

## EXHIBIT III. 1998 EAV BY TAX PARCEL

\* Denotes PINs w/housing units that may be subject to displacement

PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV	PIN	1998 EAV
16-23-110-027	5,779	16-23-112-020	11,728	16-23-114-022	2,398	16-23-115-035	1,498
16-23-110-028	EX	16-23-112-021	11,366	16-23-114-023	3,224	16-23-115-036	11,529
16-23-110-029	EX	16-23-112-022	14,381	16-23-114-024	1,498	16-23-115-037	1,498
16-23-110-030	EX	16-23-112-023	12,310	16-23-114-025	EX	16-23-115-038	11,495
16-23-110-032	EX	16-23-112-024	1,461	16-23-114-026	EX	16-23-115-039	EX
16-23-110-033	EX	16-23-112-031	430,062	16-23-114-027	EX	16-23-115-040	12,731
16-23-110-034	14,041	16-23-113-001	EX	16-23-114-028	EX	16-23-115-041	15,678
16-23-110-035	EX	16-23-113-002	1,498	16-23-114-029	EX	16-23-115-042	EX
16-23-110-036	EX	16-23-113-003	13,873	16-23-114-030	11,442	16-23-116-001	15,227
16-23-110-037	EX	16-23-113-004	1,498	16-23-114-031	11,000	16-23-116-002	9,701
16-23-111-001	111,181	16-23-113-005	13,805	16-23-114-032	11,575	16-23-116-003	10,150
16-23-111-004	196,134	16-23-113-006	14,392	16-23-114-033	11,074	16-23-116-004	1,439
16-23-111-005	17,343	16-23-113-007	13,090	16-23-114-034	1,498	16-23-116-005	12,650
16-23-111-006	18,730	16-23-113-008	15,741	16-23-114-035	12,589	16-23-116-006	14,047
16-23-111-007	18,841	16-23-113-009	13,361	16-23-114-036	2,311	16-23-116-007*	13,441
16-23-111-009	EX	16-23-113-010	EX	16-23-114-037*	9,112	16-23-116-008	2,136
16-23-111-010	18,156	16-23-113-011	EX	16-23-114-038	10,498	16-23-116-009	EX
16-23-111-011	16,790	16-23-113-012	17,415	16-23-114-039	10,289	16-23-116-010	EX
16-23-111-012*	17,088	16-23-113-013	2,997	16-23-114-040	EX	16-23-116-011	1,498
16-23-111-013	17,413	16-23-113-014	1,498	16-23-114-041	EX	16-23-116-012	9,681
16-23-111-014	16,236	16-23-113-015	13,714	16-23-114-044	8,081	16-23-116-013	10,634
16-23-111-015	12,726	16-23-113-016	1,090	16-23-114-045	28,925	16-23-116-014	10,712
16-23-111-016	15,275	16-23-113-017	12,530	16-23-115-001	EX	16-23-116-015	10,607
16-23-111-017	11,865	16-23-113-018	9,764	16-23-115-002	EX	16-23-116-016	1,498
16-23-111-018	9,363	16-23-113-019	11,056	16-23-115-003	13,191	16-23-116-017	1,498
16-23-111-019	14,206	16-23-113-020	1,046	16-23-115-004	16,426	16-23-116-018	1,498
16-23-111-020	12,367	16-23-113-021	14,843	16-23-115-005	16,038	16-23-116-019	EX
16-23-111-021	3,146	16-23-113-022	14,627	16-23-115-006	12,101	16-23-116-020	17,435
16-23-111-022	2,217	16-23-113-023	1,439	16-23-115-007	EX	16-23-116-021	15,931
16-23-111-023	12,136	16-23-113-024	1,439	16-23-115-008	1,977	16-23-116-022	38,453
16-23-111-024	12,406	16-23-113-025	14,780	16-23-115-009	EX	16-23-116-023	EX
16-23-111-025	152,456	16-23-113-026	EX	16-23-115-010	EX	16-23-116-024	1,498
16-23-111-026	1,696	16-23-113-027*	15,935	16-23-115-011	EX	16-23-116-025	13,666
16-23-111-027	EX	16-23-113-028	EX	16-23-115-012	8,957	16-23-116-026	12,009
16-23-111-028	EX	16-23-113-029	4,257	16-23-115-013	1,498	16-23-116-027	16,005
16-23-112-001	1,498	16-23-113-032	6,474	16-23-115-014	EX	16-23-116-028	11,392
16-23-112-002	1,498	16-23-114-001	11,713	16-23-115-015	1,498	16-23-116-029	13,079
16-23-112-003	15,673	16-23-114-002	1,918	16-23-115-016	1,498	16-23-116-030	13,018
16-23-112-004	EX	16-23-114-003	14,749	16-23-115-017	1,498	16-23-116-031	EX
16-23-112-005	9,964	16-23-114-004	EX	16-23-115-018	1,498	16-23-116-032	13,803
16-23-112-006	15,835	16-23-114-005	21,241	16-23-115-019	2,247	16-23-116-033	13,234
16-23-112-007	14,880	16-23-114-006	EX	16-23-115-020	2,247	16-23-116-034	11,649
16-23-112-008	11,859	16-23-114-007	40,483	16-23-115-023	14,703	16-23-116-035	11,811
16-23-112-009	1,498	16-23-114-008	2,398	16-23-115-024	EX	16-23-116-036	13,263
16-23-112-010	16,415	16-23-114-009	2,398	16-23-115-025	13,145	16-23-116-038	748
16-23-112-011	14,182	16-23-114-010	2,398	16-23-115-026	1,465	16-23-116-039	3,529
16-23-112-012	1,498	16-23-114-011	2,398	16-23-115-027	9,452	16-23-117-001	11,349
16-23-112-013	14,078	16-23-114-012	2,398	16-23-115-028	11,449	16-23-117-002	1,389
16-23-112-014*	12,410	16-23-114-016	2,398	16-23-115-029	12,029	16-23-117-003	14,917
16-23-112-015	11,715	16-23-114-017	2,398	16-23-115-030	EX	16-23-117-004	10,947
16-23-112-016	11,488	16-23-114-018	2,398	16-23-115-031	1,498	16-23-117-005	1,781
16-23-112-017	1,498	16-23-114-019	2,398	16-23-115-032	11,270	16-23-117-006	EX
16-23-112-018	12,990	16-23-114-020	2,398	16-23-115-033	13,829	16-23-117-007	EX
16-23-112-019	13,136	16-23-114-021	20,670	16-23-115-034	1,498	16-23-117-008	EX

**EXHIBIT III. 1998 EAV BY TAX PARCEL**

\* Denotes PINs w/housing units that may be subject to displacement

<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
6-23-117-009	14,150	16-23-119-002	EX	16-23-121-024	7,096	16-23-123-005	EX
6-23-117-010*	16,038	16-23-120-001	EX	16-23-121-025	13,446	16-23-123-006	EX
6-23-117-011	15,129	16-23-120-002	EX	16-23-121-026	EX	16-23-123-007	10,701
6-23-117-012	EX	16-23-120-003	89,855	16-23-121-027	EX	16-23-123-008	10,723
6-23-117-013	12,704	16-23-120-004	10,535	16-23-121-028	10,468	16-23-123-009	11,240
6-23-117-014	1,498	16-23-120-005	10,509	16-23-121-029	11,604	16-23-123-010	11,152
6-23-117-015	11,802	16-23-120-006	10,797	16-23-121-030	11,394	16-23-123-011	11,152
6-23-117-016	EX	16-23-120-007	EX	16-23-121-031	1,090	16-23-123-012	11,745
6-23-117-017	1,498	16-23-120-008	EX	16-23-121-032	68,320	16-23-123-013	15,791
6-23-117-018	22,416	16-23-120-009	14,440	16-23-121-033	7,065	16-23-123-014	13,664
6-23-117-019	14,693	16-23-120-010	EX	16-23-122-001	EX	16-23-123-015	10,958
6-23-117-020	1,500	16-23-120-011	EX	16-23-122-002	2,398	16-23-123-016	2,827
6-23-117-021	EX	16-23-120-012	EX	16-23-122-003	2,398	16-23-123-017	1,498
6-23-117-022*	13,254	16-23-120-013	EX	16-23-122-006	30,874	16-23-123-018	EX
6-23-117-023*	15,824	16-23-120-014	15,057	16-23-122-007	10,004	16-23-123-019	12,552
6-23-117-024	16,395	16-23-120-015	14,516	16-23-122-008	36,252	16-23-123-020	1,498
6-23-117-025	11,955	16-23-120-016	12,207	16-23-122-009	13,127	16-23-123-021	9,007
6-23-117-029	13,103	16-23-120-017	1,463	16-23-122-010	EX	16-23-123-022	12,992
6-23-117-030	12,619	16-23-120-018	11,322	16-23-122-011*	10,368	16-23-123-023	EX
6-23-117-031	12,504	16-23-120-019	18,579	16-23-122-012	23,541	16-23-123-024	11,423
6-23-117-032	11,453	16-23-120-020	11,601	16-23-122-013	EX	16-23-123-025	11,809
6-23-117-033	9,611	16-23-120-021	9,873	16-23-122-014	2,398	16-23-123-026	11,418
6-23-117-034	11,039	16-23-120-022	8,425	16-23-122-015	28,807	16-23-123-027	15,992
6-23-117-035	EX	16-23-120-023	8,944	16-23-122-016	EX	16-23-123-028	1,498
6-23-117-036	15,702	16-23-120-024	1,498	16-23-122-017	EX	16-23-123-029	11,547
6-23-117-037	85,238	16-23-120-025	9,958	16-23-122-018	2,718	16-23-123-030	14,902
6-23-117-038	2,997	16-23-120-026*	8,768	16-23-122-019	12,942	16-23-123-031	13,090
6-23-117-039	EX	16-23-120-027	EX	16-23-122-020	12,449	16-23-123-032	10,287
6-23-118-001	EX	16-23-120-028	9,563	16-23-122-021*	8,696	16-23-123-033	12,284
6-23-118-002	4,284	16-23-120-029	9,552	16-23-122-022*	15,460	16-23-123-034	2,398
6-23-118-003	14,516	16-23-120-030	9,057	16-23-122-023	1,498	16-23-123-035	17,710
6-23-118-004	EX	16-23-120-031	1,746	16-23-122-024*	13,337	16-23-123-036	2,302
6-23-118-005	EX	16-23-121-001	EX	16-23-122-025	12,879	16-23-123-037	16,317
6-23-118-006	13,306	16-23-121-002	EX	16-23-122-026	14,917	16-23-123-038	2,302
6-23-118-007	11,170	16-23-121-003	EX	16-23-122-027	13,646	16-23-123-039	42,887
6-23-118-008	14,468	16-23-121-004	EX	16-23-122-030	10,684	16-23-124-001	EX
6-23-118-009	3,745	16-23-121-005	EX	16-23-122-031	1,498	16-23-124-002	EX
6-23-118-010	14,917	16-23-121-006	11,649	16-23-122-032	11,928	16-23-124-003	2,097
6-23-118-011	1,798	16-23-121-007	13,143	16-23-122-033	12,563	16-23-124-004	22,468
6-23-118-012	EX	16-23-121-008	1,090	16-23-122-034	12,343	16-23-124-005	9,786
6-23-118-013	12,035	16-23-121-009	1,798	16-23-122-035	11,024	16-23-124-006	11,453
6-23-118-014	11,878	16-23-121-010	14,625	16-23-122-036	33,056	16-23-124-007	12,957
6-23-118-015	13,491	16-23-121-011	14,625	16-23-122-037	23,672	16-23-124-008	14,538
6-23-118-016	1,498	16-23-121-012	EX	16-23-122-038	58,949	16-23-124-009	11,856
6-23-118-017	15,181	16-23-121-014	11,091	16-23-122-039	EX	16-23-124-010	1,493
6-23-118-018	12,319	16-23-121-015	13,954	16-23-122-040	24	16-23-124-011	2,995
6-23-118-019	12,031	16-23-121-016	EX	16-23-122-041	28,853	16-23-124-012	2,247
6-23-118-020	11,120	16-23-121-017	14,655	16-23-122-042	24,068	16-23-124-013	16,576
6-23-118-021	15,896	16-23-121-018	EX	16-23-122-043	14,104	16-23-124-014	2,997
6-23-118-022	2,997	16-23-121-019	436	16-23-122-044	97,080	16-23-124-015	1,498
6-23-118-023	EX	16-23-121-020	EX	16-23-123-001	2,021	16-23-124-016	1,498
6-23-118-024	EX	16-23-121-021	11,185	16-23-123-002	EX	16-23-124-017	12,096
6-23-118-025	EX	16-23-121-022	12,443	16-23-123-003	12,216	16-23-124-018	EX
6-23-119-001	EX	16-23-121-023	11,401	16-23-123-004	EX	16-23-124-019	1,498

