,810
294	2017308009	\$7,810
295	2017308013	\$24,549
296	2017308014	\$15,622
297	2017308046	\$64,296
298	2017308047	\$23,372
299	2017308048	\$285,836
300	2017316001	\$7,418
301	2017316002	\$7,400
302	2017316003	\$7,400
303	2017316004	\$7,400
304	2017316005	\$0
305	2017316006	\$9,325
306	2017316011	\$7,964
307	2017316012	\$7,964
308	2017316013	\$9,515
309	2017316014	\$9,515
310	2017316015	\$9,515
311	2017316016	\$9,515
312	2017316017	\$9,515
313	2017316018	\$9,515
314	2017316019	\$9,515
315	2017316020	\$7,964
316	2017316021	\$0
317	2017316022	\$15,928
318	2017316035	\$6,808
319	2017316036	\$10,030
320	2017316037	\$1,502
321	2017316038	\$33,224
322	2017316039	\$21,839
323	2017316040	\$2,882

RECORD #	PIN #	2004 EAV
324	2017325001	\$7,810
325	2017325002	\$7,810
326	2017325003	\$14,305
327	2017325004	\$14,305
328	2017325005	\$14,305
329	2017325006	\$9,308
330	2017325007	\$13,724
331	2017325008	\$62,180
332	2017325009	\$46,911
333	2017325010	\$46,911
334	2017325011	\$61,129
335	2017325012	\$44,815
336	2017325013	\$28,930
337	2017325014	\$19,013
338	2017325015	\$21,262
339	2017325016	\$37,332
340	2017325034	\$34,216
341	2017325035	\$22,071
342	2017325036	\$0
343	2017325037	\$30,826
344	2017325038	\$0
345	2017326037	\$21,054
346	2017326038	\$89,042
347	2017326039	\$0
348	2017326042	\$42,363
349	2017326043	\$18,728
350	2017327033	\$0
351	2017327034	\$0
352	2017327035	\$0
353	2017327036	\$0
354	2017327037	\$0
355	2017327038	\$0
356	2017327039	\$0
357	2017327040	\$0
358	2017327041	\$0
359	2017328036	\$0
360	2017328037	\$0
361	2017328038	\$0
362	2017328039	\$0
363	2017328040	\$0
364	2017328041	\$0
365	2017328042	\$0
366	2017328043	\$0
367	2017329034	\$0
368	2017329035	\$0
369	2017329036	\$0
370	2017329037	\$0
371	2017330020	\$0
372	2017330021	\$0

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
373	2017330038	\$13,368	422	2018207005	\$47,769
374	2017330045	\$0	423	2018207006	\$13,570
375	2017330047	\$119,237	424	2018207007	\$80,473
376	2017331032	\$22,222	425	2018207019	\$0
377	2017331033	\$0	426	2018207020	\$0
378	2017331034	\$0	427	2018207021	\$7,810
379	2017331035	\$0	428	2018207022	\$0
380	2017331036	\$0	429	2018207023	\$0
381	2017331037	\$0	430	2018207024	\$0
382	2017331038	\$0	431	2018207025	\$42,205
383	2017331039	\$0	432	2018207026	\$5,205
384	2017331040	\$0	433	2018207027	\$15,624
385	2017331041	\$0	434	2018215023	\$28,433
386	2017332028	\$0	435	2018215024	\$35,704
387	2017332029	\$0	436	2018215025	\$7,810
388	2017332030	\$0	437	2018215026	\$30,277
389	2017332031	\$0	438	2018215027	\$23,034
390	2017332032	\$12,577	439	2018215028	\$0
391	2017332033	\$26,254	440	2018215029	\$0
392	2017332034	\$5,630	441	2018215030	\$24,765
393	2017332035	\$21,337	442	2018215031	\$0
394	2017332036	\$0	443	2018215032	\$0
395	2017332037	\$24,974	444	2018215033	\$0
396	2017332038	\$24,992	445	2018215034	\$0
397	2017500008	\$0	446	2018215035	\$0
398	2018124003	\$0	447	2018215036	\$25,672
399	2018124005	\$0	448	2018215037	\$7,810
400	2018124007	\$487	449	2018215038	\$7,810
401	2018124008	\$55,481	450	2018215039	\$7,810
402	2018124009	\$0	451	2018215040	\$7,810
403	2018125005	\$89,006	452	2018215041	\$29,708
404	2018125006	\$28,155	453	2018215042	\$0
405	2018125007	\$2,810	454	2018223024	\$7,055
406	2018125008	\$9,795	455	2018223025	\$150,995
407	2018125009	\$1,695	456	2018223026	\$104,066
408	2018125010	\$1,695	457	2018223027	\$90,649
409	2018125011	\$1,695	458	2018223027	\$15,019
410	2018125012	\$8,137	459	2018223031	\$15,019
411	2018125013	\$41,376	460	2018223032	\$15,019
412	2018125014	\$41,376	461	2018223033	\$14,099
413	2018125015	\$39,929	462	2018223034	\$15,019
414	2018125016	\$39,929	463	2018223035	\$14,571
415	2018125017	\$39,692	464	2018223036	\$27,004
416	2018125018	\$37,579	465	2018223037	\$29,337
417	2018125019	\$24,428	466	2018223038	\$13,602
418	2018207001	\$0	467	2018223039	\$13,602
419	2018207002	\$0	468	2018223040	\$26,128
420	2018207003	\$8,948	469	2018223041	\$13,904
421	2018207004	\$2,473	470	2018223042	\$0
				2018223043	\$30,401

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
471	2018224017	\$1,690	520	2018226027	\$0
472	2018224018	\$1,759	521	2018226028	\$0
473	2018224019	\$1,759	522	2018226029	\$0
474	2018224020	\$1,759	523	2018226030	\$25,896
475	2018224021	\$17,466	524	2018226031	\$71,035
476	2018224022	\$37,126	525	2018226032	\$71,035
477	2018224023	\$1,690	526	2018226033	\$14,334
478	2018224024	\$1,759	527	2018226034	\$0
479	2018224025	\$1,759	528	2018227012	\$174,043
480	2018224026	\$1,759	529	2018231006	\$2,081
481	2018224027	\$1,759	530	2018231011	\$42,726
482	2018224028	\$17,793	531	2018231012	\$47,542
483	2018224029	\$111,579	532	2018231013	\$35,357
484	2018224030	\$1,770	533	2018231017	\$23,022
485	2018224031	\$18,803	534	2018231018	\$26,509
486	2018224032	\$8,049	535	2018231019	\$0
487	2018224033	\$18,720	536	2018231020	\$77,809
488	2018224034	\$10,702	537	2018232001	\$0
489	2018224035	\$17,826	538	2018232003	\$8,436
490	2018224036	\$1,770	539	2018232004	\$3,967
491	2018224037	\$2,292	540	2018232005	\$191,174
492	2018225017	\$3,449	541	2018232006	\$29,275
493	2018225018	\$17,005	542	2018232007	\$0
494	2018225019	\$6,844	543	2018301004	\$0
495	2018225020	\$8,405	544	2018301005	\$0
496	2018225021	\$17,839	545	2018301006	\$0
497	2018225022	\$1,690	546	2018307001	\$0
498	2018225023	\$1,759	547	2018307002	\$0
499	2018225024	\$1,759	548	2018307003	\$0
500	2018225025	\$1,759	549	2018307004	\$0
501	2018225026	\$18,813	550	2018307005	\$0
502	2018225027	\$7,549	551	2018307006	\$0
503	2018225028	\$27,939	552	2018307007	\$0
504	2018225029	\$50,360	553	2018307008	\$0
505	2018225030	\$0	554	2018307018	\$0
506	2018225031	\$0	555	2018308018	\$0
507	2018225032	\$0	556	2018308019	\$0
508	2018225033	\$1,770	557	2018309010	\$14,228
509	2018225034	\$1,770	558	2018309011	\$5,100
510	2018225035	\$1,770	559	2018309012	\$34,556
511	2018225036	\$0	560	2018309013	\$31,480
512	2018226019	\$0	561	2018309014	\$31,151
513	2018226020	\$0	562	2018309015	\$19,154
514	2018226021	\$0	563	2018309016	\$29,399
515	2018226022	\$0	564	2018309017	\$6,664
516	2018226023	\$0	565	2018309018	\$21,907
517	2018226024	\$0	566	2018309019	\$10,038
518	2018226025	\$0	567	2018309043	\$10,239
519	2018226026	\$0	568	2018309044	\$0

RECORD #	PIN #	2004 EAV
569	2018309045	\$0
570	2018309046	\$24,948
571	2018309047	\$5,324
572	2018309048	\$13,751
573	2018309049	\$13,399
574	2018309050	\$1,976
575	2018309051	\$12,189
576	2018309052	\$21,515
577	2018309053	\$12,673
578	2018309054	\$3,671
579	2018309055	\$18,504
580	2018313016	\$14,365
581	2018313017	\$24,410
582	2018313024	\$9,092
583	2018313025	\$12,750
584	2018313026	\$83,970
585	2018314004	\$9,055
586	2018314005	\$19,279
587	2018314006	\$9,824
588	2018314007	\$19,416
589	2018314008	\$4,250
590	2018314009	\$4,250
591	2018314010	\$7,745
592	2018314011	\$44,044
593	2018314012	\$44,044
594	2018314013	\$13,736
595	2018314014	\$6,702
596	2018314015	\$6,702
597	2018314016	\$6,702
598	2018314017	\$1,770
599	2018314018	\$2,773
600	2018314019	\$31,207
601	2018314020	\$20,127
602	2018314025	\$13,925
603	2018314030	\$12,384
604	2018314031	\$7,415
605	2018314035	\$15,725
606	2018314036	\$0
607	2018314037	\$0
608	2018314038	\$5,667
609	2018314039	\$5,667
610	2018314040	\$5,667
611	2018314041	\$9,139
612	2018314042	\$914
613	2018314043	\$13,941
614	2018314044	\$13,226
615	2018314045	\$3,363
616	2018314046	\$15,373
617	2018314047	\$8,606

RECORD #	PIN #	2004 EAV
618	2018314048	\$24,044
619	2018314049	\$7,228
620	2018314050	\$12,283
621	2018314051	\$2,207
622	2018314052	\$9,646
623	2018314053	\$20,123
624	2018315001	\$180,603
625	2018315002	\$38,337
626	2018315003	\$12,920
627	2018315004	\$30,803
628	2018315005	\$36,920
629	2018315006	\$30,803
630	2018315007	\$36,261
631	2018315008	\$29,162
632	2018315009	\$5,100
633	2018315010	\$15,330
634	2018315011	\$12,650
635	2018315012	\$30,718
636	2018315015	\$0
637	2018315016	\$0
638	2018315017	\$0
639	2018315018	\$0
640	2018315019	\$0
641	2018315020	\$0
642	2018315021	\$0
643	2018315022	\$0
644	2018315023	\$0
645	2018315024	\$0
646	2018315025	\$0
647	2018315026	\$0
648	2018315027	\$0
649	2018315028	\$0
650	2018315029	\$17,123
651	2018315030	\$46,347
652	2018315031	\$45,422
653	2018315032	\$46,355
654	2018315033	\$15,874
655	2018315034	\$15,874
656	2018315035	\$15,874
657	2018315036	\$15,874
658	2018315037	\$26,746
659	2018315038	\$26,746
660	2018315039	\$26,746
661	2018315040	\$67,455
662	2018315041	\$3,658
663	2018400001	\$74,834
664	2018400002	\$3,176
665	2018400003	\$52,619
666	2018400004	\$0