**EXHIBIT III. 1998 EAV BY TAX PARCEL**

\* Denotes PINs w/housing units that may be subject to displacement

<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
6-23-124-020	EX	16-23-126-027	9,943	16-23-128-010	11,261	16-23-129-029	11,329
6-23-124-021	12,942	16-23-126-028	10,195	16-23-128-011	1,046	16-23-129-030	14,196
6-23-124-022	16,273	16-23-126-029	14,379	16-23-128-012	EX	16-23-129-031	10,636
6-23-125-001	EX	16-23-126-030	EX	16-23-128-013	EX	16-23-129-032	14,376
6-23-125-002	EX	16-23-126-031	11,804	16-23-128-014	EX	16-23-129-033	1,090
6-23-125-003	EX	16-23-126-032	EX	16-23-128-015	1,498	16-23-129-034	1,498
6-23-125-004	2,531	16-23-126-033	76,988	16-23-128-016	1,491	16-23-129-035	1,498
6-23-125-005	21,348	16-23-127-001	EX	16-23-128-017	EX	16-23-129-036	13,337
6-23-125-006	EX	16-23-127-002	2,247	16-23-128-018	10,599	16-23-129-037	1,498
6-23-125-007	3,745	16-23-127-003	16,064	16-23-128-019	EX	16-23-129-038	1,498
6-23-125-008	13,738	16-23-127-004	10,474	16-23-128-020	11,682	16-23-129-039	77,945
6-23-125-009	EX	16-23-127-005	10,287	16-23-128-021	12,789	16-23-129-040	38,440
6-23-125-010	6,102	16-23-127-006	14,259	16-23-128-022	15,105	16-23-129-041	48,459
6-23-125-011	12,203	16-23-127-007	14,259	16-23-128-023	2,877	16-23-129-042	28,589
6-23-125-012	13,714	16-23-127-008	12,247	16-23-128-024	EX	16-23-129-043	EX
6-23-125-013	15,909	16-23-127-009	14,791	16-23-128-027	EX	16-23-200-001	2,178
6-23-125-014	11,519	16-23-127-010	15,166	16-23-128-028	EX	16-23-200-002	2,178
6-23-125-015	1,498	16-23-127-011	15,887	16-23-128-029	14,533	16-23-200-003	1,907
6-23-125-016	13,232	16-23-127-012	EX	16-23-128-030	1,498	16-23-200-004	EX
6-23-125-017	13,515	16-23-127-013	EX	16-23-128-031	EX	16-23-200-007	EX
6-23-125-018	12,268	16-23-127-014	EX	16-23-128-032	2,097	16-23-200-008	EX
6-23-125-019	12,848	16-23-127-015	15,227	16-23-128-033	26,536	16-23-200-009	EX
6-23-125-020	1,498	16-23-127-016	1,679	16-23-128-034	EX	16-23-200-010	EX
6-23-125-021	9,432	16-23-127-017	EX	16-23-128-035	52,773	16-23-200-011	3,935
6-23-125-022	10,876	16-23-127-018	15,054	16-23-128-036	38,484	16-23-200-012	EX
6-23-125-023	EX	16-23-127-019	62,629	16-23-128-037	32,055	16-23-200-013	3,935
6-23-125-024	10,453	16-23-127-020	60,457	16-23-128-038	4,089	16-23-200-014	11,410
6-23-125-025	17,810	16-23-127-021*	14,557	16-23-128-039	EX	16-23-200-015	EX
6-23-126-001	EX	16-23-127-022	EX	16-23-129-003	1,498	16-23-200-016	14,967
6-23-126-002*	13,705	16-23-127-023	1,857	16-23-129-004	EX	16-23-200-017	60,706
6-23-126-003	10,579	16-23-127-024	12,024	16-23-129-005	14,387	16-23-200-018	EX
6-23-126-004	14,658	16-23-127-025	1,482	16-23-129-006	1,498	16-23-200-019	NSN
6-23-126-005	14,490	16-23-127-026	11,737	16-23-129-007	13,239	16-23-200-020	EX
6-23-126-006	8,417	16-23-127-027	EX	16-23-129-008	1,345	16-23-200-021	2,027
6-23-126-007	3,026	16-23-127-028	EX	16-23-129-009	16,824	16-23-200-022	15,011
6-23-126-008	EX	16-23-127-029	16,009	16-23-129-010	1,498	16-23-200-023	13,243
6-23-126-009	13,073	16-23-127-030	1,498	16-23-129-011	14,882	16-23-200-024	EX
6-23-126-010	13,552	16-23-127-031	EX	16-23-129-012	11,109	16-23-200-025*	16,088
6-23-126-011	14,394	16-23-127-032	EX	16-23-129-013	1,683	16-23-200-026	12,493
6-23-126-012	17,025	16-23-127-033	EX	16-23-129-014	11,325	16-23-200-027	1,835
6-23-126-013	EX	16-23-127-034	13,731	16-23-129-015	14,871	16-23-200-028	12,439
6-23-126-014	2,247	16-23-127-035	EX	16-23-129-016	14,982	16-23-200-029	12,567
6-23-126-015	7,218	16-23-127-036	EX	16-23-129-017	12,824	16-23-200-030	12,271
6-23-126-016	3,002	16-23-127-037	EX	16-23-129-018	15,046	16-23-200-031*	14,743
6-23-126-017	12,016	16-23-127-038	EX	16-23-129-019	14,597	16-23-200-032	15,447
6-23-126-018	EX	16-23-128-001	EX	16-23-129-020	44,121	16-23-200-033	1,382
6-23-126-019	EX	16-23-128-002	EX	16-23-129-021	EX	16-23-200-034	948
6-23-126-020	2,247	16-23-128-003	EX	16-23-129-022	1,794	16-23-200-035	142,746
6-23-126-021	2,247	16-23-128-004	63,978	16-23-129-023	11,730	16-23-200-036	EX
6-23-126-022	EX	16-23-128-005	14,431	16-23-129-024	14,806	16-23-200-037	EX
6-23-126-023	EX	16-23-128-006	11,680	16-23-129-025	11,918	16-23-200-038-1001	12,377
6-23-126-024	11,761	16-23-128-007	EX	16-23-129-026	1,360	16-23-200-038-1002	12,377
6-23-126-025	9,945	16-23-128-008	EX	16-23-129-027	14,858	16-23-200-038-1003	12,384
6-23-126-026	8,534	16-23-128-009	EX	16-23-129-028	14,847	16-23-201-008	61,264

**EXHIBIT III. 1998 EAV BY TAX PARCEL**

\* Denotes PINs w/housing units that may be subject to displacement

<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
16-23-201-009	11,139	16-23-202-022	27,608	16-23-204-028	13,984	16-23-205-043	11,179
16-23-201-010	9,086	16-23-202-023	EX	16-23-204-029	1,526	16-23-205-044	EX
16-23-201-011	19,259	16-23-202-024	12,502	16-23-204-030*	12,667	16-23-206-001	46,508
16-23-201-012	10,993	16-23-202-025	EX	16-23-204-031	14,553	16-23-206-002	12,210
16-23-201-013	29,847	16-23-202-026	13,956	16-23-204-032	1,498	16-23-206-003	13,199
16-23-201-014	EX	16-23-202-027*	314	16-23-204-033	EX	16-23-206-004	16,674
16-23-201-015	11,104	16-23-202-028	14,300	16-23-204-034	1,498	16-23-206-005	9,374
16-23-201-016	11,098	16-23-202-029	13,297	16-23-204-035	11,625	16-23-206-006	4,475
16-23-201-017	EX	16-23-202-030	EX	16-23-204-036	7,926	16-23-206-007	14,714
16-23-201-018	EX	16-23-202-031	10,941	16-23-204-037	12,883	16-23-206-008	26,479
16-23-201-019	12,053	16-23-202-032	1,781	16-23-204-038*	14,958	16-23-206-009	1,498
16-23-201-020	11,702	16-23-202-033	EX	16-23-204-039	14,411	16-23-206-010	EX
16-23-201-021	12,321	16-23-202-034	15,192	16-23-205-001	45,048	16-23-206-011	1,498
16-23-201-022	12,159	16-23-202-035	EX	16-23-205-002	11,567	16-23-206-012	1,498
16-23-201-023	1,742	16-23-202-036	EX	16-23-205-003	12,484	16-23-206-013	1,498
16-23-201-024	11,863	16-23-202-037	14,597	16-23-205-004	12,484	16-23-206-014	1,498
16-23-201-025	11,863	16-23-202-038	49,987	16-23-205-005	12,484	16-23-206-015	1,498
16-23-201-026	11,863	16-23-202-039	3,026	16-23-205-006	4,212	16-23-206-016	1,498
16-23-201-027	12,691	16-23-203-004	EX	16-23-205-007	2,195	16-23-206-017	11,606
16-23-201-028	EX	16-23-203-007	EX	16-23-205-008	5,312	16-23-206-018	15,026
16-23-201-029	1,742	16-23-203-011	EX	16-23-205-009	22,337	16-23-206-019	1,997
16-23-201-030	12,321	16-23-203-014	EX	16-23-205-010	22,497	16-23-206-020	1,997
16-23-201-031	12,691	16-23-203-020	EX	16-23-205-011	1,487	16-23-206-021	1,498
16-23-201-032	12,713	16-23-203-021	EX	16-23-205-012	12,552	16-23-206-022	1,498
16-23-201-033	11,747	16-23-203-022	EX	16-23-205-013	EX	16-23-206-023	14,431
16-23-201-034	11,952	16-23-203-023	EX	16-23-205-014	1,498	16-23-206-024*	56,067
16-23-201-035	11,117	16-23-203-024	EX	16-23-205-015	13,576	16-23-206-025	EX
16-23-201-036	11,702	16-23-203-025	EX	16-23-205-016	11,484	16-23-206-026	EX
16-23-201-037	2,356	16-23-203-026	EX	16-23-205-017	EX	16-23-206-027*	EX
16-23-201-039	133,065	16-23-204-001	48,797	16-23-205-018	EX	16-23-206-028	EX
16-23-201-041	458,947	16-23-204-002	25,725	16-23-205-019	EX	16-23-206-029	14,900
16-23-201-042	NSN	16-23-204-003	14,976	16-23-205-020	EX	16-23-206-030	1,498
16-23-201-043	NSN	16-23-204-004	14,976	16-23-205-021	EX	16-23-206-031	8,901
16-23-202-001	1,480	16-23-204-005	18,370	16-23-205-022	1,498	16-23-206-032	11,830
16-23-202-002	EX	16-23-204-006	23,696	16-23-205-023	EX	16-23-206-033	14,272
16-23-202-003	13,321	16-23-204-007	37,935	16-23-205-024	1,498	16-23-206-034	1,498
16-23-202-004	EX	16-23-204-008	16,936	16-23-205-025	EX	16-23-206-035	11,678
16-23-202-005	689	16-23-204-009	61,693	16-23-205-026	1,498	16-23-206-036	EX
16-23-202-006	14,505	16-23-204-010	1,735	16-23-205-027*	21,380	16-23-206-037	EX
16-23-202-007	14,612	16-23-204-011	1,735	16-23-205-028	EX	16-23-206-038	EX
16-23-202-008	EX	16-23-204-012	1,735	16-23-205-029	14,597	16-23-206-039	EX
16-23-202-009	15,615	16-23-204-015	24,633	16-23-205-030	EX	16-23-206-040	11,961
16-23-202-010	EX	16-23-204-016	1,777	16-23-205-031	EX	16-23-206-041	EX
16-23-202-011	EX	16-23-204-017	12,415	16-23-205-032	12,667	16-23-207-001	21,132
16-23-202-012	1,960	16-23-204-018	EX	16-23-205-033	EX	16-23-207-002	8,495
16-23-202-013	1,990	16-23-204-019	EX	16-23-205-034	EX	16-23-207-003	8,231
16-23-202-014	11,242	16-23-204-020	1,498	16-23-205-035	EX	16-23-207-004	72,074
16-23-202-015	15,946	16-23-204-021	13,199	16-23-205-036	13,167	16-23-207-005	2,398
16-23-202-016	EX	16-23-204-022	1,090	16-23-205-037	12,994	16-23-207-006	2,398
16-23-202-017	14,869	16-23-204-023	7,168	16-23-205-038	13,722	16-23-207-007	2,398
16-23-202-018	1,114	16-23-204-024	13,799	16-23-205-039	9,426	16-23-207-008	2,398
16-23-202-019	16,301	16-23-204-025	1,498	16-23-205-040	9,360	16-23-207-009	2,398
16-23-202-020	197,353	16-23-204-026	1,526	16-23-205-041	EX	16-23-207-010	EX
16-23-202-021	15,000	16-23-204-027*	12,739	16-23-205-042	EX	16-23-207-011	EX

**EXHIBIT III. 1998 EAV BY TAX PARCEL**

\* Denotes PINs w/housing units that may be subject to displacement

<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
16-23-207-012	EX	16-23-209-006	EX	16-23-211-001	14,209	16-23-212-025	1,498
16-23-207-013	1,498	16-23-209-007	EX	16-23-211-002	32,829	16-23-212-026	180,136
16-23-207-014	EX	16-23-209-008	EX	16-23-211-003	1,498	16-23-212-027	162,714
16-23-207-015	1,498	16-23-209-009	EX	16-23-211-004	19,401	16-23-212-030	9,557
16-23-207-016	EX	16-23-209-012	EX	16-23-211-005	11,597	16-23-212-031	11,941
16-23-207-017	EX	16-23-209-013	EX	16-23-211-006	EX	16-23-212-032	11,453
16-23-207-020	EX	16-23-209-014	EX	16-23-211-007	7,111	16-23-212-033	13,097
16-23-207-021	2,398	16-23-209-015	EX	16-23-211-008	11,087	16-23-212-034	145,083
16-23-207-022	4,796	16-23-209-016	14,873	16-23-211-009	11,325	16-23-212-035	EX
16-23-207-023	2,398	16-23-209-017	9,938	16-23-211-010	9,927	16-23-212-036	17,016
16-23-207-024	2,398	16-23-209-018	10,407	16-23-211-011	10,738	16-23-213-001	EX
16-23-207-025	2,398	16-23-209-019	EX	16-23-211-012	9,413	16-23-213-002	1,498
16-23-207-026	21,762	16-23-209-020	8,467	16-23-211-013	10,610	16-23-213-003	14,126
16-23-207-027	EX	16-23-209-021	13,629	16-23-211-014	EX	16-23-213-004	10,348
16-23-207-028	EX	16-23-209-022	EX	16-23-211-015	9,786	16-23-213-005	8,726
16-23-207-029	2,398	16-23-209-029	229,982	16-23-211-016	1,498	16-23-213-006	13,958
16-23-207-030	2,398	16-23-209-030	EX	16-23-211-017	EX	16-23-213-007	EX
16-23-207-031	31,820	16-23-209-031	351,167	16-23-211-018	EX	16-23-213-008	9,936
16-23-207-032	EX	16-23-209-032	4,360	16-23-211-023	11,649	16-23-213-009	13,127
16-23-207-033	EX	16-23-209-033	214,010	16-23-211-024	1,090	16-23-213-010	14,873
16-23-207-034	2,398	16-23-209-034	EX	16-23-211-025	9,328	16-23-213-011	EX
16-23-207-035	EX	16-23-209-035	EX	16-23-211-026	10,514	16-23-213-012	4,796
16-23-207-036	EX	16-23-209-036	EX	16-23-211-027	144,743	16-23-213-013	EX
16-23-208-001	EX	16-23-210-001	EX	16-23-211-028	EX	16-23-213-014	2,398
16-23-208-002	EX	16-23-210-002	13,160	16-23-211-029	EX	16-23-213-015	2,727
16-23-208-003	1,709	16-23-210-003	1,090	16-23-211-033	13,232	16-23-213-016	EX
16-23-208-004*	14,222	16-23-210-004	EX	16-23-211-034	11,464	16-23-213-017	EX
16-23-208-005	1,243	16-23-210-005	13,470	16-23-211-035	EX	16-23-213-018	EX
16-23-208-006	11,250	16-23-210-006*	11,170	16-23-211-036-1001*	4,185	16-23-213-019	EX
16-23-208-007	EX	16-23-210-007	11,067	16-23-211-036-1002*	4,185	16-23-213-020	EX
16-23-208-008	EX	16-23-210-008	1,498	16-23-211-036-1003*	4,185	16-23-213-021	EX
16-23-208-009	EX	16-23-210-009	11,067	16-23-211-036-1004*	4,185	16-23-213-022	EX
16-23-208-010	EX	16-23-210-010	13,010	16-23-212-001	EX	16-23-213-023	12,510
16-23-208-011	EX	16-23-210-011	1,090	16-23-212-002	29,311	16-23-213-024	9,247
16-23-208-012	EX	16-23-210-012	EX	16-23-212-003	28,341	16-23-213-025	13,348
16-23-208-013	EX	16-23-210-013	11,896	16-23-212-004	3,218	16-23-213-026	11,098
16-23-208-014	10,154	16-23-210-014	12,327	16-23-212-005	19,865	16-23-213-027	292,486
16-23-208-015	16,886	16-23-210-015	9,550	16-23-212-006	22,734	16-23-213-028	EX
16-23-208-016	13,914	16-23-210-016	1,498	16-23-212-007	25,328	16-23-213-029	4,273
16-23-208-017	17,210	16-23-210-017	1,498	16-23-212-008	24,402	16-23-214-003	12,807
16-23-208-018	2,383	16-23-210-018	EX	16-23-212-009	252,690	16-23-214-004	13,993
16-23-208-019	2,383	16-23-210-019	11,708	16-23-212-010	18,771	16-23-214-005	11,370
16-23-208-020	4,765	16-23-210-020	9,694	16-23-212-011	3,218	16-23-214-006	EX
16-23-208-021	EX	16-23-210-021	11,216	16-23-212-012	21,919	16-23-214-007	12,216
16-23-208-022	EX	16-23-210-022	1,498	16-23-212-013	3,218	16-23-214-008	2,513
16-23-208-023	2,383	16-23-210-023	11,126	16-23-212-014	22,756	16-23-214-009	12,866
16-23-208-024	EX	16-23-210-024*	39,225	16-23-212-015	EX	16-23-214-010	1,918
16-23-208-025	EX	16-23-210-025	146,616	16-23-212-016	10,599	16-23-214-011	EX
16-23-208-026	EX	16-23-210-026	13,356	16-23-212-017	11,272	16-23-214-012	12,101
16-23-209-001	EX	16-23-210-029	16,593	16-23-212-018	EX	16-23-214-013	12,092
16-23-209-002	EX	16-23-210-030	12,181	16-23-212-021	EX	16-23-214-014	95,388
16-23-209-003	EX	16-23-210-031	11,475	16-23-212-022	EX	16-23-214-016	EX
16-23-209-004	EX	16-23-210-032	214,197	16-23-212-023	13,831	16-23-214-017	EX
16-23-209-005	EX	16-23-210-033	30,689	16-23-212-024	10,089	16-23-214-018	13,395