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
667	2018400005	\$0	716	2018401010	\$0
668	2018400006	\$0	717	2018401011	\$9,636
669	2018400007	\$29,536	718	2018401012	\$17,837
670	2018400008	\$20,505	719	2018401013	\$24,160
671	2018400009	\$3,155	720	2018401014	\$5,151
672	2018400010	\$8,815	721	2018401015	\$18,473
673	2018400011	\$60,119	722	2018401016	\$5,151
674	2018400012	\$22,066	723	2018401017	\$18,138
675	2018400013	\$24,861	724	2018401018	\$5,865
676	2018400014	\$10,109	725	2018401019	\$20,582
677	2018400015	\$4,054	726	2018401020	\$18,955
678	2018400016	\$17,231	727	2018401021	\$3,915
679	2018400017	\$22,476	728	2018401022	\$9,956
680	2018400018	\$2,649	729	2018401023	\$4,054
681	2018400019	\$22,476	730	2018401024	\$17,579
682	2018400020	\$17,208	731	2018401025	\$4,054
683	2018400021	\$83,893	732	2018401026	\$4,054
684	2018400022	\$4,054	733	2018401027	\$17,577
685	2018400023	\$14,839	734	2018401028	\$4,155
686	2018400024	\$14,839	735	2018401029	\$20,291
687	2018400025	\$22,671	736	2018401030	\$23,494
688	2018400026	\$13,794	737	2018401031	\$13,069
689	2018400027	\$0	738	2018401032	\$24,534
690	2018400028	\$0	739	2018401033	\$18,339
691	2018400029	\$10,206	740	2018401034	\$5,553
692	2018400030	\$5,306	741	2018401035	\$19,253
693	2018400031	\$18,007	742	2018401036	\$19,011
694	2018400032	\$17,966	743	2018401037	\$17,700
695	2018400033	\$6,014	744	2018401038	\$4,054
696	2018400034	\$10,897	745	2018401039	\$4,252
697	2018400035	\$17,257	746	2018401040	\$26,130
698	2018400036	\$18,241	747	2018401041	\$2,406
699	2018400037	\$4,054	748	2018401042	\$4,054
700	2018400038	\$4,054	749	2018401043	\$4,054
701	2018400039	\$10,606	750	2018401044	\$2,947
702	2018400043	\$7,534	751	2018401045	\$7,675
703	2018400044	\$10,691	752	2018401046	\$2,998
704	2018400045	\$20,683	753	2018402001	\$59,087
705	2018400046	\$18,486	754	2018402002	\$16,523
706	2018400047	\$5,715	755	2018402003	\$19,161
707	2018401001	\$8,260	756	2018402004	\$8,260
708	2018401002	\$0	757	2018402005	\$28,111
709	2018401003	\$20,188	758	2018402006	\$8,260
710	2018401004	\$23,514	759	2018402007	\$0
711	2018401005	\$18,151	760	2018402008	\$8,260
712	2018401006	\$18,772	761	2018402009	\$8,260
713	2018401007	\$12,063	762	2018402010	\$4,224
714	2018401008	\$8,260	763	2018402011	\$9,925
715	2018401009	\$0	764	2018402012	\$18,097

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
765	2018402013	\$19,125	814	2018403017	\$4,054
766	2018402014	\$4,224	815	2018403018	\$4,054
767	2018402015	\$3,153	816	2018403019	\$18,257
768	2018402016	\$18,182	817	2018403020	\$7,873
769	2018402017	\$2,058	818	2018403021	\$7,873
770	2018402018	\$2,947	819	2018403022	\$17,705
771	2018402019	\$5,051	820	2018403023	\$0
772	2018402020	\$17,680	821	2018403024	\$18,241
773	2018402021	\$26,991	822	2018403025	\$9,295
774	2018402022	\$17,504	823	2018403026	\$4,054
775	2018402023	\$17,626	824	2018403027	\$7,602
776	2018402024	\$7,255	825	2018403028	\$34,682
777	2018402025	\$7,255	826	2018403029	\$7,624
778	2018402026	\$12,678	827	2018403030	\$8,656
779	2018402027	\$10,767	828	2018403032	\$17,796
780	2018402028	\$4,224	829	2018403033	\$4,054
781	2018402029	\$8,789	830	2018403034	\$4,054
782	2018402030	\$1,033	831	2018403035	\$11,341
783	2018402031	\$7,752	832	2018403036	\$4,054
784	2018402032	\$8,400	833	2018403037	\$4,054
785	2018402033	\$7,534	834	2018403038	\$4,054
786	2018402034	\$2,861	835	2018403039	\$4,054
787	2018402035	\$18,365	836	2018403040	\$4,054
788	2018402036	\$19,158	837	2018403041	\$0
789	2018402037	\$0	838	2018403042	\$0
790	2018402038	\$18,656	839	2018403043	\$7,339
791	2018402039	\$17,749	840	2018403044	\$10,015
792	2018402040	\$3,676	841	2018403045	\$18,445
793	2018402043	\$8,826	842	2018403046	\$16,745
794	2018402044	\$8,467	843	2018403047	\$23,270
795	2018402045	\$19,421	844	2018404001	\$17,376
796	2018402046	\$12,673	845	2018404002	\$7,644
797	2018402047	\$11,328	846	2018404003	\$9,046
798	2018403001	\$10,432	847	2018404004	\$17,597
799	2018403002	\$0	848	2018404005	\$17,597
800	2018403003	\$8,260	849	2018404006	\$0
801	2018403004	\$17,597	850	2018404007	\$7,656
802	2018403005	\$11,435	851	2018404008	\$0
803	2018403006	\$11,873	852	2018404009	\$4,250
804	2018403007	\$0	853	2018404010	\$21,966
805	2018403008	\$7,224	854	2018404011	\$0
806	2018403009	\$15,414	855	2018404012	\$4,250
807	2018403010	\$680	856	2018404013	\$4,250
808	2018403011	\$8,082	857	2018404014	\$8,455
809	2018403012	\$8,135	858	2018404015	\$18,566
810	2018403013	\$11,505	859	2018404016	\$4,250
811	2018403014	\$17,219	860	2018404017	\$0
812	2018403015	\$2,965	861	2018404018	\$4,250
813	2018403016	\$5,196	862	2018404019	\$8,709

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
863	2018404020	\$18,738	912	2018405023	\$9,610
864	2018404021	\$0	913	2018405024	\$18,081
865	2018404022	\$19,580	914	2018405025	\$4,250
866	2018404023	\$17,772	915	2018405026	\$11,721
867	2018404024	\$0	916	2018405027	\$3,186
868	2018404025	\$0	917	2018405028	\$7,622
869	2018404026	\$0	918	2018405029	\$18,785
870	2018404027	\$4,250	919	2018405030	\$17,607
871	2018404028	\$4,224	920	2018405031	\$20,335
872	2018404029	\$888	921	2018405032	\$1,656
873	2018404030	\$8,608	922	2018405033	\$4,250
874	2018404031	\$10,297	923	2018405034	\$4,250
875	2018404032	\$4,250	924	2018405035	\$18,349
876	2018404033	\$17,655	925	2018405036	\$4,250
877	2018404034	\$18,112	926	2018405037	\$18,079
878	2018404035	\$4,250	927	2018405038	\$7,068
879	2018404036	\$20,348	928	2018405039	\$4,250
880	2018404037	\$4,250	929	2018405040	\$5,014
881	2018404038	\$4,250	930	2018405041	\$4,250
882	2018404039	\$3,091	931	2018405042	\$3,498
883	2018404040	\$5,557	932	2018405043	\$4,250
884	2018404041	\$8,400	933	2018405044	\$17,947
885	2018404042	\$17,824	934	2018405045	\$18,764
886	2018404043	\$17,610	935	2018406001	\$12,534
887	2018404044	\$17,219	936	2018406002	\$17,680
888	2018404045	\$7,828	937	2018406003	\$0
889	2018404046	\$12,584	938	2018406004	\$0
890	2018405001	\$5,593	939	2018406005	\$9,961
891	2018405002	\$3,096	940	2018406006	\$18,792
892	2018405003	\$9,381	941	2018406007	\$4,250
893	2018405004	\$20,394	942	2018406011	\$19,529
894	2018405005	\$7,853	943	2018406012	\$13,279
895	2018405006	\$8,028	944	2018406013	\$16,899
896	2018405007	\$0	945	2018406014	\$4,250
897	2018405008	\$0	946	2018406015	\$6,603
898	2018405009	\$23,452	947	2018406016	\$25,208
899	2018405010	\$22,846	948	2018406017	\$18,174
900	2018405011	\$19,119	949	2018406018	\$0
901	2018405012	\$10,106	950	2018406019	\$9,145
902	2018405013	\$7,808	951	2018406020	\$0
903	2018405014	\$18,617	952	2018406021	\$5,198
904	2018405015	\$8,128	953	2018406022	\$4,250
905	2018405016	\$20,459	954	2018406023	\$18,161
906	2018405017	\$17,775	955	2018406024	\$19,781
907	2018405018	\$12,750	956	2018406025	\$0
908	2018405019	\$5,664	957	2018406026	\$23,315
909	2018405020	\$5,664	958	2018406027	\$61
910	2018405021	\$17,855	959	2018406028	\$4,224
911	2018405022	\$18,063	960	2018406029	\$10,776

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
961	2018406030	\$4,250	1010	2018407034	\$7,810
962	2018406031	\$11,180	1011	2018407035	\$44,714
963	2018406032	\$7,048	1012	2018407039	\$7,810
964	2018406033	\$4,250	1013	2018407040	\$10,532
965	2018406034	\$0	1014	2018407041	\$117,452
966	2018406035	\$0	1015	2018407042	\$68,630
967	2018406036	\$18,821	1016	2018407043	\$36,951
968	2018406037	\$17,607	1017	2018408001	\$4,036
969	2018406038	\$7,424	1018	2018408002	\$14,464
970	2018406039	\$18,761	1019	2018408003	\$10,125
971	2018406040	\$0	1020	2018408004	\$36,897
972	2018406041	\$0	1021	2018408005	\$25,413
973	2018406042	\$18,393	1022	2018408006	\$35,977
974	2018406043	\$0	1023	2018408007	\$25,181
975	2018406044	\$0	1024	2018408008	\$8,542
976	2018406046	\$4,961	1025	2018408009	\$33,221
977	2018406047	\$0	1026	2018408010	\$18,612
978	2018407001	\$13,249	1027	2018408011	\$8,497
979	2018407002	\$15,624	1028	2018408012	\$4,224
980	2018407003	\$42,746	1029	2018408013	\$4,224
981	2018407004	\$20,307	1030	2018408014	\$4,224
982	2018407005	\$15,609	1031	2018408015	\$4,224
983	2018407006	\$4,149	1032	2018408016	\$4,224
984	2018407007	\$2,769	1033	2018408017	\$6,343
985	2018407008	\$10,408	1034	2018408018	\$11,026
986	2018407009	\$12,879	1035	2018408019	\$4,224
987	2018407010	\$4,149	1036	2018408020	\$4,224
988	2018407011	\$18,231	1037	2018408021	\$18,172
989	2018407012	\$8,376	1038	2018408022	\$4,747
990	2018407013	\$0	1039	2018408023	\$4,224
991	2018407014	\$0	1040	2018408024	\$9,954
992	2018407015	\$7,370	1041	2018408025	\$4,188
993	2018407016	\$0	1042	2018408026	\$18,035
994	2018407017	\$6,634	1043	2018408027	\$0
995	2018407018	\$514	1044	2018408028	\$4,224
996	2018407019	\$4,149	1045	2018408029	\$17,839
997	2018407020	\$7,002	1046	2018408030	\$11,530
998	2018407021	\$24,948	1047	2018408031	\$20,930
999	2018407022	\$712	1048	2018408032	\$0
1000	2018407023	\$39,849	1049	2018408033	\$17,976
1001	2018407024	\$150,047	1050	2018408034	\$18,239
1002	2018407025	\$7,810	1051	2018408035	\$4,224
1003	2018407026	\$7,810	1052	2018408036	\$12,207
1004	2018407027	\$7,810	1053	2018408037	\$0
1005	2018407028	\$7,810	1054	2018408038	\$17,340
1006	2018407030	\$14,880	1055	2018408039	\$9,434
1007	2018407031	\$15,150	1056	2018408040	\$536
1008	2018407032	\$14,880	1057	2018408041	\$17,927
1009	2018407033	\$15,761	1058	2018408042	\$5,434

RECORD #	PIN #	2004 EAV
1059	2018408043	\$4,224
1060	2018408044	\$28,534
1061	2018408045	\$5,069
1062	2018408046	\$18,202
1063	2018408047	\$6,569
1064	2018409001	\$16,600
1065	2018409002	\$17,729
1066	2018409003	\$4,224
1067	2018409004	\$578
1068	2018409005	\$4,774
1069	2018409006	\$18,025
1070	2018409007	\$7,198
1071	2018409008	\$4,224
1072	2018409009	\$8,489
1073	2018409010	\$17,144
1074	2018409011	\$19,284
1075	2018409012	\$0
1076	2018409013	\$11,287
1077	2018409014	\$0
1078	2018409015	\$18,864
1079	2018409016	\$0
1080	2018409017	\$836
1081	2018409018	\$16,577
1082	2018409019	\$22,524
1083	2018409020	\$4,224
1084	2018409021	\$4,224
1085	2018409022	\$22,535
1086	2018409023	\$18,787
1087	2018409024	\$7,949
1088	2018409025	\$4,003
1089	2018409026	\$4,224
1090	2018409027	\$4,224
1091	2018409028	\$4,224
1092	2018409029	\$4,636
1093	2018409030	\$27,148
1094	2018409031	\$4,224
1095	2018409032	\$12,105
1096	2018409033	\$10,612
1097	2018409034	\$8,772
1098	2018409035	\$18,504
1099	2018409036	\$20,969
1100	2018409037	\$20,165
1101	2018409038	\$0
1102	2018409039	\$0
1103	2018409040	\$19,248
1104	2018409041	\$10,154
1105	2018409042	\$17,721
1106	2018409043	\$8,051
1107	2018409044	\$7,376

RECORD #	PIN #	2004 EAV
1108	2018409045	\$18,161
1109	2018409046	\$10,143
1110	2018409048	\$43,066
1111	2018409049	\$21,157
1112	2018410001	\$0
1113	2018410002	\$9,207
1114	2018410003	\$8,455
1115	2018410004	\$8,371
1116	2018410005	\$8,501
1117	2018410006	\$17,667
1118	2018410007	\$5,445
1119	2018410008	\$3,315
1120	2018410009	\$18,177
1121	2018410010	\$4,224
1122	2018410011	\$17,319
1123	2018410012	\$4,224
1124	2018410013	\$12,329
1125	2018410014	\$4,224
1126	2018410015	\$17,309
1127	2018410016	\$0
1128	2018410017	\$5,185
1129	2018410018	\$13,716
1130	2018410019	\$17,561
1131	2018410020	\$18,532
1132	2018410021	\$4,224
1133	2018410022	\$8,381
1134	2018410023	\$21,883
1135	2018410024	\$17,803
1136	2018410025	\$7,350
1137	2018410026	\$15,197
1138	2018410027	\$0
1139	2018410028	\$3,724
1140	2018410029	\$16,186
1141	2018410030	\$17,396
1142	2018410031	\$22,499
1143	2018410032	\$19,040
1144	2018410033	\$0
1145	2018410034	\$4,224
1146	2018410035	\$4,224
1147	2018410036	\$9,636
1148	2018410037	\$6,196
1149	2018410038	\$4,224
1150	2018410039	\$7,379
1151	2018410040	\$10,013
1152	2018410041	\$17,976
1153	2018410042	\$4,224
1154	2018410043	\$7,861
1155	2018410044	\$12,197
1156	2018410045	\$8,305

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
1157	2018410046	\$5,489	1206	2018412002	\$0
1158	2018410047	\$27,235	1207	2018412003	\$18,236
1159	2018411001	\$15,807	1208	2018412004	\$4,224
1160	2018411002	\$11,415	1209	2018412005	\$18,107
1161	2018411003	\$4,224	1210	2018412006	\$4,224
1162	2018411004	\$6,032	1211	2018412007	\$17,234
1163	2018411005	\$8,563	1212	2018412008	\$5,009
1164	2018411006	\$2,727	1213	2018412009	\$4,224
1165	2018411007	\$5,278	1214	2018412010	\$4,065
1166	2018411008	\$8,580	1215	2018412011	\$4,224
1167	2018411009	\$4,224	1216	2018412012	\$67
1168	2018411010	\$4,224	1217	2018412013	\$17,623
1169	2018411011	\$4,224	1218	2018412014	\$18,985
1170	2018411012	\$4,224	1219	2018412015	\$3,401
1171	2018411013	\$4,224	1220	2018412016	\$4,224
1172	2018411014	\$4,224	1221	2018412017	\$26,671
1173	2018411015	\$0	1222	2018412018	\$22,908
1174	2018411016	\$4,224	1223	2018412019	\$4,224
1175	2018411017	\$7,110	1224	2018412020	\$1,715
1176	2018411018	\$7,706	1225	2018412021	\$4,224
1177	2018411019	\$2,884	1226	2018412022	\$4,224
1178	2018411020	\$7,468	1227	2018412023	\$4,224
1179	2018411021	\$6,381	1228	2018412024	\$4,224
1180	2018411022	\$33,590	1229	2018412025	\$2,659
1181	2018411023	\$3,969	1230	2018412026	\$9,578
1182	2018411024	\$10,344	1231	2018412027	\$8,653
1183	2018411027	\$7,356	1232	2018412028	\$19,362
1184	2018411028	\$13,244	1233	2018412029	\$12,844
1185	2018411029	\$10,101	1234	2018412030	\$0
1186	2018411030	\$4,224	1235	2018412031	\$1,720
1187	2018411031	\$7,593	1236	2018412032	\$15,604
1188	2018411032	\$4,224	1237	2018412033	\$4,224
1189	2018411033	\$22,746	1238	2018412034	\$10,395
1190	2018411034	\$4,224	1239	2018412035	\$12,525
1191	2018411035	\$5,759	1240	2018412036	\$0
1192	2018411036	\$18,022	1241	2018412037	\$0
1193	2018411037	\$18,795	1242	2018412038	\$4,250
1194	2018411038	\$18,254	1243	2018412039	\$8,489
1195	2018411039	\$8,930	1244	2018412040	\$0
1196	2018411040	\$17,538	1245	2018412041	\$10,333
1197	2018411041	\$18,066	1246	2018412042	\$4,250
1198	2018411042	\$16,804	1247	2018412043	\$7,379
1199	2018411043	\$6,812	1248	2018412044	\$8,031
1200	2018411044	\$9,713	1249	2018412045	\$0
1201	2018411045	\$17,631	1250	2018412046	\$33,984
1202	2018411046	\$2,979	1251	2018413001	\$28,698
1203	2018411047	\$4,224	1252	2018413002	\$17,945
1204	2018411048	\$30,192	1253	2018413003	\$17,134
1205	2018412001	\$4,224	1254	2018413004	\$17,342

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
1255	2018413005	\$17,255	1304	2018414008	\$4,729
1256	2018413006	\$10,004	1305	2018414009	\$19,696
1257	2018413007	\$4,224	1306	2018414010	\$9,657
1258	2018413008	\$16,603	1307	2018414011	\$27,148
1259	2018413009	\$4,224	1308	2018414012	\$4,224
1260	2018413010	\$4,224	1309	2018414013	\$19,658
1261	2018413011	\$10,719	1310	2018414014	\$20,956
1262	2018413012	\$2,892	1311	2018414015	\$18,844
1263	2018413013	\$4,224	1312	2018414016	\$17,332
1264	2018413014	\$0	1313	2018414017	\$0
1265	2018413015	\$4,224	1314	2018414018	\$28,080
1266	2018413016	\$0	1315	2018414019	\$18,115
1267	2018413017	\$4,224	1316	2018414020	\$9,572
1268	2018413018	\$5,770	1317	2018414021	\$9,368
1269	2018413019	\$20,397	1318	2018414022	\$0
1270	2018413020	\$4,224	1319	2018414023	\$0
1271	2018413021	\$4,224	1320	2018414024	\$14,700
1272	2018413022	\$23,248	1321	2018414025	\$5,660
1273	2018413023	\$23,931	1322	2018414026	\$17,072
1274	2018413024	\$15,065	1323	2018414027	\$4,224
1275	2018413025	\$4,224	1324	2018414028	\$0
1276	2018413026	\$9,049	1325	2018414029	\$26,259
1277	2018413027	\$19,995	1326	2018414030	\$27,756
1278	2018413028	\$15,886	1327	2018414031	\$4,224
1279	2018413029	\$13,777	1328	2018414032	\$9,810
1280	2018413030	\$9,450	1329	2018414033	\$8,070
1281	2018413031	\$5,172	1330	2018414034	\$28,467
1282	2018413032	\$1,211	1331	2018414035	\$0
1283	2018413033	\$21,195	1332	2018414036	\$17,061
1284	2018413034	\$3,351	1333	2018414037	\$18,321
1285	2018413035	\$0	1334	2018414038	\$5,100
1286	2018413036	\$5,236	1335	2018414039	\$5,100
1287	2018413037	\$24,181	1336	2018414040	\$5,100
1288	2018413038	\$4,250	1337	2018414041	\$4,250
1289	2018413039	\$0	1338	2018414042	\$59,032
1290	2018413040	\$10,569	1339	2018415001	\$0
1291	2018413041	\$15,065	1340	2018415002	\$0
1292	2018413042	\$9,533	1341	2018415003	\$0
1293	2018413043	\$8,381	1342	2018415004	\$0
1294	2018413044	\$17,378	1343	2018415005	\$4,987
1295	2018413045	\$0	1344	2018415006	\$23,326
1296	2018413046	\$18,012	1345	2018415007	\$2,891
1297	2018414001	\$8,448	1346	2018415008	\$20,951
1298	2018414002	\$4,224	1347	2018415009	\$6,082
1299	2018414003	\$4,224	1348	2018415010	\$17,754
1300	2018414004	\$19,011	1349	2018415011	\$4,149
1301	2018414005	\$11,358	1350	2018415012	\$29,183
1302	2018414006	\$19,725	1351	2018415013	\$18,658
1303	2018414007	\$8,631	1352	2018415014	\$27,890

RECORD #	PIN #	2004 EAV
1353	2018415015	\$17,267
1354	2018415016	\$0
1355	2018415017	\$0
1356	2018415018	\$19,194
1357	2018415019	\$17,095
1358	2018415020	\$29,973
1359	2018415021	\$0
1360	2018415022	\$13,587
1361	2018415023	\$13,587
1362	2018415024	\$13,587
1363	2018415025	\$13,587
1364	2018415026	\$13,587
1365	2018415027	\$13,587
1366	2018415032	\$22,093
1367	2018415033	\$0
1368	2018415034	\$0
1369	2018415035	\$21,765
1370	2018415036	\$0
1371	2018415037	\$139,150
1372	2018416001	\$31,957
1373	2018416002	\$16,492
1374	2018416003	\$8,672
1375	2018416004	\$5,136
1376	2018416005	\$19,032
1377	2018416006	\$0
1378	2018416007	\$9,321
1379	2018416008	\$3,750
1380	2018416009	\$4,224
1381	2018416010	\$10,231
1382	2018416011	\$18,813
1383	2018416012	\$4,224
1384	2018416013	\$4,224
1385	2018416014	\$11,607
1386	2018416015	\$15,526
1387	2018416016	\$8,232
1388	2018416017	\$9,663
1389	2018416018	\$17,538
1390	2018416019	\$9,682
1391	2018416020	\$4,299
1392	2018416021	\$6,759
1393	2018416022	\$4,036
1394	2018416023	\$0
1395	2018416024	\$4,224
1396	2018416025	\$18,128
1397	2018416026	\$18,682
1398	2018416027	\$18,815
1399	2018416028	\$27,565
1400	2018416029	\$20,206
1401	2018416031	\$19,081