**EXHIBIT III. 1998 EAV BY TAX PARCEL**

\* Denotes PINs w/housing units that may be subject to displacement

<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
16-23-214-019	11,261	16-23-216-012	15,216	16-23-218-010	EX	16-23-220-021	13,439
16-23-214-020	1,498	16-23-216-013	EX	16-23-218-036	EX	16-23-220-022*	10,743
16-23-214-021	EX	16-23-216-014	EX	16-23-218-037	27,654	16-23-220-023	11,357
16-23-214-022	EX	16-23-216-015	EX	16-23-219-001	172,670	16-23-220-024	1,498
16-23-214-023	EX	16-23-216-020	1,737	16-23-219-002	EX	16-23-220-025	1,498
16-23-214-024	EX	16-23-216-021	EX	16-23-219-003	24,376	16-23-220-026	10,634
16-23-214-025	EX	16-23-216-022	EX	16-23-219-004	12,205	16-23-220-027	EX
16-23-214-026	EX	16-23-216-023	12,299	16-23-219-005	EX	16-23-220-028	EX
16-23-214-027	EX	16-23-216-024	9,476	16-23-219-006	EX	16-23-220-029	14,331
16-23-214-028	EX	16-23-216-026	2,518	16-23-219-007	15,091	16-23-220-030	1,495
16-23-214-029	EX	16-23-216-027	99,399	16-23-219-008	EX	16-23-220-031	13,866
16-23-214-030	EX	16-23-216-028	EX	16-23-219-009	1,498	16-23-220-032*	11,582
16-23-214-031	EX	16-23-216-029	11,826	16-23-219-010	11,564	16-23-220-033	1,498
16-23-214-032	EX	16-23-216-030	EX	16-23-219-011	11,724	16-23-220-034	EX
16-23-214-033	EX	16-23-216-031	EX	16-23-219-012	15,857	16-23-221-007	EX
16-23-214-034	185,457	16-23-216-032	84,002	16-23-219-013	11,030	16-23-221-008	11,046
16-23-215-003	EX	16-23-216-033-1001	4,026	16-23-219-014	1,090	16-23-221-009	EX
16-23-215-004	EX	16-23-216-033-1002	3,470	16-23-219-015	1,498	16-23-221-010	EX
16-23-215-005	3,150	16-23-216-033-1003	4,026	16-23-219-016	EX	16-23-221-011	1,498
16-23-215-008	13,716	16-23-216-033-1004	3,470	16-23-219-017	14,311	16-23-221-012	10,985
16-23-215-009	EX	16-23-216-033-1005	4,026	16-23-219-018	14,311	16-23-221-013	EX
16-23-215-010	14,734	16-23-216-033-1006	3,473	16-23-219-019	14,311	16-23-221-014	EX
16-23-215-011	12,101	16-23-217-001*	218,228	16-23-219-020	14,311	16-23-221-015	EX
16-23-215-012	14,143	16-23-217-002	EX	16-23-219-021	14,311	16-23-221-016	EX
16-23-215-013	EX	16-23-217-003	EX	16-23-219-022	14,311	16-23-221-017	1,498
16-23-215-014	EX	16-23-217-004	EX	16-23-219-023	14,311	16-23-221-018	EX
16-23-215-015	EX	16-23-217-005	1,498	16-23-219-024	14,311	16-23-221-019	EX
16-23-215-016	EX	16-23-217-006	EX	16-23-219-025	14,311	16-23-221-020	1,498
16-23-215-017	15,815	16-23-217-007	EX	16-23-219-026	14,311	16-23-221-025	21,285
16-23-215-018	1,798	16-23-217-008	14,039	16-23-219-027	14,311	16-23-221-026	EX
16-23-215-019	EX	16-23-217-009	EX	16-23-219-028	EX	16-23-221-027	EX
16-23-215-020	11,806	16-23-217-010	EX	16-23-219-029	1,498	16-23-221-028	EX
16-23-215-021	2,278	16-23-217-011	EX	16-23-219-030	1,498	16-23-221-029	EX
16-23-215-022	16,855	16-23-217-012	10,586	16-23-219-031	11,728	16-23-221-030	29,559
16-23-215-023	16,310	16-23-217-013	EX	16-23-219-032	1,498	16-23-221-031	2,398
16-23-215-024	16,565	16-23-217-014	1,798	16-23-219-033	EX	16-23-221-032	2,398
16-23-215-025	14,658	16-23-217-015	EX	16-23-220-001	EX	16-23-221-033	2,398
16-23-215-026	15,551	16-23-217-016	EX	16-23-220-004	4,512	16-23-221-036	EX
16-23-215-027	1,958	16-23-217-017	EX	16-23-220-005*	13,803	16-23-221-037	296,669
16-23-215-028	EX	16-23-217-018	EX	16-23-220-006	108,884	16-23-221-038	15,691
16-23-215-029	EX	16-23-217-019	10,182	16-23-220-007	12,314	16-23-222-001	25,339
16-23-215-030	262,787	16-23-217-020	10,535	16-23-220-008	10,799	16-23-222-002	14,145
16-23-215-031	165,605	16-23-217-021	13,709	16-23-220-009	EX	16-23-222-003	12,255
16-23-216-001	EX	16-23-217-022	EX	16-23-220-010	EX	16-23-222-004	12,534
16-23-216-002	EX	16-23-217-023	2,309	16-23-220-011	10,610	16-23-222-005	12,408
16-23-216-003	EX	16-23-217-024	1,498	16-23-220-012	19,438	16-23-222-006	13,258
16-23-216-004	12,585	16-23-217-025	9,838	16-23-220-013	1,498	16-23-222-007	12,408
16-23-216-005	14,150	16-23-217-026	EX	16-23-220-014	10,620	16-23-222-008	14,145
16-23-216-006	1,798	16-23-218-001	EX	16-23-220-015	1,090	16-23-222-009	13,228
16-23-216-007	15,124	16-23-218-002	15,283	16-23-220-016	11,695	16-23-222-010	14,950
16-23-216-008	1,406	16-23-218-003	EX	16-23-220-017	7,913	16-23-222-011	12,207
16-23-216-009	12,713	16-23-218-004	EX	16-23-220-018	10,555	16-23-222-012	14,008
16-23-216-010	14,629	16-23-218-005	10,091	16-23-220-019	EX	16-23-222-013	13,938
16-23-216-011	14,963	16-23-218-006	12,890	16-23-220-020	7,920	16-23-222-014	12,519

**EXHIBIT III. 1998 EAV BY TAX PARCEL**

\* Denotes PINs w/housing units that may be subject to displacement

<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
6-23-222-015	12,268	16-23-223-032	11,135	16-23-225-001	EX	16-23-226-013	1,498
6-23-222-016	11,329	16-23-223-033	12,951	16-23-225-002	EX	16-23-226-014	EX
6-23-222-017	9,552	16-23-223-034	1,498	16-23-225-003	EX	16-23-226-015	12,367
6-23-222-018	14,359	16-23-223-035	1,498	16-23-225-004	11,806	16-23-226-016	12,340
6-23-222-019	1,498	16-23-223-037	13,886	16-23-225-005	12,894	16-23-226-017	EX
6-23-222-020	2,877	16-23-223-038	EX	16-23-225-006	12,059	16-23-226-018	EX
6-23-222-021	EX	16-23-223-039	11,270	16-23-225-007	12,353	16-23-226-019	1,498
6-23-222-022	13,792	16-23-223-040	1,498	16-23-225-008	12,343	16-23-226-020	1,498
6-23-222-023	14,468	16-23-223-041	EX	16-23-225-009	1,811	16-23-226-022	EX
6-23-222-024	12,425	16-23-223-042	EX	16-23-225-010	13,751	16-23-226-023	11,586
6-23-222-025	14,237	16-23-223-043	EX	16-23-225-011	1,498	16-23-226-024	13,718
6-23-222-026	13,437	16-23-223-044	386	16-23-225-012	14,089	16-23-226-025	11,253
6-23-222-027	11,935	16-23-223-045	EX	16-23-225-013	11,486	16-23-226-026	14,078
6-23-222-028	12,580	16-23-223-046	EX	16-23-225-014	1,498	16-23-226-027	15,560
6-23-222-029	14,206	16-23-224-001	1,798	16-23-225-015	11,562	16-23-226-028	11,403
6-23-222-030	9,402	16-23-224-002	2,097	16-23-225-016	11,850	16-23-226-029	11,096
6-23-222-031	1,090	16-23-224-003	2,097	16-23-225-017	11,532	16-23-226-030	11,455
6-23-222-032	11,571	16-23-224-004	1,186	16-23-225-018	1,498	16-23-226-031	12,864
6-23-222-033	11,471	16-23-224-005	12,330	16-23-225-019	15,804	16-23-226-032	12,733
6-23-222-034	12,050	16-23-224-006	11,000	16-23-225-020	8,380	16-23-226-033	14,655
6-23-222-035	12,953	16-23-224-007	11,750	16-23-225-021	EX	16-23-226-034	1,498
6-23-222-036	14,664	16-23-224-008	1,498	16-23-225-022	10,823	16-23-226-035	15,362
6-23-222-037	33,479	16-23-224-009	13,960	16-23-225-023	11,383	16-23-226-036	1,498
6-23-223-001	2,997	16-23-224-010	12,297	16-23-225-024	13,197	16-23-226-037*	10,758
6-23-223-002	EX	16-23-224-011	11,279	16-23-225-025	11,379	16-23-226-038	14,381
6-23-223-003	EX	16-23-224-012	11,837	16-23-225-026	11,004	16-23-226-039	1,498
6-23-223-004	10,139	16-23-224-013	15,885	16-23-225-027	11,017	16-23-226-040	12,524
6-23-223-005	14,651	16-23-224-014	15,806	16-23-225-028	1,498	16-23-226-041*	24,040
6-23-223-006	1,498	16-23-224-015	15,429	16-23-225-029	11,490	16-23-226-042	1,498
6-23-223-007	12,297	16-23-224-016	12,310	16-23-225-030	1,090	16-23-226-043	20,356
6-23-223-008	14,754	16-23-224-017	11,080	16-23-225-031	11,987	16-23-226-044	6,629
6-23-223-009	14,647	16-23-224-018	11,732	16-23-225-032	10,304	16-23-226-045	10,034
6-23-223-010	11,113	16-23-224-019	17,771	16-23-225-033	12,776	16-23-226-046	19,902
6-23-223-011	12,870	16-23-224-020	EX	16-23-225-034	11,168	16-23-226-047	14,429
6-23-223-012	1,498	16-23-224-021	EX	16-23-225-035	9,326	16-23-227-001	EX
6-23-223-013	EX	16-23-224-022	13,799	16-23-225-036	13,258	16-23-227-002	EX
6-23-223-014	EX	16-23-224-023	12,907	16-23-225-037	1,498	16-23-227-003	EX
6-23-223-015	10,614	16-23-224-024	13,439	16-23-225-038	8,042	16-23-227-004	EX
6-23-223-016	1,498	16-23-224-025	13,297	16-23-225-039	13,263	16-23-227-005	EX
6-23-223-017	11,719	16-23-224-026	11,059	16-23-225-040	1,498	16-23-227-006	1,498
6-23-223-018	2,997	16-23-224-027	12,779	16-23-225-041	2,097	16-23-227-007	10,891
6-23-223-019	11,338	16-23-224-028	13,463	16-23-225-042	4,028	16-23-227-008	EX
6-23-223-020	11,244	16-23-224-029	12,635	16-23-226-001	EX	16-23-227-009	EX
6-23-223-021	4,028	16-23-224-030	2,247	16-23-226-002	11,856	16-23-227-010	13,603
6-23-223-022	1,498	16-23-224-031	2,247	16-23-226-003	12,044	16-23-227-011	11,785
6-23-223-023	EX	16-23-224-032	14,457	16-23-226-004	EX	16-23-227-012	1,090
6-23-223-024	10,126	16-23-224-033	14,459	16-23-226-005	11,320	16-23-227-015	EX
6-23-223-025	1,498	16-23-224-034	1,498	16-23-226-006	9,729	16-23-227-016	EX
6-23-223-026	13,738	16-23-224-035	10,065	16-23-226-007	EX	16-23-227-017	10,751
6-23-223-027	11,695	16-23-224-036	14,932	16-23-226-008	12,761	16-23-227-018	1,498
6-23-223-028	EX	16-23-224-037	EX	16-23-226-009	12,303	16-23-227-019	13,978
6-23-223-029	EX	16-23-224-038	EX	16-23-226-010	11,824	16-23-227-020	11,159
6-23-223-030	12,704	16-23-224-039	EX	16-23-226-011	12,144	16-23-227-021	EX
6-23-223-031	EX	16-23-224-040	EX	16-23-226-012	1,090	16-23-227-022	EX