RECORD #	PIN #	2004 EAV
1402	2018416032	\$4,224
1403	2018416033	\$4,224
1404	2018416034	\$4,224
1405	2018416035	\$0
1406	2018416036	\$15,985
1407	2018416037	\$18,293
1408	2018416038	\$15,321
1409	2018416039	\$5,914
1410	2018416040	\$9,619
1411	2018416041	\$7,337
1412	2018416042	\$4,224
1413	2018416043	\$4,224
1414	2018416044	\$20,912
1415	2018416045	\$21,177
1416	2018416046	\$21,175
1417	2018417001	\$0
1418	2018417002	\$0
1419	2018418001	\$8,205
1420	2018418002	\$0
1421	2018418003	\$9,094
1422	2018418004	\$19,143
1423	2018418005	\$16,859
1424	2018418006	\$10,818
1425	2018418007	\$4,224
1426	2018418008	\$7,019
1427	2018418009	\$18,362
1428	2018418010	\$8,986
1429	2018418011	\$27,444
1430	2018418012	\$3,591
1431	2018418013	\$23,248
1432	2018418014	\$27,892
1433	2018418015	\$4,224
1434	2018418016	\$17,461
1435	2018418017	\$2,987
1436	2018418018	\$0
1437	2018418019	\$8,687
1438	2018418020	\$24,719
1439	2018418021	\$16,634
1440	2018418022	\$25,046
1441	2018418023	\$4,224
1442	2018418024	\$3,207
1443	2018418025	\$18,081
1444	2018418026	\$7,599
1445	2018418027	\$0
1446	2018418028	\$8,555
1447	2018418029	\$4,224
1448	2018418030	\$20,139
1449	2018418031	\$4,224
1450	2018418032	\$8,557

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
1451	2018418033	\$18,895	1500	2018419034	\$18,890
1452	2018418034	\$16,599	1501	2018419035	\$18,326
1453	2018418035	\$10,185	1502	2018419036	\$17,973
1454	2018418036	\$19,493	1503	2018419037	\$4,224
1455	2018418037	\$10,471	1504	2018419038	\$4,224
1456	2018418038	\$0	1505	2018419039	\$4,224
1457	2018418039	\$23,058	1506	2018419040	\$8,326
1458	2018418040	\$725	1507	2018419041	\$8,003
1459	2018418041	\$4,224	1508	2018419042	\$17,404
1460	2018418042	\$18,411	1509	2018419043	\$9,178
1461	2018418043	\$6,629	1510	2018419044	\$4,224
1462	2018418044	\$17,798	1511	2018419045	\$9,283
1463	2018418045	\$4,224	1512	2018419046	\$3,969
1464	2018418046	\$4,224	1513	2018420001	\$13,880
1465	2018418047	\$17,741	1514	2018420002	\$705
1466	2018418048	\$7,976	1515	2018420003	\$18,154
1467	2018419001	\$18,455	1516	2018420004	\$0
1468	2018419002	\$4,224	1517	2018420005	\$4,224
1469	2018419003	\$8,328	1518	2018420006	\$8,049
1470	2018419004	\$3,070	1519	2018420007	\$18,906
1471	2018419005	\$17,935	1520	2018420008	\$17,154
1472	2018419006	\$26,821	1521	2018420009	\$17,605
1473	2018419007	\$9,044	1522	2018420010	\$30,610
1474	2018419008	\$0	1523	2018420011	\$0
1475	2018419009	\$8,634	1524	2018420012	\$4,224
1476	2018419010	\$6,262	1525	2018420013	\$18,921
1477	2018419011	\$13,920	1526	2018420014	\$15,419
1478	2018419012	\$4,224	1527	2018420015	\$8,157
1479	2018419013	\$5,062	1528	2018420016	\$18,058
1480	2018419014	\$4,224	1529	2018420017	\$9,080
1481	2018419015	\$4,409	1530	2018420018	\$17,530
1482	2018419016	\$28,449	1531	2018420019	\$9,444
1483	2018419017	\$5,069	1532	2018420020	\$18,947
1484	2018419018	\$5,414	1533	2018420021	\$8,305
1485	2018419019	\$0	1534	2018420022	\$7,677
1486	2018419020	\$5,400	1535	2018420025	\$9,690
1487	2018419021	\$17,674	1536	2018420026	\$9,450
1488	2018419022	\$11,734	1537	2018420027	\$26,401
1489	2018419023	\$19,771	1538	2018420028	\$10,970
1490	2018419024	\$9,694	1539	2018420029	\$10,853
1491	2018419025	\$9,080	1540	2018420030	\$9,533
1492	2018419026	\$0	1541	2018420031	\$18,326
1493	2018419027	\$15,799	1542	2018420032	\$19,016
1494	2018419028	\$7,983	1543	2018420033	\$10,516
1495	2018419029	\$18,473	1544	2018420034	\$10,487
1496	2018419030	\$12,534	1545	2018420035	\$95
1497	2018419031	\$4,224	1546	2018420036	\$4,224
1498	2018419032	\$17,097	1547	2018420037	\$13,520
1499	2018419033	\$10,660	1548	2018420038	\$10,841

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
1549	2018420039	\$18,973	1598	2018422035	\$0
1550	2018420040	\$4,224	1599	2018422036	\$10,177
1551	2018420041	\$18,326	1600	2018422037	\$19,150
1552	2018420042	\$17,144	1601	2018422038	\$18,112
1553	2018420043	\$4,224	1602	2018422039	\$18,761
1554	2018420044	\$0	1603	2018422040	\$4,224
1555	2018420045	\$4,224	1604	2018422041	\$4,224
1556	2018420046	\$0	1605	2018422042	\$18,597
1557	2018420047	\$4,224	1606	2018422043	\$3,980
1558	2018420048	\$3,732	1607	2018423001	\$77,469
1559	2018420049	\$20,709	1608	2018423002	\$25,489
1560	2018420050	\$23,779	1609	2018423003	\$25,598
1561	2018421001	\$0	1610	2018423006	\$2,791
1562	2018421011	\$0	1611	2018423007	\$9,007
1563	2018421024	\$0	1612	2018423008	\$4,149
1564	2018422001	\$63,007	1613	2018423009	\$0
1565	2018422002	\$7,947	1614	2018423010	\$4,149
1566	2018422003	\$18,792	1615	2018423011	\$4,149
1567	2018422004	\$0	1616	2018423012	\$1,527
1568	2018422005	\$18,648	1617	2018423016	\$8,498
1569	2018422006	\$99	1618	2018423017	\$17,821
1570	2018422007	\$17,260	1619	2018423018	\$8,351
1571	2018422008	\$7,947	1620	2018423019	\$25,036
1572	2018422009	\$8,887	1621	2018423020	\$29,391
1573	2018422010	\$10,135	1622	2018423021	\$18,030
1574	2018422011	\$4,224	1623	2018423022	\$10,637
1575	2018422012	\$17,170	1624	2018423023	\$3,601
1576	2018422013	\$16,897	1625	2018423024	\$0
1577	2018422014	\$4,224	1626	2018423025	\$0
1578	2018422015	\$4,224	1627	2018423026	\$0
1579	2018422016	\$4,224	1628	2018423027	\$25,384
1580	2018422017	\$4,224	1629	2018423028	\$0
1581	2018422018	\$13,336	1630	2018423041	\$19,663
1582	2018422019	\$4,224	1631	2018423044	\$33,445
1583	2018422020	\$4,224	1632	2018423045	\$15,893
1584	2018422021	\$0	1633	2018423046	\$57,837
1585	2018422022	\$0	1634	2018423048	\$18,782
1586	2018422023	\$19,349	1635	2018423049	\$12,816
1587	2018422024	\$93,444	1636	2018423050	\$0
1588	2018422025	\$19,289	1637	2018423051	\$0
1589	2018422026	\$9,034	1638	2018423052	\$22,491
1590	2018422027	\$20,188	1639	2018423053	\$20,729
1591	2018422028	\$8,357	1640	2018423055	\$476,698
1592	2018422029	\$0	1641	2018423056	\$154,537
1593	2018422030	\$4,224	1642	2018424002	\$17,840
1594	2018422031	\$0	1643	2018424003	\$9,190
1595	2018422032	\$25,090	1644	2018424004	\$20,518
1596	2018422033	\$6,411	1645	2018424005	\$12,000
1597	2018422034	\$7,435	1646	2018424006	\$4,054

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
1647	2018424007	\$4,054	1696	2018425020	\$26,274
1648	2018424008	\$4,054	1697	2018425021	\$17,893
1649	2018424009	\$7,393	1698	2018425022	\$28,711
1650	2018424010	\$11,685	1699	2018425023	\$6,081
1651	2018424011	\$13,679	1700	2018425024	\$17,329
1652	2018424012	\$21,234	1701	2018425025	\$4,054
1653	2018424013	\$21,760	1702	2018425026	\$4,054
1654	2018424014	\$17,427	1703	2018425027	\$16,809
1655	2018424015	\$17,283	1704	2018425028	\$4,054
1656	2018424016	\$7,415	1705	2018425029	\$4,054
1657	2018424017	\$18,617	1706	2018425030	\$4,054
1658	2018424020	\$6,063	1707	2018425031	\$12,672
1659	2018424021	\$19,168	1708	2018425032	\$38,159
1660	2018424022	\$0	1709	2018425033	\$0
1661	2018424023	\$4,054	1710	2018425034	\$0
1662	2018424024	\$4,054	1711	2018425035	\$0
1663	2018424025	\$2,194	1712	2018425036	\$0
1664	2018424026	\$19,181	1713	2018425037	\$0
1665	2018424027	\$11,406	1714	2018425038	\$37,845
1666	2018424028	\$0	1715	2018425039	\$0
1667	2018424029	\$8,590	1716	2018425040	\$0
1668	2018424030	\$0	1717	2018425041	\$0
1669	2018424031	\$0	1718	2018425042	\$0
1670	2018424032	\$0	1719	2018425043	\$10,658
1671	2018424033	\$0	1720	2018425044	\$7,966
1672	2018424034	\$14,390	1721	2018425045	\$22,597
1673	2018424035	\$59,604	1722	2018425046	\$23,519
1674	2018424036	\$5,507	1723	2018425047	\$24,405
1675	2018424037	\$0	1724	2018426001	\$0
1676	2018424039	\$0	1725	2018426002	\$7,412
1677	2018424040	\$5,069	1726	2018426003	\$14,197
1678	2018424041	\$7,096	1727	2018426004	\$13,739
1679	2018424042	\$24,219	1728	2018426005	\$2,947
1680	2018424043	\$23,658	1729	2018426006	\$26,347
1681	2018424044	\$0	1730	2018426007	\$17,711
1682	2018424045	\$4,298	1731	2018426008	\$19,805
1683	2018425001	\$7,942	1732	2018426009	\$7,928
1684	2018425002	\$9,803	1733	2018426010	\$13,546
1685	2018425003	\$4,054	1734	2018426011	\$4,054
1686	2018425004	\$0	1735	2018426012	\$4,054
1687	2018425007	\$18,455	1736	2018426013	\$10,981
1688	2018425012	\$0	1737	2018426014	\$3,615
1689	2018425013	\$14,934	1738	2018426015	\$17,814
1690	2018425014	\$4,224	1739	2018426016	\$0
1691	2018425015	\$10,801	1740	2018426017	\$0
1692	2018425016	\$4,224	1741	2018426018	\$19,838
1693	2018425017	\$0	1742	2018426019	\$4,054
1694	2018425018	\$0	1743	2018426020	\$17,857
1695	2018425019	\$16,773	1744	2018426021	\$16,649