**EXHIBIT III. 1998 EAV BY TAX PARCEL**

\* Denotes PINs w/housing units that may be subject to displacement

<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
6-23-227-023	EX	16-23-228-033	1,498	16-23-300-001	26,891	16-23-403-001	4,137
6-23-227-024	3,207	16-23-228-034	EX	16-23-300-002	19,883	16-23-403-022	41,106
6-23-227-025	1,498	16-23-228-035	1,498	16-23-300-003	3,597	16-23-403-023	1,498
6-23-227-026	EX	16-23-228-036	1,498	16-23-300-004	97,001	16-23-404-001	123,326
6-23-227-027*	14,206	16-23-228-037	17,714	16-23-300-005	3,597	16-23-404-028	4,196
6-23-227-028	14,488	16-23-228-038	1,498	16-23-300-006	3,597	16-23-405-001	EX
6-23-227-029	12,809	16-23-228-039	12,811	16-23-300-007	3,597	16-23-405-027	EX
6-23-227-030*	11,678	16-23-228-040	1,090	16-23-300-008	7,161	16-23-406-001	EX
6-23-227-031	11,046	16-23-228-041	11,351	16-23-301-001	EX	16-23-406-017	13,923
6-23-227-032	10,699	16-23-228-042	11,301	16-23-301-002	2,398	16-23-407-001	70,917
6-23-227-033	11,056	16-23-228-043	EX	16-23-301-003	EX	16-23-407-009	27,763
6-23-227-034	12,445	16-23-229-001	EX	16-23-301-004	1,798	16-23-407-010	18,108
6-23-227-035	1,090	16-23-229-002	2,518	16-23-301-005	54,722	16-24-100-001	154,470
6-23-227-036	12,484	16-23-229-003	EX	16-23-301-006	30,063	16-24-100-002	20,491
6-23-227-037	14,215	16-23-229-004	13,794	16-23-301-007	2,398	16-24-100-003	9,132
6-23-227-038	1,901	16-23-229-005	14,597	16-23-301-008	EX	16-24-100-004	8,964
6-23-227-039	1,498	16-23-229-006	1,498	16-23-302-001	EX	16-24-100-005	4,028
6-23-227-040	9,062	16-23-229-007	1,498	16-23-302-016	EX	16-24-100-006	62,419
6-23-227-041	1,498	16-23-229-008	1,498	16-23-302-017	EX	16-24-100-007	42,914
6-23-227-042	9,980	16-23-229-009	11,721	16-23-303-001	EX	16-24-100-008	EX
6-23-227-043	EX	16-23-229-010	14,442	16-23-303-024	EX	16-24-100-009	2,398
6-23-227-044	EX	16-23-229-011	12,521	16-23-304-001	EX	16-24-100-010	2,801
6-23-228-001	EX	16-23-229-012	1,498	16-23-304-021	3,263	16-24-100-011	22,782
6-23-228-002	13,563	16-23-229-013	1,498	16-23-305-022	72,316	16-24-100-012	34,639
6-23-228-003	1,498	16-23-229-014	13,661	16-23-305-041	1,798	16-24-100-013	2,398
6-23-228-004	11,359	16-23-229-015	1,498	16-23-305-042	10,649	16-24-100-014	2,398
6-23-228-005	16,626	16-23-229-016	13,021	16-23-306-001	EX	16-24-100-015	2,398
6-23-228-006	11,240	16-23-229-017	15,745	16-23-306-002	2,014	16-24-100-016	2,398
6-23-228-007	11,514	16-23-229-018	12,957	16-23-306-003	1,439	16-24-100-017	EX
6-23-228-008	1,498	16-23-229-019	13,454	16-23-306-004	EX	16-24-100-018	20,016
6-23-228-009	13,842	16-23-229-020	14,459	16-23-306-005	EX	16-24-100-019	28,677
6-23-228-010	13,816	16-23-229-021	1,498	16-23-306-006	EX	16-24-100-020	28,912
6-23-228-011	14,967	16-23-229-022	2,411	16-23-306-007	14,233	16-24-100-021	19,545
6-23-228-012	1,498	16-23-229-025	EX	16-23-306-019	23,205	16-24-100-022	2,398
6-23-228-013	10,017	16-23-229-026	2,398	16-23-306-020	13,332	16-24-100-023	2,398
6-23-228-014	11,185	16-23-229-027	EX	16-23-306-021	11,205	16-24-100-024	2,398
6-23-228-015	10,433	16-23-229-028	14,226	16-23-306-022	13,265	16-24-100-025	18,180
6-23-228-016	13,443	16-23-229-029	EX	16-23-306-023	13,110	16-24-100-026	EX
6-23-228-017	1,090	16-23-229-030	EX	16-23-306-024	13,363	16-24-100-027	1,498
6-23-228-018	18,385	16-23-229-031	EX	16-23-307-005	EX	16-24-100-028	1,498
6-23-228-019	1,498	16-23-229-032	12,419	16-23-307-039	EX	16-24-100-029	1,498
6-23-228-020	1,498	16-23-229-033	EX	16-23-307-040	EX	16-24-100-030	1,498
6-23-228-021	7,499	16-23-229-034	EX	16-23-307-041	EX	16-24-100-031	10,971
6-23-228-022	43,158	16-23-229-035	18,104	16-23-400-001	8,617	16-24-100-032	1,498
6-23-228-023	1,498	16-23-229-036	10,483	16-23-400-095	1,253	16-24-100-033	1,498
6-23-228-024	13,215	16-23-229-037	2,398	16-23-400-096	4,249	16-24-100-034	14,708
6-23-228-025	11,176	16-23-229-038	11,667	16-23-401-001	148,519	16-24-100-035	1,498
6-23-228-026	11,231	16-23-229-039*	11,667	16-23-401-042	20,297	16-24-100-036	1,498
6-23-228-027	13,513	16-23-229-040	2,398	16-23-401-043	12,630	16-24-100-037	13,197
6-23-228-028	11,802	16-23-229-041	4,796	16-23-401-044	12,672	16-24-100-038	1,090
6-23-228-029	11,789	16-23-229-042	91,253	16-23-402-001	4,196	16-24-100-039	1,498
6-23-228-030	EX	16-23-229-043	25,086	16-23-402-002	1,498	16-24-100-040	1,498
6-23-228-031	15,231	16-23-229-044	EX	16-23-402-022	4,196	16-24-100-041	13,463
6-23-228-032	EX	16-23-229-045	22,996	16-23-402-023	EX	16-24-100-042	11,577



**EXHIBIT III. 1998 EAV BY TAX PARCEL**

\* Denotes PINs w/housing units that may be subject to displacement

<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
6-24-100-046	EX	16-24-102-014	EX	16-24-103-029	EX	16-24-105-028	12,098
6-24-101-001	151,734	16-24-102-015	EX	16-24-103-030	3,224	16-24-105-029	3,957
6-24-101-002	19,872	16-24-102-016	EX	16-24-103-031	11,492	16-24-105-030	EX
6-24-101-003	34,316	16-24-102-017	959	16-24-103-032	13,498	16-24-105-031	16,293
6-24-101-004	21,056	16-24-102-018	EX	16-24-103-037	2,237	16-24-105-032	15,750
6-24-101-005	32,912	16-24-102-019	12,994	16-24-103-038	212,562	16-24-105-035	16,116
6-24-101-006	2,877	16-24-102-020*	11,708	16-24-104-003	14,723	16-24-105-036	3,165
6-24-101-007	2,877	16-24-102-021	12,663	16-24-104-008	24,347	16-24-105-037	4,582
6-24-101-008	2,877	16-24-102-022	12,391	16-24-104-009*	82,516	16-24-106-001	3,616
6-24-101-009	4,085	16-24-102-023	13,014	16-24-104-010	4,462	16-24-106-002	4,641
6-24-101-010	11,804	16-24-102-024	2,158	16-24-104-011	EX	16-24-106-003	2,365
6-24-101-011	1,498	16-24-102-025	1,498	16-24-104-012	1,600	16-24-106-004	34,222
6-24-101-012	11,922	16-24-102-026*	13,690	16-24-104-013	15,604	16-24-106-005	3,366
6-24-101-013	13,794	16-24-102-027*	13,391	16-24-104-014	2,400	16-24-106-006	10,259
6-24-101-014	EX	16-24-102-028	12,415	16-24-104-015	95,194	16-24-106-007	14,281
6-24-101-015	EX	16-24-102-029	14,387	16-24-104-016	14,996	16-24-106-008	EX
6-24-101-016	12,728	16-24-102-030	1,498	16-24-104-017	14,869	16-24-106-009	13,395
6-24-101-017	1,498	16-24-102-031	1,498	16-24-104-018	17,583	16-24-106-010	EX
6-24-101-018	EX	16-24-102-032	11,482	16-24-104-019	EX	16-24-106-011	1,628
6-24-101-019	EX	16-24-102-033	13,845	16-24-104-020	EX	16-24-106-012	2,441
6-24-101-020	EX	16-24-102-034	12,138	16-24-104-021	EX	16-24-106-013	2,441
6-24-101-021	1,498	16-24-102-035	14,549	16-24-104-022	EX	16-24-106-014	1,628
6-24-101-022	EX	16-24-102-036	14,464	16-24-104-023	EX	16-24-106-015	13,960
6-24-101-023	1,498	16-24-102-037	EX	16-24-104-024	EX	16-24-106-016	3,660
6-24-101-024	EX	16-24-102-038	EX	16-24-104-025	EX	16-24-106-017	3,660
6-24-101-025	1,498	16-24-102-039	EX	16-24-104-026	EX	16-24-106-021	EX
6-24-101-026	EX	16-24-103-001	1,432	16-24-104-027	253,429	16-24-106-022*	12,371
6-24-101-027	13,040	16-24-103-002	1,439	16-24-105-001	309,269	16-24-106-023	12,613
6-24-101-028	15,194	16-24-103-003	1,046	16-24-105-002*	13,378	16-24-106-024	14,215
6-24-101-029	1,565	16-24-103-004	11,420	16-24-105-003*	16,851	16-24-106-025	1,628
6-24-101-030	16,899	16-24-103-005	11,924	16-24-105-004	EX	16-24-106-026	16,497
6-24-101-031	EX	16-24-103-006	12,803	16-24-105-005	15,643	16-24-106-027	1,184
6-24-101-032*	13,147	16-24-103-007	13,912	16-24-105-006	2,274	16-24-106-028	12,465
6-24-101-033	11,741	16-24-103-008	11,835	16-24-105-007	2,729	16-24-106-029	13,088
6-24-101-034	12,330	16-24-103-009	1,498	16-24-105-008*	15,207	16-24-106-030	1,628
6-24-101-035	16,005	16-24-103-010	14,305	16-24-105-009	EX	16-24-106-031	11,019
6-24-101-036	14,385	16-24-103-011	1,498	16-24-105-010	13,354	16-24-106-032	EX
6-24-101-037	12,221	16-24-103-012	13,232	16-24-105-011	35,587	16-24-106-033	EX
6-24-101-038	1,565	16-24-103-013	2,625	16-24-105-012	13,448	16-24-106-034	EX
6-24-101-039	1,565	16-24-103-014	11,514	16-24-105-013	15,811	16-24-106-035	1,565
6-24-101-040	13,962	16-24-103-015	1,498	16-24-105-014	18,867	16-24-106-036	3,071
6-24-101-041	EX	16-24-103-016	13,807	16-24-105-015	18,791	16-24-106-037	7,558
6-24-101-042	EX	16-24-103-017	EX	16-24-105-016	15,052	16-24-107-001	EX
6-24-102-001	2,291	16-24-103-018*	13,908	16-24-105-017	1,600	16-24-200-001	EX
6-24-102-002	16,918	16-24-103-019	14,015	16-24-105-018	EX	16-24-200-008	EX
6-24-102-003	13,733	16-24-103-020	EX	16-24-105-019	13,975	16-24-200-009	EX
6-24-102-004	25,263	16-24-103-021	EX	16-24-105-020	EX	16-24-200-010	EX
6-24-102-005*	4,983	16-24-103-022	1,504	16-24-105-021	1,600	16-24-201-001	4,460
6-24-102-006	EX	16-24-103-023	EX	16-24-105-022	1,600	16-24-201-002	2,230
6-24-102-007	EX	16-24-103-024	EX	16-24-105-023	14,965	16-24-201-003	EX
6-24-102-008	2,302	16-24-103-025	EX	16-24-105-024	11,944	16-24-201-004	5,321
6-24-102-009	EX	16-24-103-026	1,565	16-24-105-025	11,623	16-24-201-005	EX
6-24-102-012	EX	16-24-103-027	1,565	16-24-105-026	14,427	16-24-201-006	EX
6-24-102-013	EX	16-24-103-028	18,122	16-24-105-027	12,813	16-24-201-008	955