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
1745	2018426022	\$19,637	1794	2018427029	\$20,101
1746	2018426023	\$0	1795	2018427030	\$19,340
1747	2018426029	\$4,054	1796	2018427031	\$13,425
1748	2018426030	\$20,201	1797	2018427032	\$9,309
1749	2018426031	\$0	1798	2018427033	\$4,224
1750	2018426032	\$24,343	1799	2018427034	\$17,752
1751	2018426033	\$4,224	1800	2018427035	\$6,072
1752	2018426034	\$33,551	1801	2018427036	\$5,507
1753	2018426035	\$22,555	1802	2018427037	\$32,235
1754	2018426036	\$0	1803	2018427038	\$0
1755	2018426037	\$4,886	1804	2018427039	\$0
1756	2018426038	\$0	1805	2018427040	\$0
1757	2018426039	\$0	1806	2018427041	\$0
1758	2018426040	\$11,585	1807	2018427042	\$0
1759	2018426041	\$0	1808	2018427043	\$0
1760	2018426042	\$19,730	1809	2018427044	\$0
1761	2018426044	\$6,882	1810	2018427045	\$8,093
1762	2018426045	\$6,517	1811	2018428001	\$44,951
1763	2018426046	\$4,562	1812	2018428002	\$25,425
1764	2018426047	\$17,329	1813	2018428003	\$11,967
1765	2018426048	\$6,736	1814	2018428004	\$12,899
1766	2018427001	\$4,054	1815	2018428005	\$29,105
1767	2018427002	\$18,733	1816	2018428006	\$15,604
1768	2018427003	\$5,150	1817	2018428007	\$8,728
1769	2018427004	\$0	1818	2018428008	\$32,335
1770	2018427005	\$19,887	1819	2018428009	\$8,638
1771	2018427006	\$0	1820	2018428010	\$13,108
1772	2018427007	\$4,054	1821	2018428011	\$22,794
1773	2018427008	\$4,054	1822	2018428012	\$4,224
1774	2018427009	\$8,792	1823	2018428013	\$27,823
1775	2018427010	\$0	1824	2018428014	\$29,914
1776	2018427011	\$4,054	1825	2018428015	\$12,971
1777	2018427012	\$23,745	1826	2018428016	\$9,290
1778	2018427013	\$4,054	1827	2018428017	\$10,880
1779	2018427014	\$17,103	1828	2018428018	\$6,807
1780	2018427015	\$26,687	1829	2018428019	\$4,224
1781	2018427016	\$24,773	1830	2018428020	\$25,699
1782	2018427017	\$10,098	1831	2018428021	\$27,035
1783	2018427018	\$0	1832	2018428022	\$0
1784	2018427019	\$3,639	1833	2018428023	\$8,448
1785	2018427020	\$8,007	1834	2018428024	\$10,512
1786	2018427021	\$17,855	1835	2018428025	\$4,224
1787	2018427022	\$0	1836	2018428026	\$27,993
1788	2018427023	\$17,275	1837	2018428027	\$0
1789	2018427024	\$4,054	1838	2018428030	\$10,510
1790	2018427025	\$0	1839	2018428031	\$9,366
1791	2018427026	\$4,054	1840	2018428032	\$0
1792	2018427027	\$12,348	1841	2018428033	\$0
1793	2018427028	\$0	1842	2018428034	\$0

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
1843	2018428035	\$0	1892	2018429043	\$21,296
1844	2018428036	\$0	1893	2018430001	\$0
1845	2018428037	\$15,660	1894	2018430002	\$0
1846	2018428038	\$16,379	1895	2018430003	\$0
1847	2018428039	\$0	1896	2018430004	\$25,306
1848	2018428040	\$20,573	1897	2018430005	\$3,007
1849	2018428041	\$0	1898	2018430006	\$27,913
1850	2018429001	\$35,156	1899	2018430007	\$11,118
1851	2018429002	\$16,394	1900	2018430008	\$11,982
1852	2018429003	\$4,121	1901	2018430009	\$5,278
1853	2018429004	\$3,070	1902	2018430010	\$8,982
1854	2018429005	\$4,224	1903	2018430011	\$28,951
1855	2018429006	\$4,224	1904	2018430012	\$1,479
1856	2018429007	\$0	1905	2018430013	\$22,875
1857	2018429008	\$4,224	1906	2018430016	\$13,803
1858	2018429009	\$0	1907	2018430017	\$24,624
1859	2018429010	\$4,224	1908	2018430018	\$14,097
1860	2018429011	\$16,662	1909	2018430019	\$4,224
1861	2018429012	\$8,221	1910	2018430020	\$4,224
1862	2018429013	\$4,224	1911	2018430021	\$4,224
1863	2018429014	\$4,224	1912	2018430022	\$4,224
1864	2018429015	\$4,224	1913	2018430023	\$16,768
1865	2018429016	\$27,637	1914	2018430024	\$26,952
1866	2018429017	\$5,480	1915	2018430025	\$4,224
1867	2018429018	\$21,087	1916	2018430026	\$17,703
1868	2018429019	\$4,224	1917	2018430027	\$4,224
1869	2018429020	\$18,550	1918	2018430028	\$16,909
1870	2018429021	\$16,474	1919	2018430029	\$0
1871	2018429022	\$4,224	1920	2018430030	\$0
1872	2018429023	\$13,385	1921	2018430031	\$0
1873	2018429024	\$17,474	1922	2018430032	\$0
1874	2018429025	\$12,260	1923	2018430033	\$0
1875	2018429026	\$9,256	1924	2018430034	\$0
1876	2018429027	\$15,485	1925	2018430035	\$0
1877	2018429028	\$27,663	1926	2018430036	\$97,547
1878	2018429029	\$8,020	1927	2018430037	\$9,746
1879	2018429030	\$13,739	1928	2018430038	\$6,377
1880	2018429031	\$12,322	1929	2018431001	\$0
1881	2018429032	\$4,224	1930	2018431002	\$4,149
1882	2018429033	\$4,224	1931	2018431003	\$4,149
1883	2018429034	\$25,013	1932	2018431004	\$4,149
1884	2018429035	\$9,812	1933	2018431005	\$25,484
1885	2018429036	\$0	1934	2018431006	\$4,149
1886	2018429037	\$0	1935	2018431007	\$16,000
1887	2018429038	\$21,870	1936	2018431008	\$26,602
1888	2018429039	\$19,287	1937	2018431009	\$4,149
1889	2018429040	\$22,501	1938	2018431010	\$4,149
1890	2018429041	\$0	1939	2018431011	\$24,809
1891	2018429042	\$6,573	1940	2018431012	\$16,786

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
1941	2018431013	\$4,149	1990	2019105026	\$0
1942	2018431014	\$29,002	1991	2019105027	\$0
1943	2018431015	\$0	1992	2019105028	\$9,962
1944	2018431016	\$9,991	1993	2019105029	\$10,666
1945	2018431017	\$4,149	1994	2019105030	\$12,283
1946	2018431018	\$80,120	1995	2019105031	\$4,250
1947	2018431019	\$61,237	1996	2019105032	\$4,250
1948	2018431020	\$61,237	1997	2019105033	\$7,556
1949	2018431021	\$5,205	1998	2019105034	\$2,125
1950	2018431022	\$5,205	1999	2019105035	\$34,321
1951	2018431023	\$16,858	2000	2019105036	\$9,369
1952	2018431024	\$201,801	2001	2019105037	\$19,879
1953	2018431027	\$85,091	2002	2019105038	\$17,994
1954	2018431028	\$85,091	2003	2019105039	\$0
1955	2018431029	\$85,091	2004	2019105040	\$19,449
1956	2018431030	\$14,973	2005	2019105041	\$11,287
1957	2018431031	\$182,050	2006	2019105042	\$2,971
1958	2018431032	\$82,703	2007	2019105043	\$20,794
1959	2018431033	\$117,980	2008	2019105044	\$0
1960	2018431034	\$85,287	2009	2019105045	\$129,197
1961	2018431035	\$278,946	2010	2019106003	\$0
1962	2018431036	\$175,294	2011	2019106004	\$21,332
1963	2018500001	\$0	2012	2019106005	\$0
1964	2019104001	\$0	2013	2019106006	\$26,780
1965	2019104002	\$0	2014	2019106007	\$19,573
1966	2019105001	\$0	2015	2019106008	\$22,058
1967	2019105002	\$0	2016	2019106009	\$19,333
1968	2019105003	\$0	2017	2019106010	\$15,552
1969	2019105004	\$0	2018	2019106011	\$17,677
1970	2019105005	\$0	2019	2019106012	\$13,877
1971	2019105006	\$5,564	2020	2019106013	\$5,443
1972	2019105008	\$0	2021	2019106014	\$10,135
1973	2019105009	\$0	2022	2019106015	\$4,250
1974	2019105010	\$17,808	2023	2019106016	\$4,250
1975	2019105011	\$8,524	2024	2019106017	\$8,320
1976	2019105012	\$10,666	2025	2019106018	\$11,370
1977	2019105013	\$16,848	2026	2019106019	\$24,224
1978	2019105014	\$6,783	2027	2019106020	\$8,627
1979	2019105015	\$12,486	2028	2019106021	\$5,610
1980	2019105016	\$8,555	2029	2019106022	\$0
1981	2019105017	\$2,855	2030	2019106023	\$4,250
1982	2019105018	\$22,203	2031	2019106024	\$11,093
1983	2019105019	\$20,917	2032	2019106025	\$4,250
1984	2019105020	\$13,300	2033	2019106026	\$0
1985	2019105021	\$10,666	2034	2019106027	\$9,297
1986	2019105022	\$7,983	2035	2019106028	\$16,889
1987	2019105023	\$7,797	2036	2019106029	\$8,944
1988	2019105024	\$18,772	2037	2019106030	\$17,963
1989	2019105025	\$18,442	2038	2019106031	\$9,003

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
2039	2019106032	\$18,960	2088	2019111001	\$0
2040	2019106033	\$4,250	2089	2019112001	\$4,250
2041	2019106034	\$17,844	2090	2019112002	\$8,500
2042	2019106035	\$7,587	2091	2019112003	\$4,250
2043	2019106036	\$17,226	2092	2019112004	\$4,250
2044	2019106037	\$24,006	2093	2019112005	\$4,250
2045	2019106038	\$7,610	2094	2019112006	\$4,250
2046	2019106039	\$8,967	2095	2019112007	\$18,615
2047	2019106040	\$19,658	2096	2019112008	\$17,386
2048	2019106041	\$18,862	2097	2019112009	\$11,027
2049	2019106042	\$18,215	2098	2019112010	\$21,095
2050	2019106043	\$10,437	2099	2019112011	\$4,080
2051	2019106044	\$0	2100	2019112012	\$11,494
2052	2019107001	\$136,033	2101	2019112013	\$12,280
2053	2019107002	\$65,590	2102	2019112014	\$2,435
2054	2019107003	\$65,590	2103	2019112015	\$4,250
2055	2019107004	\$65,346	2104	2019112016	\$18,607
2056	2019107005	\$97,580	2105	2019112017	\$4,250
2057	2019107011	\$4,250	2106	2019112018	\$19,617
2058	2019107014	\$17,780	2107	2019112019	\$9,810
2059	2019107015	\$0	2108	2019112020	\$18,143
2060	2019107016	\$8,492	2109	2019112021	\$3,091
2061	2019107017	\$5,610	2110	2019112022	\$13,656
2062	2019107018	\$17,850	2111	2019112023	\$14,335
2063	2019107019	\$8,543	2112	2019112024	\$21,144
2064	2019107020	\$16,814	2113	2019112025	\$8,735
2065	2019107021	\$4,250	2114	2019112026	\$18,285
2066	2019107022	\$4,250	2115	2019112027	\$4,250
2067	2019107023	\$19,982	2116	2019112028	\$9,483
2068	2019107024	\$4,250	2117	2019112029	\$17,803
2069	2019107025	\$29,384	2118	2019112030	\$4,250
2070	2019107026	\$22,689	2119	2019112031	\$4,250
2071	2019107027	\$4,250	2120	2019112032	\$20,737
2072	2019107028	\$4,250	2121	2019112033	\$17,188
2073	2019107029	\$9,671	2122	2019112034	\$4,080
2074	2019107030	\$22,548	2123	2019112035	\$11,089
2075	2019107031	\$4,250	2124	2019112036	\$20,776
2076	2019107032	\$18,841	2125	2019112037	\$8,045
2077	2019107035	\$12,105	2126	2019112038	\$1,512
2078	2019107036	\$0	2127	2019112039	\$8,656
2079	2019107037	\$5,100	2128	2019112040	\$8,434
2080	2019107038	\$5,100	2129	2019112041	\$0
2081	2019107039	\$8,891	2130	2019112042	\$4,930
2082	2019107040	\$4,250	2131	2019112043	\$25,963
2083	2019107041	\$17,507	2132	2019112044	\$19,117
2084	2019107042	\$4,108	2133	2019112045	\$9,059
2085	2019107043	\$5,270	2134	2019113001	\$28,358
2086	2019107044	\$21,595	2135	2019113002	\$8,641
2087	2019107045	\$336,374	2136	2019113003	\$10,372