**EXHIBIT III. 1998 EAV BY TAX PARCEL**

\* Denotes PINs w/housing units that may be subject to displacement

<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
16-24-201-009	15,632	16-24-206-028	11,957	16-24-207-007	EX	16-24-207-062	21,989
16-24-201-010	6,950	16-24-206-029	11,876	16-24-207-008	75,745	16-24-207-063	14,119
16-24-201-011	6,950	16-24-206-030	11,250	16-24-207-009*	10,971	16-24-207-064	11,636
16-24-201-012	1,171	16-24-206-031	9,062	16-24-207-010	EX	16-24-207-065	12,072
16-24-201-013*	7,682	16-24-206-032	15,207	16-24-207-011	8,870	16-24-207-066	7,922
16-24-201-014	EX	16-24-206-033*	13,563	16-24-207-012	959	16-24-207-067	6,376
16-24-201-015	892	16-24-206-034	1,437	16-24-207-013	1,249	16-24-207-068	12,931
16-24-201-016	13,047	16-24-206-035*	13,934	16-24-207-014	15,416	16-24-207-069	EX
16-24-201-017	EX	16-24-206-036	EX	16-24-207-015	1,227	16-24-207-070	EX
16-24-201-018	EX	16-24-206-037	12,955	16-24-207-016	EX	16-24-207-071*	9,121
16-24-201-019	EX	16-24-206-038*	31,068	16-24-207-017	12,885	16-24-207-072	EX
16-24-201-020	10,104	16-24-206-039	933	16-24-207-018	EX	16-24-207-073	EX
16-24-202-001	4,279	16-24-206-040	972	16-24-207-019	EX	16-24-207-074	EX
16-24-202-002	EX	16-24-206-041	10,852	16-24-207-020	17	16-24-207-075	227
16-24-202-003	EX	16-24-206-042	14,719	16-24-207-021	EX	16-24-207-076	EX
16-24-202-004	2,398	16-24-206-043	10,514	16-24-207-022	EX	16-24-207-077	16,495
16-24-202-008	11,558	16-24-206-044*	13,958	16-24-207-023	31,090	16-24-208-072	EX
16-24-202-009	852	16-24-206-045	11,163	16-24-207-024	10,592	16-24-208-073	EX
16-24-202-010	7,248	16-24-206-046	EX	16-24-207-025	959	16-24-208-074	EX
16-24-202-011	852	16-24-206-047	12,912	16-24-207-026	10,729	16-24-208-075	EX
16-24-202-012	852	16-24-206-048	EX	16-24-207-027	959	16-24-208-076	EX
16-24-202-013	5,445	16-24-206-049	EX	16-24-207-028	12,301	16-24-208-077	EX
16-24-202-014	852	16-24-206-050	13,912	16-24-207-029	EX	16-24-208-078	EX
16-24-202-015	7,575	16-24-206-051	708	16-24-207-030	959	16-24-209-007	7,906
16-24-202-016	8,859	16-24-206-052	11,538	16-24-207-031	EX	16-24-209-008	7,492
16-24-202-017	1,297	16-24-206-053	11,806	16-24-207-032	EX	16-24-209-009	9,156
16-24-202-018	8,447	16-24-206-054	12,053	16-24-207-033	EX	16-24-209-010	12,186
16-24-206-001	14,786	16-24-206-055	13,092	16-24-207-034	EX	16-24-209-011	7,577
16-24-206-002	1,827	16-24-206-056	13,398	16-24-207-035	EX	16-24-209-012	861
16-24-206-003	14,662	16-24-206-057*	8,081	16-24-207-036*	8,957	16-24-209-013*	7,534
6-24-206-004	12,321	16-24-206-058	EX	16-24-207-037	EX	16-24-209-014*	6,884
6-24-206-005	8,709	16-24-206-059	9,725	16-24-207-038	641	16-24-209-015	163
6-24-206-006	EX	16-24-206-060	EX	16-24-207-039	8,587	16-24-209-016	6,444
6-24-206-007	EX	16-24-206-061	EX	16-24-207-040	8,456	16-24-209-017	968
6-24-206-008	5,550	16-24-206-062	EX	16-24-207-041	EX	16-24-209-018	876
6-24-206-009*	11,261	16-24-206-063	11,952	16-24-207-042	EX	16-24-209-019	876
5-24-206-010	13,703	16-24-206-064	9,825	16-24-207-043	EX	16-24-209-020*	7,848
5-24-206-011	EX	16-24-206-065	10,852	16-24-207-044	EX	16-24-209-021	EX
5-24-206-012	15,340	16-24-206-066	9,367	16-24-207-045	EX	16-24-209-022	8,406
5-24-206-013	14,110	16-24-206-067	15,595	16-24-207-046*	EX	16-24-209-023	926
5-24-206-014	104,308	16-24-206-068	11,865	16-24-207-047	11,325	16-24-209-024	EX
5-24-206-015	14,688	16-24-206-069	1,205	16-24-207-048	12,813	16-24-209-025	EX
5-24-206-016	15,046	16-24-206-070	10,121	16-24-207-049	13,749	16-24-209-026	102,935
5-24-206-017	12,543	16-24-206-071*	8,617	16-24-207-050	10,143	16-24-209-027	102,935
5-24-206-018	2,280	16-24-206-072	12,519	16-24-207-052	EX	16-24-209-028	102,935
5-24-206-019	384	16-24-206-073	9,751	16-24-207-053	EX	16-24-209-029	102,935
5-24-206-020	13,755	16-24-206-074	7,662	16-24-207-054	EX	16-24-209-030	102,935
5-24-206-021	1,382	16-24-206-075*	9,807	16-24-207-055	20,110	16-24-209-031	102,935
5-24-206-022	14,494	16-24-206-076	8,717	16-24-207-056	EX	16-24-209-032	102,935
5-24-206-023	EX	16-24-206-077	15,370	16-24-207-057	EX	16-24-209-035	102,935
5-24-206-024	14,693	16-24-206-078	15,370	16-24-207-058*	14,427	16-24-209-036	102,935
5-24-206-025	EX	16-24-207-001	11,726	16-24-207-059	14,243	16-24-209-037	102,935
5-24-206-026	12,079	16-24-207-002	12,868	16-24-207-060	10,355	16-24-209-038	102,935
5-24-206-027	11,564	16-24-207-003	EX	16-24-207-061	1,402	16-24-209-039	102,935

**EXHIBIT III. 1998 EAV BY TAX PARCEL**

\* Denotes PINs w/housing units that may be subject to displacement

<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
16-24-209-040	10,518	16-24-215-008*	8,205	16-24-221-018	EX	16-24-225-012	13,518
16-24-209-041	EX	16-24-215-009*	8,068	16-24-221-021	EX	16-24-225-013	14,481
16-24-209-042	EX	16-24-215-010	8,526	16-24-221-022	EX	16-24-225-014	12,096
16-24-209-043	EX	16-24-215-011	7,235	16-24-221-023	EX	16-24-225-015	13,106
16-24-209-044	EX	16-24-215-012	8,366	16-24-221-024	EX	16-24-225-016	7,715
16-24-209-045	EX	16-24-215-013	8,240	16-24-221-025	EX	16-24-225-017	12,977
16-24-209-046	EX	16-24-216-001	EX	16-24-221-026	EX	16-24-225-018	1,489
16-24-209-047	EX	16-24-216-002	EX	16-24-221-027	EX	16-24-225-019	8,704
16-24-209-048	12,157	16-24-216-003	EX	16-24-221-028	EX	16-24-225-020	8,659
16-24-209-049	47,254	16-24-216-004*	39,317	16-24-221-029	EX	16-24-225-021	13,507
16-24-209-051	97,230	16-24-216-005	EX	16-24-221-030	EX	16-24-225-022	13,507
16-24-209-052	12,127	16-24-216-006	10,049	16-24-221-031	EX	16-24-225-023	1,489
16-24-209-053	11,813	16-24-216-007	38,663	16-24-221-032	EX	16-24-225-024	1,489
16-24-209-054	109,656	16-24-216-008	21,797	16-24-221-033	EX	16-24-225-025	12,696
16-24-209-055	EX	16-24-216-009	3,318	16-24-221-034	EX	16-24-225-026	13,319
16-24-211-001	EX	16-24-216-010	7,501	16-24-221-035	EX	16-24-225-027	12,277
16-24-211-002	EX	16-24-216-011	36,821	16-24-221-036	EX	16-24-225-028	11,046
16-24-211-003	EX	16-24-216-012	41,590	16-24-221-037	EX	16-24-225-029	1,081
16-24-211-004	EX	16-24-216-013	41,590	16-24-221-038	EX	16-24-225-030	12,818
16-24-211-005	EX	16-24-216-014	41,590	16-24-221-039	EX	16-24-225-031	14,121
16-24-211-006	EX	16-24-216-015	41,590	16-24-221-040	EX	16-24-225-032	9,282
16-24-211-007	EX	16-24-216-016	42,022	16-24-221-041	EX	16-24-225-033	1,430
16-24-211-008	EX	16-24-216-017	107,733	16-24-221-042	EX	16-24-225-034	EX
16-24-211-009	EX	16-24-217-001	9,313	16-24-222-003	2,245	16-24-225-035	13,494
16-24-211-011	EX	16-24-217-002	8,127	16-24-222-004	10,250	16-24-225-036	25,407
16-24-211-012	EX	16-24-217-003	1,258	16-24-222-005	EX	16-24-225-037	12,763
16-24-211-013	EX	16-24-217-004	9,166	16-24-222-006	13,188	16-24-225-038	12,173
16-24-211-014	EX	16-24-217-005	9,291	16-24-222-007	1,140	16-24-225-039	9,260
16-24-211-015	EX	16-24-217-006	9,319	16-24-222-008	1,310	16-24-225-040	12,807
16-24-211-016	EX	16-24-217-007	9,291	16-24-222-009	2,040	16-24-225-041	9,151
16-24-212-011	EX	16-24-217-008	10,317	16-24-222-010	10,764	16-24-225-042	9,374
16-24-212-012	EX	16-24-217-009	8,986	16-24-222-020	EX	16-24-225-043	9,260
16-24-212-013	EX	16-24-217-010	9,446	16-24-222-021	EX	16-24-225-044	13,718
16-24-213-010	EX	16-24-217-011	8,986	16-24-222-022	10,017	16-24-225-045	13,515
16-24-213-011	EX	16-24-217-012	8,986	16-24-222-023	9,441	16-24-225-046	13,570
16-24-213-012	EX	16-24-217-013	10,634	16-24-222-024	9,136	16-24-300-001	5,995
16-24-214-011	EX	16-24-217-014	8,986	16-24-222-025	10,795	16-24-300-002	8,491
16-24-214-012	EX	16-24-217-015	9,443	16-24-222-026	10,056	16-24-300-004	67,394
16-24-214-013	EX	16-24-217-016	14,001	16-24-222-027	9,609	16-24-300-005	25,943
16-24-214-014	EX	16-24-221-001	EX	16-24-222-028	10,030	16-24-300-006	EX
16-24-214-015	EX	16-24-221-002	EX	16-24-222-029	9,912	16-24-300-007	EX
16-24-214-016	EX	16-24-221-003	EX	16-24-222-030	10,546	16-24-300-008	EX
16-24-214-021	EX	16-24-221-004	EX	16-24-222-036	EX	16-24-300-009	EX
16-24-214-022	EX	16-24-221-005	EX	16-24-225-001	EX	16-24-300-010	EX
16-24-214-027	EX	16-24-221-006	EX	16-24-225-002	EX	16-24-300-011	EX
16-24-214-028	EX	16-24-221-007	EX	16-24-225-003	EX	16-24-300-012	EX
16-24-214-029	EX	16-24-221-008	EX	16-24-225-004	EX	16-24-300-013	EX
16-24-215-001	56,296	16-24-221-009	EX	16-24-225-005	EX	16-24-300-014	8,783
16-24-215-002	98,850	16-24-221-010	EX	16-24-225-006	EX	16-24-300-015	80,329
16-24-215-003	266,661	16-24-221-011	EX	16-24-225-007	EX	16-24-305-001	EX
16-24-215-004	1,057	16-24-221-012	EX	16-24-225-008	EX	16-24-305-002	13,025
16-24-215-005	7,510	16-24-221-015	EX	16-24-225-009	EX	16-24-305-003	12,515
16-24-215-006	8,201	16-24-221-016	EX	16-24-225-010*	14,261	16-24-305-004	2,043
16-24-215-007	6,712	16-24-221-017	EX	16-24-225-011	743	16-24-305-005	10,631

**EXHIBIT III. 1998 EAV BY TAX PARCEL**

\* Denotes PINs w/housing units that may be subject to displacement

<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
6-24-305-006	14,318	16-24-309-014	8,181	16-24-401-002	1,434	16-24-407-012	13,888
6-24-305-007	13,385	16-24-309-015	1,947	16-24-401-003	366	16-24-407-013	12,765
6-24-305-008	11,041	16-24-309-016	990	16-24-401-004	19,364	16-24-407-014	12,595
6-24-305-009	11,656	16-24-309-017	1,094	16-24-401-005	14,514	16-24-407-015	2,319
6-24-305-010	12,905	16-24-309-018	10,128	16-24-401-006	15,015	16-24-407-016	14,102
6-24-305-011	11,656	16-24-309-019	10,993	16-24-401-007	13,034	16-24-407-017	12,691
6-24-305-012	11,656	16-24-309-020	11,290	16-24-401-008	1,487	16-24-407-018	14,198
6-24-305-013	11,656	16-24-309-021	1,094	16-24-401-009	1,487	16-24-407-020	EX
6-24-305-014	11,656	16-24-309-022	7,848	16-24-401-010	1,487	16-24-407-021	12,881
6-24-305-015*	11,196	16-24-309-023	8,837	16-24-401-011	10,692	16-24-407-022	12,624
6-24-305-016	11,924	16-24-309-024	10,915	16-24-401-012	10,871	16-24-407-025	10,644
6-24-305-017	216,793	16-24-309-025	9,256	16-24-401-013	10,751	16-24-407-026	11,597
6-24-305-018	2,716	16-24-400-001	EX	16-24-401-014	13,912	16-24-407-027	12,833
6-24-305-019	1,746	16-24-400-004	17,476	16-24-401-015	16,101	16-24-407-028	15,152
6-24-305-020	13,400	16-24-400-005	17,130	16-24-401-016	1,498	16-24-407-029	16,018
6-24-305-021	2,213	16-24-400-006	13,326	16-24-401-017	EX	16-24-407-030	1,439
6-24-305-022	13,273	16-24-400-007	11,436	16-24-401-018	15,105	16-24-407-031*	12,510
6-24-305-023	1,711	16-24-400-008	12,689	16-24-401-019	14,315	16-24-407-032	14,270
6-24-305-024	17,520	16-24-400-009	11,898	16-24-401-020	10,217	16-24-407-033	2,038
6-24-305-025	9,297	16-24-400-010	11,780	16-24-401-021	11,839	16-24-407-034	5,432
6-24-305-026	10,952	16-24-400-011	10,405	16-24-401-022	13,860	16-24-407-035	5,432
6-24-305-027	11,274	16-24-400-012	13,940	16-24-401-023	12,805	16-24-407-036	7,593
6-24-305-028	9,079	16-24-400-013	2,132	16-24-401-024	12,539	16-24-407-037	7,593
6-24-305-029	2,110	16-24-400-014	1,550	16-24-401-025	9,663	16-24-407-038	2,189
6-24-305-030	14,076	16-24-400-015*	14,878	16-24-401-026	9,648	16-24-407-043	1,753
6-24-305-031	8,656	16-24-400-016*	14,878	16-24-401-027	9,949	16-24-407-044	14,084
6-24-305-032	11,320	16-24-400-017	80,105	16-24-401-028	11,083	16-24-407-047	19,578
6-24-305-033	12,018	16-24-400-018	9,855	16-24-401-029	12,918	16-24-407-048	2,210
6-24-305-034	1,406	16-24-400-019	10,167	16-24-401-030	9,640	16-24-408-001	1,818
6-24-305-035	11,972	16-24-400-020	2,437	16-24-401-031	11,556	16-24-408-002	12,415
6-24-305-036	8,772	16-24-400-021	70,287	16-24-401-032	2,134	16-24-408-003	24,746
6-24-305-037	11,571	16-24-400-022	12,955	16-24-401-033	2,095	16-24-408-004	24,746
6-24-305-038	1,406	16-24-400-023	14,664	16-24-401-034	10,928	16-24-408-005	11,832
6-24-305-039	10,095	16-24-400-024	14,557	16-24-401-035	1,838	16-24-408-006	9,546
6-24-305-040	11,364	16-24-400-025	16,260	16-24-401-036	14,302	16-24-408-007	9,524
6-24-306-005	EX	16-24-400-026	1,532	16-24-401-037	24,136	16-24-408-008	1,746
6-24-306-006	EX	16-24-400-027	9,400	16-24-401-038	12,081	16-24-408-009	1,746
6-24-306-007	RR	16-24-400-028	1,216	16-24-401-039	16,600	16-24-408-010	EX
6-24-307-001	EX	16-24-400-029	11,076	16-24-401-040	11,948	16-24-408-011	14,337
6-24-307-006	EX	16-24-400-030	15,711	16-24-401-041	11,645	16-24-408-012	9,190
6-24-307-009	EX	16-24-400-031	12,554	16-24-401-042	12,441	16-24-408-013	9,081
6-24-309-001	2,744	16-24-400-032	11,418	16-24-401-043	16,203	16-24-408-014	8,835
6-24-309-002	EX	16-24-400-033	1,498	16-24-401-044	16,670	16-24-408-015	1,439
6-24-309-003	14,143	16-24-400-034	9,079	16-24-407-001	26,959	16-24-408-016	1,439
6-24-309-004	8,164	16-24-400-035	11,484	16-24-407-002	13,546	16-24-408-017	10,291
6-24-309-005	1,413	16-24-400-036	12,811	16-24-407-003	14,832	16-24-408-018	10,291
6-24-309-006	10,505	16-24-400-037	10,215	16-24-407-004	2,474	16-24-408-019	10,496
6-24-309-007	12,244	16-24-400-038	70,790	16-24-407-005	12,098	16-24-408-020*	14,270
6-24-309-008*	10,954	16-24-400-039	14,078	16-24-407-006	11,580	16-24-408-021	11,170
6-24-309-009	1,238	16-24-400-040	10,062	16-24-407-007	12,552	16-24-408-022	1,439
6-24-309-010	12,310	16-24-400-041	12,020	16-24-407-008	16,493	16-24-408-023	9,173
6-24-309-011	2,317	16-24-400-042	37,956	16-24-407-009	13,241	16-24-408-024	8,715
6-24-309-012*	8,914	16-24-400-043	EX	16-24-407-010*	14,215	16-24-408-028	1,439
6-24-309-013	1,094	16-24-401-001*	19,096	16-24-407-011	10,370	16-24-408-029	9,694

**EXHIBIT III. 1998 EAV BY TAX PARCEL**

\* Denotes PINs w/housing units that may be subject to displacement

<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>	<u>PIN</u>	<u>1998 EAV</u>
16-24-408-030	9,707						
16-24-408-031	10,525						
16-24-408-032	9,474						
16-24-408-037	11,791						
16-24-408-038	11,769						
16-24-408-043	12,578						
16-24-408-044	475						
	<u>\$111,552,546</u>						



# **EXHIBIT IV:**

## **Midwest Project Area Tax Increment Financing Eligibility Study**





**MIDWEST  
TAX INCREMENT FINANCING  
ELIGIBILITY STUDY**

---

City of Chicago, Illinois

This Eligibility Study is subject to review  
and comment and may be revised  
after comment and hearing.

Prepared by:  
Trkla, Pettigrew, Allen & Payne, Inc.