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
2137	2019113004	\$4,250	2186	2019114007	\$12,403
2138	2019113005	\$4,199	2187	2019114011	\$17,103
2139	2019113006	\$16,994	2188	2019114012	\$9,490
2140	2019113009	\$6,205	2189	2019114013	\$3,585
2141	2019113010	\$567,997	2190	2019114014	\$18,519
2142	2019113011	\$24,279	2191	2019114015	\$4,250
2143	2019113012	\$3,199	2192	2019114016	\$19,696
2144	2019113013	\$4,080	2193	2019114017	\$5,950
2145	2019113014	\$17,499	2194	2019114018	\$5,100
2146	2019113015	\$20,734	2195	2019114019	\$24,464
2147	2019113016	\$5,621	2196	2019114020	\$21,875
2148	2019113017	\$17,767	2197	2019114021	\$4,250
2149	2019113018	\$21,517	2198	2019114022	\$4,250
2150	2019113019	\$21,829	2199	2019114023	\$4,250
2151	2019113020	\$19,253	2200	2019114024	\$4,250
2152	2019113021	\$21,067	2201	2019114025	\$0
2153	2019113022	\$12,746	2202	2019114026	\$19,212
2154	2019113023	\$8,651	2203	2019114027	\$8,610
2155	2019113024	\$4,250	2204	2019114028	\$7,379
2156	2019113025	\$16,783	2205	2019114029	\$9,097
2157	2019113026	\$10,999	2206	2019114030	\$8,676
2158	2019113027	\$7,808	2207	2019114031	\$17,842
2159	2019113028	\$2,808	2208	2019114032	\$20,116
2160	2019113029	\$8,049	2209	2019114035	\$0
2161	2019113030	\$6,960	2210	2019114036	\$4,906
2162	2019113031	\$323	2211	2019114037	\$23,289
2163	2019113032	\$52	2212	2019114038	\$12,852
2164	2019113033	\$19,392	2213	2019114039	\$24,655
2165	2019113034	\$19,215	2214	2019114040	\$17,674
2166	2019113035	\$18,584	2215	2019114041	\$9,612
2167	2019113036	\$12,687	2216	2019114042	\$23,758
2168	2019113037	\$2,040	2217	2019114043	\$8,249
2169	2019113038	\$3,316	2218	2019114044	\$4,325
2170	2019113039	\$10,426	2219	2019114045	\$7,491
2171	2019113040	\$9,357	2220	2019114046	\$11,172
2172	2019113041	\$4,250	2221	2019200001	\$27,980
2173	2019113042	\$21,005	2222	2019200002	\$27,980
2174	2019113043	\$18,746	2223	2019200003	\$20,121
2175	2019113044	\$21,499	2224	2019200004	\$12,139
2176	2019113045	\$11,372	2225	2019200005	\$29,724
2177	2019113046	\$3,547	2226	2019200006	\$126,287
2178	2019113047	\$3,508	2227	2019200007	\$4,201
2179	2019113048	\$30,146	2228	2019200008	\$17,497
2180	2019114001	\$12,783	2229	2019200009	\$16,997
2181	2019114002	\$3,091	2230	2019200010	\$21,368
2182	2019114003	\$23,171	2231	2019200011	\$0
2183	2019114004	\$19,823	2232	2019200012	\$5,883
2184	2019114005	\$11,406	2233	2019200013	\$9,572
2185	2019114006	\$5,241	2234	2019200014	\$25,069

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
2235	2019200015	\$12,712	2284	2019201031	\$16,828
2236	2019200016	\$12,712	2285	2019201032	\$7,565
2237	2019200017	\$25,693	2286	2019201033	\$5,043
2238	2019200018	\$22,929	2287	2019201034	\$8,795
2239	2019200019	\$6,956	2288	2019201035	\$24,667
2240	2019200020	\$32,258	2289	2019201036	\$0
2241	2019200021	\$12,153	2290	2019201037	\$24,642
2242	2019200022	\$4,201	2291	2019201038	\$0
2243	2019200023	\$0	2292	2019202001	\$0
2244	2019200024	\$9,657	2293	2019202002	\$6,068
2245	2019200025	\$4,653	2294	2019202003	\$0
2246	2019200026	\$5,549	2295	2019202004	\$0
2247	2019200027	\$18,599	2296	2019202005	\$0
2248	2019200028	\$5,636	2297	2019202006	\$0
2249	2019200029	\$13,216	2298	2019202007	\$21,971
2250	2019200030	\$8,944	2299	2019202008	\$0
2251	2019200031	\$21,275	2300	2019202009	\$0
2252	2019200032	\$24,335	2301	2019202010	\$23,429
2253	2019200033	\$4,201	2302	2019202011	\$5,043
2254	2019200034	\$12,777	2303	2019202012	\$17,582
2255	2019200035	\$39,364	2304	2019202013	\$9,820
2256	2019201001	\$30,870	2305	2019202014	\$28,085
2257	2019201002	\$14,522	2306	2019202015	\$17,401
2258	2019201003	\$6,068	2307	2019202016	\$5,043
2259	2019201004	\$0	2308	2019202017	\$9,682
2260	2019201005	\$0	2309	2019202018	\$20,351
2261	2019201006	\$0	2310	2019202019	\$0
2262	2019201007	\$17,924	2311	2019202020	\$18,767
2263	2019201008	\$0	2312	2019202021	\$19,029
2264	2019201009	\$6,068	2313	2019202022	\$15,745
2265	2019201010	\$0	2314	2019202023	\$13,941
2266	2019201011	\$18,239	2315	2019202024	\$34,293
2267	2019201012	\$0	2316	2019202025	\$28,894
2268	2019201013	\$0	2317	2019202026	\$6,433
2269	2019201014	\$7,704	2318	2019202027	\$25,760
2270	2019201015	\$7,831	2319	2019202028	\$21,085
2271	2019201016	\$10,104	2320	2019202029	\$29,801
2272	2019201017	\$9,244	2321	2019202030	\$16,479
2273	2019201018	\$3,423	2322	2019202031	\$29,536
2274	2019201019	\$17,726	2323	2019202032	\$5,043
2275	2019201020	\$4,201	2324	2019202033	\$17,441
2276	2019201021	\$4,201	2325	2019202034	\$9,075
2277	2019201024	\$18,630	2326	2019202035	\$0
2278	2019201025	\$1,154	2327	2019202036	\$18,926
2279	2019201026	\$17,806	2328	2019202037	\$17,569
2280	2019201027	\$4,706	2329	2019202038	\$3,795
2281	2019201028	\$20,600	2330	2019203001	\$6,068
2282	2019201029	\$19,570	2331	2019203002	\$0
2283	2019201030	\$16,399	2332	2019203003	\$0

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
2333	2019203004	\$21,942	2382	2019204014	\$18,973
2334	2019203005	\$21,909	2383	2019204015	\$17,007
2335	2019203006	\$0	2384	2019204016	\$4,201
2336	2019203007	\$0	2385	2019204017	\$14,710
2337	2019203008	\$12,139	2386	2019204018	\$17,419
2338	2019203009	\$11,022	2387	2019204019	\$7,629
2339	2019203010	\$5,043	2388	2019204020	\$17,051
2340	2019203011	\$24,219	2389	2019204021	\$17,734
2341	2019203012	\$27,964	2390	2019204022	\$0
2342	2019203013	\$17,191	2391	2019204023	\$0
2343	2019203014	\$0	2392	2019204024	\$16,483
2344	2019203015	\$19,011	2393	2019204025	\$19,516
2345	2019203016	\$13,235	2394	2019204026	\$24,850
2346	2019203017	\$5,043	2395	2019204027	\$4,201
2347	2019203018	\$1,863	2396	2019204028	\$4,201
2348	2019203019	\$11,850	2397	2019204029	\$11,347
2349	2019203020	\$4,367	2398	2019204030	\$3,055
2350	2019203021	\$8,805	2399	2019204031	\$0
2351	2019203022	\$24,861	2400	2019204032	\$4,921
2352	2019203023	\$4,201	2401	2019204033	\$17,435
2353	2019203024	\$19,313	2402	2019204034	\$10,526
2354	2019203025	\$17,937	2403	2019204035	\$26,422
2355	2019203026	\$7,460	2404	2019204036	\$5,043
2356	2019203027	\$4,201	2405	2019204037	\$5,043
2357	2019203028	\$0	2406	2019204038	\$116,862
2358	2019203029	\$4,201	2407	2019205002	\$0
2359	2019203030	\$4,201	2408	2019205003	\$0
2360	2019203031	\$4,201	2409	2019205004	\$0
2361	2019203032	\$0	2410	2019205005	\$0
2362	2019203033	\$8,528	2411	2019205006	\$0
2363	2019203034	\$4,201	2412	2019205007	\$0
2364	2019203035	\$8,639	2413	2019205008	\$0
2365	2019203036	\$17,038	2414	2019205011	\$0
2366	2019203037	\$5,082	2415	2019205012	\$0
2367	2019203038	\$11,299	2416	2019205013	\$17,551
2368	2019203039	\$4,726	2417	2019205014	\$4,201
2369	2019204001	\$0	2418	2019205015	\$17,314
2370	2019204002	\$0	2419	2019205016	\$0
2371	2019204003	\$0	2420	2019205017	\$10,278
2372	2019204004	\$0	2421	2019205018	\$8,407
2373	2019204005	\$0	2422	2019205019	\$0
2374	2019204006	\$0	2423	2019205020	\$0
2375	2019204007	\$4,201	2424	2019205021	\$9,436
2376	2019204008	\$30,476	2425	2019205022	\$24,662
2377	2019204009	\$0	2426	2019205023	\$7,257
2378	2019204010	\$22,179	2427	2019205024	\$28,838
2379	2019204011	\$17,103	2428	2019205025	\$28,801
2380	2019204012	\$4,201	2429	2019205028	\$18,852
2381	2019204013	\$17,108	2430	2019205029	\$0

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
2431	2019205030	\$18,215	2480	2019206042	\$24,397
2432	2019205031	\$15,888	2481	2019206043	\$26,826
2433	2019205032	\$7,133	2482	2019206044	\$0
2434	2019205033	\$4,201	2483	2019206046	\$0
2435	2019205034	\$13,677	2484	2019206047	\$0
2436	2019205035	\$7,364	2485	2019206048	\$0
2437	2019205036	\$6,613	2486	2019207002	\$0
2438	2019205037	\$24,832	2487	2019207004	\$25,950
2439	2019205038	\$7,045	2488	2019207005	\$4,201
2440	2019205039	\$18,494	2489	2019207006	\$25,790
2441	2019205040	\$13,332	2490	2019207007	\$22,854
2442	2019205041	\$0	2491	2019207008	\$840
2443	2019205042	\$0	2492	2019207009	\$0
2444	2019205043	\$0	2493	2019207010	\$12,517
2445	2019205044	\$0	2494	2019207011	\$24,132
2446	2019206003	\$0	2495	2019207012	\$27,475
2447	2019206004	\$0	2496	2019207013	\$24,255
2448	2019206005	\$21,038	2497	2019207014	\$0
2449	2019206006	\$5,564	2498	2019207016	\$71,290
2450	2019206007	\$36,021	2499	2019207017	\$124,234
2451	2019206008	\$23,601	2500	2019207018	\$16,142
2452	2019206009	\$0	2501	2019207020	\$21,492
2453	2019206013	\$4,201	2502	2019207021	\$21,492
2454	2019206014	\$24,217	2503	2019207022	\$33,422
2455	2019206015	\$23,967	2504	2019207023	\$179,609
2456	2019206016	\$0	2505	2019207024	\$182,339
2457	2019206017	\$18,017	2506	2019207025	\$43,591
2458	2019206018	\$12,634	2507	2019207026	\$21,492
2459	2019206019	\$12,634	2508	2019207027	\$0
2460	2019206020	\$6,296	2509	2019207028	\$0
2461	2019206021	\$10,216	2510	2019207029	\$135,451
2462	2019206022	\$10,787	2511	2019207031	\$0
2463	2019206023	\$0	2512	2019207032	\$0
2464	2019206024	\$8,074	2513	2019207033	\$0
2465	2019206025	\$16,252	2514	2019207034	\$0
2466	2019206026	\$0	2515	2019207036	\$236,042
2467	2019206029	\$10,507	2516	2019208002	\$10,466
2468	2019206030	\$24,554	2517	2019208003	\$16,654
2469	2019206031	\$0	2518	2019208004	\$0
2470	2019206032	\$24,008	2519	2019208005	\$0
2471	2019206033	\$4,201	2520	2019208006	\$23,143
2472	2019206034	\$25,597	2521	2019208007	\$5,043
2473	2019206035	\$16,809	2522	2019208008	\$21,337
2474	2019206036	\$12,813	2523	2019208009	\$9,906
2475	2019206037	\$25,469	2524	2019208010	\$10,261
2476	2019206038	\$0	2525	2019208011	\$5,543
2477	2019206039	\$5,460	2526	2019208012	\$22,558
2478	2019206040	\$18,946	2527	2019208013	\$17,015
2479	2019206041	\$0	2528	2019208014	\$10,514

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
2529	2019208015	\$17,494	2578	2019209019	\$8,434
2530	2019208016	\$21,731	2579	2019209020	\$17,989
2531	2019208017	\$9,140	2580	2019209021	\$36,266
2532	2019208018	\$19,354	2581	2019209022	\$27,622
2533	2019208019	\$18,334	2582	2019209023	\$18,182
2534	2019208020	\$19,544	2583	2019209024	\$16,879
2535	2019208021	\$12,637	2584	2019209025	\$17,944
2536	2019208022	\$21,492	2585	2019209026	\$24,170
2537	2019208026	\$11,836	2586	2019209027	\$7,200
2538	2019208027	\$18,470	2587	2019209028	\$13,772
2539	2019208028	\$22,270	2588	2019209029	\$8,543
2540	2019208029	\$22,512	2589	2019209030	\$27,042
2541	2019208030	\$25,229	2590	2019209031	\$18,640
2542	2019208031	\$3,408	2591	2019209032	\$18,102
2543	2019208032	\$25,301	2592	2019209035	\$9,417
2544	2019208033	\$17,082	2593	2019209036	\$7,862
2545	2019208034	\$0	2594	2019209037	\$18,136
2546	2019208035	\$18,700	2595	2019209038	\$8,343
2547	2019208036	\$4,201	2596	2019209039	\$20,737
2548	2019208037	\$71,489	2597	2019209040	\$19,065
2549	2019208038	\$5,043	2598	2019209041	\$9,977
2550	2019208039	\$28,969	2599	2019209042	\$4,520
2551	2019208040	\$17,090	2600	2019209043	\$29,211
2552	2019208041	\$17,360	2601	2019210001	\$28,132
2553	2019208042	\$17,187	2602	2019210002	\$26,854
2554	2019208043	\$10,347	2603	2019210003	\$5,043
2555	2019208044	\$21,512	2604	2019210004	\$8,784
2556	2019208045	\$12,808	2605	2019210005	\$17,862
2557	2019208046	\$30,216	2606	2019210006	\$17,806
2558	2019208047	\$5,064	2607	2019210007	\$6,049
2559	2019208048	\$30,316	2608	2019210008	\$20,873
2560	2019209001	\$4,201	2609	2019210009	\$28,716
2561	2019209002	\$21,085	2610	2019210010	\$8,555
2562	2019209003	\$17,077	2611	2019210011	\$1,060
2563	2019209004	\$0	2612	2019210012	\$17,953
2564	2019209005	\$17,762	2613	2019210013	\$9,306
2565	2019209006	\$19,168	2614	2019210014	\$12,789
2566	2019209007	\$5,715	2615	2019210015	\$8,942
2567	2019209008	\$26,774	2616	2019210016	\$17,474
2568	2019209009	\$17,170	2617	2019210017	\$5,043
2569	2019209010	\$7,539	2618	2019210018	\$15,386
2570	2019209011	\$17,842	2619	2019210019	\$18,190
2571	2019209012	\$11,194	2620	2019210020	\$4,621
2572	2019209013	\$18,841	2621	2019210021	\$4,873
2573	2019209014	\$8,047	2622	2019210022	\$17,700
2574	2019209015	\$10,272	2623	2019210023	\$17,597
2575	2019209016	\$17,543	2624	2019210024	\$29,757
2576	2019209017	\$25,971	2625	2019210025	\$17,350
2577	2019209018	\$17,463	2626	2019210026	\$19,047

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
2627	2019210027	\$19,047	2676	2019211036	\$4,034
2628	2019210028	\$24,969	2677	2019211037	\$3,055
2629	2019210029	\$16,788	2678	2019211038	\$17,036
2630	2019210030	\$5,043	2679	2019211039	\$1,261
2631	2019210031	\$16,770	2680	2019211040	\$17,775
2632	2019210032	\$17,396	2681	2019211041	\$6,723
2633	2019210033	\$5,883	2682	2019211042	\$7,780
2634	2019210034	\$14,692	2683	2019211045	\$18,893
2635	2019210035	\$9,738	2684	2019211046	\$8,741
2636	2019210036	\$18,854	2685	2019212001	\$27,588
2637	2019210037	\$2,923	2686	2019212002	\$10,962
2638	2019210038	\$18,952	2687	2019212003	\$13,797
2639	2019210039	\$18,448	2688	2019212004	\$9,284
2640	2019210040	\$41,572	2689	2019212005	\$17,690
2641	2019211001	\$4,873	2690	2019212006	\$18,463
2642	2019211002	\$5,043	2691	2019212007	\$16,723
2643	2019211003	\$17,911	2692	2019212008	\$15,336
2644	2019211004	\$11,167	2693	2019212009	\$5,043
2645	2019211005	\$19,985	2694	2019212010	\$18,277
2646	2019211006	\$4,706	2695	2019212011	\$5,043
2647	2019211007	\$20,794	2696	2019212012	\$16,271
2648	2019211008	\$21,250	2697	2019212013	\$5,043
2649	2019211009	\$10,533	2698	2019212014	\$5,043
2650	2019211010	\$8,213	2699	2019212015	\$11,297
2651	2019211011	\$5,043	2700	2019212016	\$21,023
2652	2019211012	\$524	2701	2019212017	\$0
2653	2019211013	\$14,471	2702	2019212018	\$17,087
2654	2019211014	\$307	2703	2019212019	\$54,332
2655	2019211015	\$18,862	2704	2019212020	\$17,834
2656	2019211016	\$10,080	2705	2019212021	\$7,735
2657	2019211017	\$21,386	2706	2019212022	\$5,043
2658	2019211018	\$12,168	2707	2019212023	\$2,094
2659	2019211019	\$15,598	2708	2019212024	\$5,043
2660	2019211020	\$0	2709	2019212025	\$9,748
2661	2019211021	\$0	2710	2019212026	\$0
2662	2019211022	\$4,201	2711	2019212027	\$0
2663	2019211023	\$0	2712	2019212028	\$21,904
2664	2019211024	\$4,201	2713	2019212029	\$17,607
2665	2019211025	\$16,665	2714	2019212030	\$10,046
2666	2019211026	\$4,201	2715	2019212031	\$17,399
2667	2019211027	\$25,404	2716	2019212032	\$21,389
2668	2019211028	\$4,386	2717	2019212033	\$22,543
2669	2019211029	\$16,994	2718	2019212034	\$5,043
2670	2019211030	\$6,807	2719	2019212035	\$17,811
2671	2019211031	\$4,554	2720	2019212036	\$7,699
2672	2019211032	\$17,597	2721	2019212037	\$0
2673	2019211033	\$16,894	2722	2019212038	\$7,078
2674	2019211034	\$17,517	2723	2019213001	\$25,680
2675	2019211035	\$4,034	2724	2019213002	\$5,043

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
2725	2019213003	\$5,043	2774	2019214014	\$1,680
2726	2019213004	\$36,982	2775	2019214015	\$29,726
2727	2019213005	\$3,015	2776	2019214016	\$6,677
2728	2019213006	\$5,043	2777	2019214017	\$26,579
2729	2019213007	\$5,043	2778	2019214018	\$7,743
2730	2019213008	\$18,210	2779	2019214019	\$0
2731	2019213009	\$16,296	2780	2019214020	\$2,243
2732	2019213010	\$17,492	2781	2019214021	\$10,037
2733	2019213011	\$18,370	2782	2019214022	\$0
2734	2019213012	\$17,945	2783	2019214023	\$0
2735	2019213013	\$19,995	2784	2019214024	\$12,441
2736	2019213014	\$12,277	2785	2019214025	\$1,512
2737	2019213015	\$18,975	2786	2019214026	\$12,042
2738	2019213016	\$28,889	2787	2019214027	\$19,449
2739	2019213017	\$10,454	2788	2019214028	\$11,249
2740	2019213020	\$50,043	2789	2019214029	\$4,201
2741	2019213021	\$24,127	2790	2019214030	\$4,201
2742	2019213022	\$0	2791	2019214031	\$4,201
2743	2019213023	\$28,817	2792	2019214032	\$16,951
2744	2019213024	\$8,453	2793	2019214033	\$19,931
2745	2019213025	\$18,710	2794	2019214034	\$27,612
2746	2019213026	\$26,749	2795	2019214035	\$11,815
2747	2019213027	\$27,918	2796	2019214036	\$14,164
2748	2019213028	\$18,007	2797	2019214037	\$16,827
2749	2019213029	\$18,452	2798	2019214038	\$4,201
2750	2019213030	\$9,061	2799	2019214039	\$6,918
2751	2019213031	\$3,548	2800	2019214040	\$28,006
2752	2019213032	\$172	2801	2019214041	\$9,275
2753	2019213033	\$18,174	2802	2019214042	\$3,554
2754	2019213034	\$2,053	2803	2019214043	\$4,404
2755	2019213035	\$13,324	2804	2019214044	\$32,719
2756	2019213036	\$28,415	2805	2019215001	\$4,201
2757	2019213037	\$0	2806	2019215002	\$4,201
2758	2019213038	\$811	2807	2019215003	\$17,041
2759	2019213039	\$3,225	2808	2019215004	\$4,201
2760	2019213040	\$27,150	2809	2019215005	\$0
2761	2019214001	\$4,201	2810	2019215006	\$15,779
2762	2019214002	\$4,201	2811	2019215007	\$0
2763	2019214003	\$9,758	2812	2019215008	\$4,201
2764	2019214004	\$997	2813	2019215009	\$17,749
2765	2019214005	\$19,168	2814	2019215010	\$19,351
2766	2019214006	\$27,444	2815	2019215011	\$17,721
2767	2019214007	\$4,201	2816	2019215012	\$19,872
2768	2019214008	\$8,846	2817	2019215013	\$18,524
2769	2019214009	\$18,522	2818	2019215014	\$28,925
2770	2019214010	\$3,507	2819	2019215015	\$11,728
2771	2019214011	\$3,219	2820	2019215016	\$16,474
2772	2019214012	\$12,656	2821	2019215017	\$17,600
2773	2019214013	\$5,043	2822	2019215018	\$4,201

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
2823	2019215019	\$17,775	2872	2019223030	\$18,949
2824	2019215020	\$4,201	2873	2019223031	\$0
2825	2019215021	\$14,112	2874	2019223032	\$30,058
2826	2019215022	\$24,464	2875	2019223033	\$0
2827	2019215023	\$0	2876	2019223034	\$22,362
2828	2019215024	\$5,602	2877	2019223035	\$0
2829	2019215026	\$0	2878	2019223036	\$11,207
2830	2019215027	\$48,449	2879	2019223037	\$5,602
2831	2019215028	\$11,207	2880	2019223038	\$5,602
2832	2019215029	\$6,303	2881	2019223043	\$17,854
2833	2019215030	\$11,207	2882	2019223044	\$16,008
2834	2019215031	\$0	2883	2019231001	\$4,034
2835	2019215032	\$0	2884	2019231002	\$10,748
2836	2019215033	\$23,550	2885	2019231003	\$18,254
2837	2019215034	\$5,605	2886	2019231004	\$2,391
2838	2019215035	\$0	2887	2019231005	\$16,514
2839	2019215036	\$0	2888	2019231006	\$17,780
2840	2019215037	\$0	2889	2019231007	\$18,411
2841	2019215038	\$7,271	2890	2019231008	\$27,429
2842	2019215039	\$3,212	2891	2019231009	\$18,009
2843	2019223001	\$8,405	2892	2019231010	\$18,087
2844	2019223002	\$4,201	2893	2019231011	\$2,295
2845	2019223003	\$17,057	2894	2019231012	\$18,519
2846	2019223004	\$4,201	2895	2019231013	\$1,832
2847	2019223005	\$32,315	2896	2019231014	\$12,441
2848	2019223006	\$33,041	2897	2019231015	\$8,847
2849	2019223007	\$17,201	2898	2019231016	\$11,933
2850	2019223008	\$26,460	2899	2019231017	\$840
2851	2019223009	\$1,443	2900	2019231018	\$17,365
2852	2019223010	\$9,232	2901	2019231019	\$27,689
2853	2019223011	\$11,345	2902	2019231020	\$24,714
2854	2019223012	\$1,759	2903	2019231021	\$88,102
2855	2019223013	\$25,059	2904	2019231025	\$50,437
2856	2019223014	\$20,837	2905	2019231026	\$8,405
2857	2019223015	\$8,658	2906	2019231027	\$5,602
2858	2019223016	\$25,304	2907	2019231028	\$0
2859	2019223017	\$4,201	2908	2019231029	\$37,507
2860	2019223018	\$3,178	2909	2019231030	\$23,462
2861	2019223019	\$16,792	2910	2019231031	\$5,602
2862	2019223020	\$66,461	2911	2019231032	\$11,560
2863	2019223021	\$0	2912	2019231034	\$22,416
2864	2019223022	\$0	2913	2019231035	\$623
2865	2019223023	\$0	2914	2019231036	\$252,117
2866	2019223024	\$0	2915	2019407001	\$22,282
2867	2019223025	\$22,676	2916	2019407002	\$25,469
2868	2019223026	\$24,181	2917	2019407003	\$4,250
2869	2019223027	\$0	2918	2019407004	\$27,004
2870	2019223028	\$23,405	2919	2019407005	\$20,320
2871	2019223029	\$26,302	2920	2019407006	\$850

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
2921	2019407007	\$10,358	2970	2019415016	\$18,839
2922	2019407008	\$9,363	2971	2019415017	\$7,591
2923	2019407009	\$8,877	2972	2019415018	\$19,037
2924	2019407010	\$4,167	2973	2019415019	\$5,667
2925	2019407011	\$18,573	2974	2019415020	\$5,667
2926	2019407012	\$22,676	2975	2019415021	\$55,421
2927	2019407013	\$3,287	2976	2019415022	\$0
2928	2019407014	\$3,283	2977	2019415023	\$0
2929	2019407015	\$4,250	2978	2019415024	\$0
2930	2019407016	\$4,250	2979	2019415029	\$19,704
2931	2019407017	\$18,259	2980	2019415030	\$5,105
2932	2019407018	\$8,560	2981	2019415031	\$5,010
2933	2019407019	\$18,099	2982	2019415032	\$43,220
2934	2019407020	\$13,198	2983	2019415033	\$5,010
2935	2019407021	\$9,425	2984	2019415034	\$13,069
2936	2019407022	\$20,124	2985	2019415035	\$13,754
2937	2019407027	\$16,425	2986	2019415036	\$13,314
2938	2019407028	\$5,309	2987	2019415037	\$5,105
2939	2019407029	\$5,105	2988	2019415038	\$9,083
2940	2019407030	\$23,921	2989	2019415039	\$0
2941	2019407031	\$3,109	2990	2019415040	\$0
2942	2019407032	\$57,582	2991	2019415041	\$20,034
2943	2019407033	\$32,098	2992	2019415042	\$28,420
2944	2019407034	\$5,010	2993	2019415043	\$47,104
2945	2019407035	\$5,010	2994	2019415044	\$122,315
2946	2019407036	\$5,105	2995	2019415045	\$0
2947	2019407037	\$5,105	2996	2019415046	\$7,629
2948	2019407038	\$0	2997	2020100002	\$11,333
2949	2019407039	\$0	2998	2020100003	\$5,667
2950	2019407040	\$0	2999	2020100004	\$5,667
2951	2019407041	\$0	3000	2020100005	\$5,667
2952	2019407042	\$0	3001	2020100006	\$5,667
2953	2019407043	\$0	3002	2020100039	\$0
2954	2019407044	\$0	3003	2020100040	\$0
2955	2019407045	\$283,775	3004	2020100042	\$0
2956	2019407046	\$28,127	3005	2020100043	\$19,629
2957	2019415001	\$0	3006	2020100044	\$389,263
2958	2019415002	\$0	3007	20201000458001	\$0
2959	2019415003	\$20,461	3008	20201000458002	\$5,120
2960	2019415006	\$5,249	3009	2020101001	\$18,586
2961	2019415007	\$19,483	3010	2020101002	\$5,667
2962	2019415008	\$18,710	3011	2020101003	\$0
2963	2019415009	\$17,940	3012	2020101004	\$12,594
2964	2019415010	\$3,103	3013	2020101005	\$0
2965	2019415011	\$9,603	3014	2020101006	\$0
2966	2019415012	\$7,477	3015	2020101007	\$0
2967	2019415013	\$18,545	3016	2020101008	\$0
2968	2019415014	\$20,822	3017	2020101011	\$4,224
2969	2019415015	\$4,250	3018	2020101012	\$27,704

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
3019	2020101013	\$3,015	3068	2020102022	\$24,613
3020	2020101014	\$0	3069	2020102023	\$8,978
3021	2020101015	\$4,224	3070	2020102024	\$7,545
3022	2020101016	\$3,070	3071	2020102025	\$24,212
3023	2020101017	\$18,226	3072	2020102031	\$17,646
3024	2020101018	\$2,697	3073	2020102032	\$17,300
3025	2020101019	\$19,318	3074	2020102033	\$17,492
3026	2020101020	\$4,766	3075	2020102034	\$4,224
3027	2020101021	\$4,650	3076	2020102035	\$4,489
3028	2020101022	\$26,759	3077	2020102036	\$18,120
3029	2020101023	\$17,481	3078	2020102037	\$4,224
3030	2020101024	\$32,536	3079	2020102038	\$0
3031	2020101025	\$8,639	3080	2020102039	\$0
3032	2020101026	\$7,065	3081	2020102040	\$4,224
3033	2020101029	\$815	3082	2020102041	\$4,224
3034	2020101030	\$12,868	3083	2020102042	\$4,224
3035	2020101031	\$0	3084	2020102043	\$4,224
3036	2020101032	\$26,924	3085	2020102044	\$5,324
3037	2020101033	\$4,958	3086	2020102045	\$653
3038	2020101034	\$4,057	3087	2020102046	\$16,036
3039	2020101035	\$21,376	3088	2020102047	\$0
3040	2020101036	\$25,494	3089	2020102048	\$0
3041	2020101037	\$4,995	3090	2020103001	\$0
3042	2020101038	\$4,224	3091	2020103002	\$0
3043	2020101039	\$4,224	3092	2020103003	\$0
3044	2020101040	\$4,224	3093	2020103004	\$0
3045	2020101041	\$18,852	3094	2020103005	\$0
3046	2020101042	\$17,177	3095	2020103006	\$0
3047	2020101043	\$12,760	3096	2020103007	\$61,662
3048	2020101044	\$0	3097	2020103008	\$0
3049	2020101045	\$0	3098	2020103014	\$4,224
3050	2020102001	\$51,249	3099	2020103015	\$16,886
3051	2020102002	\$53,572	3100	2020103016	\$17,942
3052	2020102003	\$5,667	3101	2020103017	\$27,150
3053	2020102004	\$15,621	3102	2020103018	\$18,184
3054	2020102005	\$24,531	3103	2020103019	\$25,984
3055	2020102006	\$0	3104	2020103020	\$3,209
3056	2020102007	\$5,667	3105	2020103021	\$17,216
3057	2020102008	\$0	3106	2020103022	\$25,677
3058	2020102012	\$30,311	3107	2020103023	\$23,287
3059	2020102013	\$0	3108	2020103024	\$4,230
3060	2020102014	\$4,619	3109	2020103025	\$6,332
3061	2020102015	\$0	3110	2020103026	\$30,561
3062	2020102016	\$19,570	3111	2020103027	\$0
3063	2020102017	\$18,517	3112	2020103028	\$0
3064	2020102018	\$23,908	3113	2020103033	\$4,224
3065	2020102019	\$22,622	3114	2020103034	\$11,382
3066	2020102020	\$653	3115	2020103035	\$4,224
3067	2020102021	\$23,975	3116	2020103036	\$13,903

RECORD #	PIN #	2004 EAV
3215	2020300048	\$32,299
3216	2020308001	\$13,244
3217	2020308002	\$5,205
3218	2020308003	\$9,762
3219	2020308004	\$14,179
3220	2020308005	\$14,179
3221	2020308006	\$10,414
3222	2020308007	\$10,414
3223	2020308008	\$37,901
3224	2020308009	\$0
3225	2020308010	\$6,058
3226	2020308011	\$8,662
3227	2020308012	\$5,205
3228	2020308013	\$15,943
3229	2020308014	\$20,219
3230	2020308033	\$94,943
3231	2020308034	\$0
3232	2020308035	\$15,060
3233	2020308036	\$5,667
3234	2020308037	\$12,095

Total EAV \$49,779,180

RECORD #	PIN #	2004 EAV	RECORD #	PIN #	2004 EAV
3117	2020103037	\$12,244	3166	2020112028	\$0
3118	2020103038	\$0	3167	2020112029	\$0
3119	2020103041	\$0	3168	2020112030	\$0
3120	2020103042	\$0	3169	2020112031	\$0
3121	2020103043	\$0	3170	2020112036	\$0
3122	2020108001	\$76,606	3171	2020112037	\$0
3123	2020108002	\$46,942	3172	2020112038	\$0
3124	2020108003	\$14,849	3173	2020112039	\$0
3125	2020108008	\$0	3174	2020112040	\$0
3126	2020108009	\$20,330	3175	2020112041	\$0
3127	2020108010	\$5,275	3176	2020112048	\$0
3128	2020108011	\$5,242	3177	2020112049	\$0
3129	2020108012	\$8,255	3178	2020112050	\$0
3130	2020108013	\$0	3179	2020112051	\$0
3131	2020108014	\$5,626	3180	2020116001	\$52,498
3132	2020108015	\$5,242	3181	2020116002	\$15,848
3133	2020108016	\$5,242	3182	2020116003	\$0
3134	2020108017	\$5,242	3183	2020116004	\$0
3135	2020108018	\$5,242	3184	2020116005	\$89,137
3136	2020108019	\$18,394	3185	2020116006	\$0
3137	2020108020	\$18,394	3186	2020116007	\$41,381
3138	2020108021	\$94,397	3187	2020116008	\$0
3139	2020108022	\$93,761	3188	2020116009	\$0
3140	2020108023	\$9,398	3189	2020116010	\$20,696
3141	2020108024	\$12,498	3190	2020116011	\$0
3142	2020108025	\$17,025	3191	2020116012	\$10,414
3143	2020108026	\$4,889	3192	2020116013	\$5,205
3144	2020108027	\$13,616	3193	2020116014	\$10,414
3145	2020108028	\$26,285	3194	2020300003	\$7,810
3146	2020108029	\$17,669	3195	2020300004	\$43,066
3147	2020108030	\$14,368	3196	2020300005	\$61,245
3148	2020108031	\$4,507	3197	2020300006	\$61,245
3149	2020108032	\$3,633	3198	2020300007	\$40,977
3150	2020108033	\$0	3199	2020300008	\$67,143
3151	2020108034	\$0	3200	2020300009	\$5,205
3152	2020108035	\$4,224	3201	2020300010	\$10,414
3153	2020108036	\$27,199	3202	2020300011	\$5,205
3154	2020108037	\$14,247	3203	2020300012	\$0
3155	2020108038	\$0	3204	2020300013	\$5,205
3156	2020108039	\$3,187	3205	2020300014	\$5,205
3157	2020108040	\$4,224	3206	2020300015	\$5,205
3158	2020108041	\$0	3207	2020300016	\$5,205
3159	2020108042	\$6,434	3208	2020300017	\$0
3160	2020108043	\$18,823	3209	2020300018	\$0
3161	2020108044	\$16,765	3210	2020300019	\$0
3162	2020108045	\$4,956	3211	2020300020	\$0
3163	2020108046	\$0	3212	2020300021	\$26,916
3164	2020112024	\$0	3213	2020300022	\$20,039
3165	2020112025	\$0	3214	2020300047	\$21,072