October 12, 1999  
Revised: October 29, 1999  
Revision No. 2: January 26, 2000  
Revision No. 3: March 15, 2000

# TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	1
I. BASIS FOR REDEVELOPMENT.....	7
II. THE MIDWEST PROJECT AREA.....	10
III. ELIGIBILITY SURVEY AND ANALYSIS FINDINGS: .....	12
A. Age.....	14
B. Dilapidation.....	14
C. Obsolescence.....	18
D. Deterioration .....	22
E. Illegal Use Of Individual Structures .....	25
F. Presence Of Structures Below Minimum Code Standards .....	36
G. Abandonment.....	36
H. Excessive Vacancies .....	36
I. Overcrowding Of Structures And Community Facilities.....	37
J. Lack Of Ventilation, Light, Or Sanitary Facilities .....	37
K. Inadequate Utilities .....	42
L. Excessive Land Coverage .....	42
M. Deleterious Land-Use Or Layout.....	42
N. Depreciation Of Physical Maintenance .....	45
O. Lack Of Community Planning .....	46
IV. DETERMINATION OF PROJECT AREA ELIGIBILITY .....	51

# LIST OF TABLES AND FIGURES

## TABLES

Table 1: Acreage Distribution.....	10
Table 2: Summary of Building Deterioration .....	26

## FIGURES

Figure 1: Project Boundary .....	2
Figure 2: Current Generalized Land Use .....	4
Figure 3: Exterior Survey Form .....	13
Figure 4: Age .....	15
Figure 5: Dilapidation .....	19
Figure 6: Obsolescence .....	23
Figure 7: Deterioration.....	34
Figure 8: Structures Below Minimum Code Standards .....	38
Figure 9: Excessive Vacancies.....	40
Figure 10: Excessive Land Coverage.....	43
Figure 11: Deleterious Land-Use or Layout.....	47
Figure 12: Depreciation of Physical Maintenance .....	49

## EXECUTIVE SUMMARY

The purpose of this study is to determine whether the Midwest Tax Increment Financing Redevelopment Project Area (the "Project Area") qualifies for designation as a "conservation area" within the definitions set forth in the Tax Increment Allocation Redevelopment Act (the "Act"). The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 *et. seq.*, as amended.

The findings presented in this study are based on surveys and analyses conducted by Vernon Williams Architects, P.C. and Trkla, Pettigrew, Allen & Payne, Inc. ("TPAP") for the Project Area of approximately 1,995.5 acres located three and one half miles west of the central business district of Chicago, Illinois.

The Project Area is an improved area that encompasses 327 full and partial blocks, two large city parks (Garfield Park and Douglas Park) and 10,398 tax parcels of various sizes. The Project Area is generally bounded by Kinzie Street, Lake Street, Washington Boulevard and the Eisenhower Expressway on the north; Western, California and Rockwell Avenues on the east; 16th Street, the C.B. & O Rail Line south of 19th Street on the south; and Pulaski Road, Hamlin Avenue and the Belt Rail Line west of Kolmar Avenue on the west.

The boundaries of the Project Area are shown on Figure 1, *Project Boundary*.

Figure 2, *Current Generalized Land Use*, demonstrates a generalized view of current land use patterns within the Project Area. This figure is generalized and does not constitute the totality of land uses on a parcel-by-parcel basis within the Project Area.

As set forth in the Act, a "redevelopment project area" means an area designated by the municipality which is not less in the aggregate than 1½ 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, a blighted area, or a conservation area, or a combination of both blighted and conservation areas. The Project Area exceeds the minimum acreage requirements of the Act.

As set forth in the Act, "conservation area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of three or more of the following factors--dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; or lack of community planning--is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.

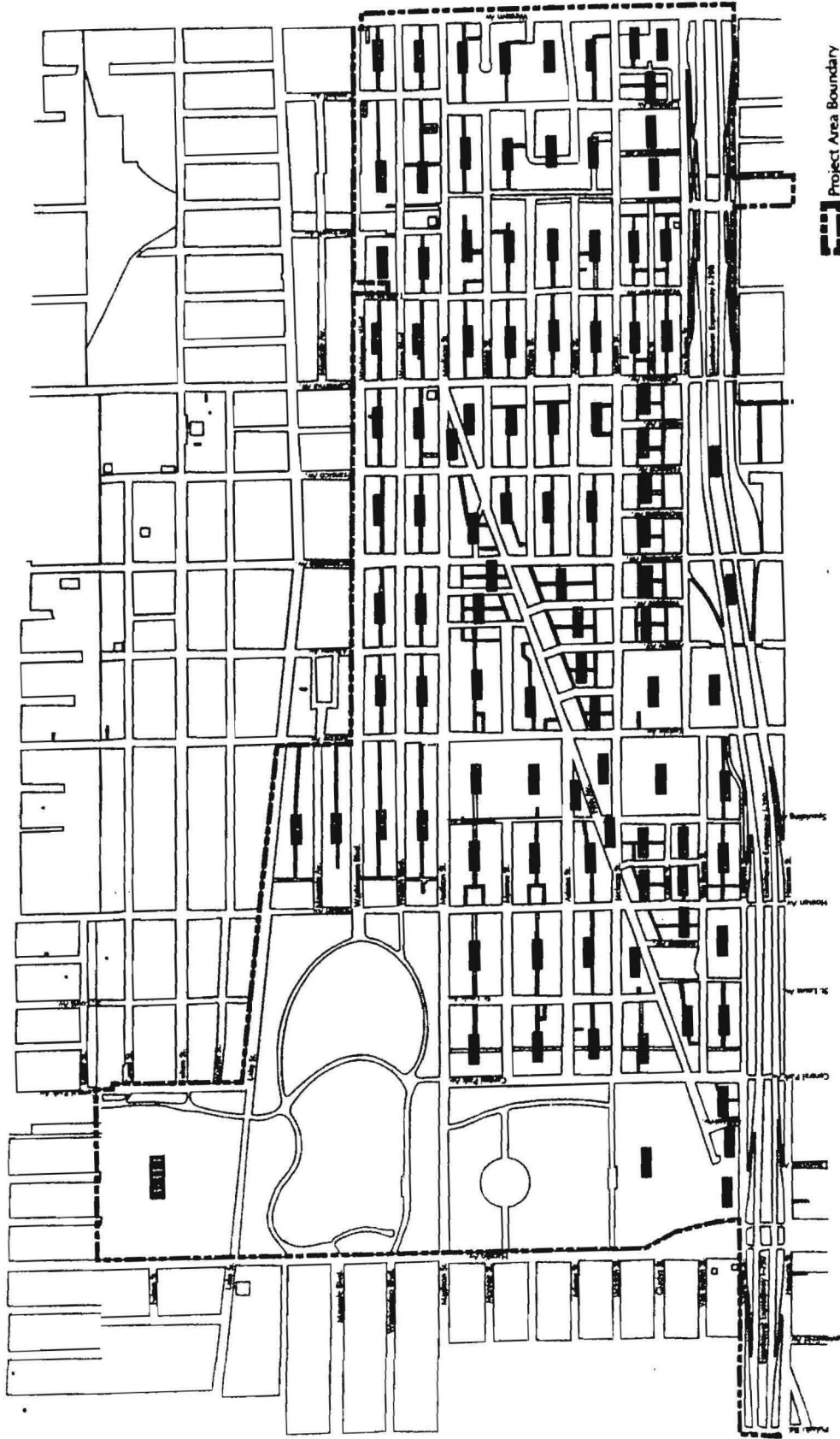
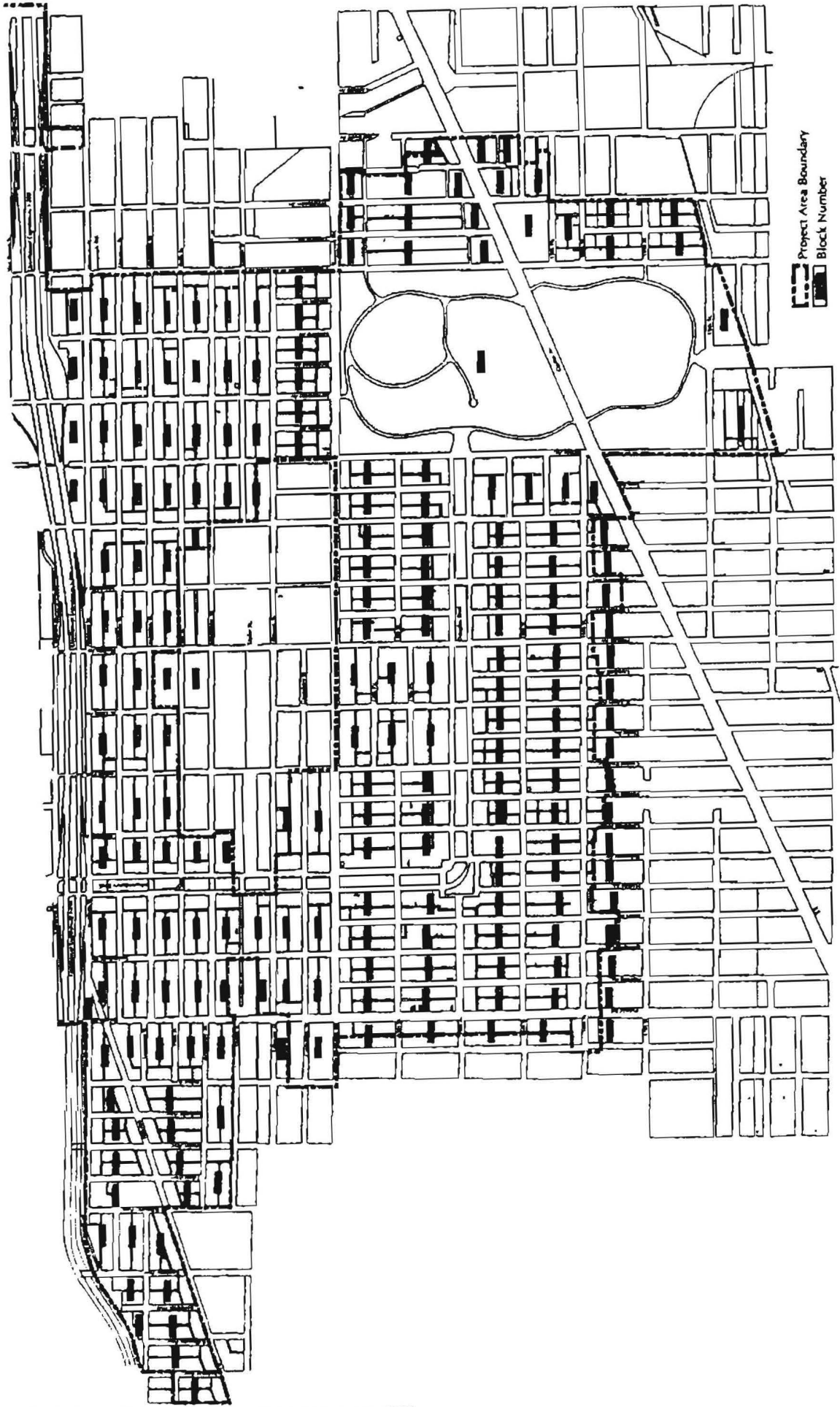


Figure 14  
BOUNDARY





Project Area Boundary  
Block Number

Figure 1b  
BOUNDARY

**MIDWEST**

Tax Increment Financing Redevelopment Project

Chicago, IL

Prepared by: Trkla, Pettigrew, Allen, & Payne, Inc.



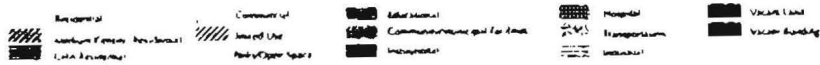
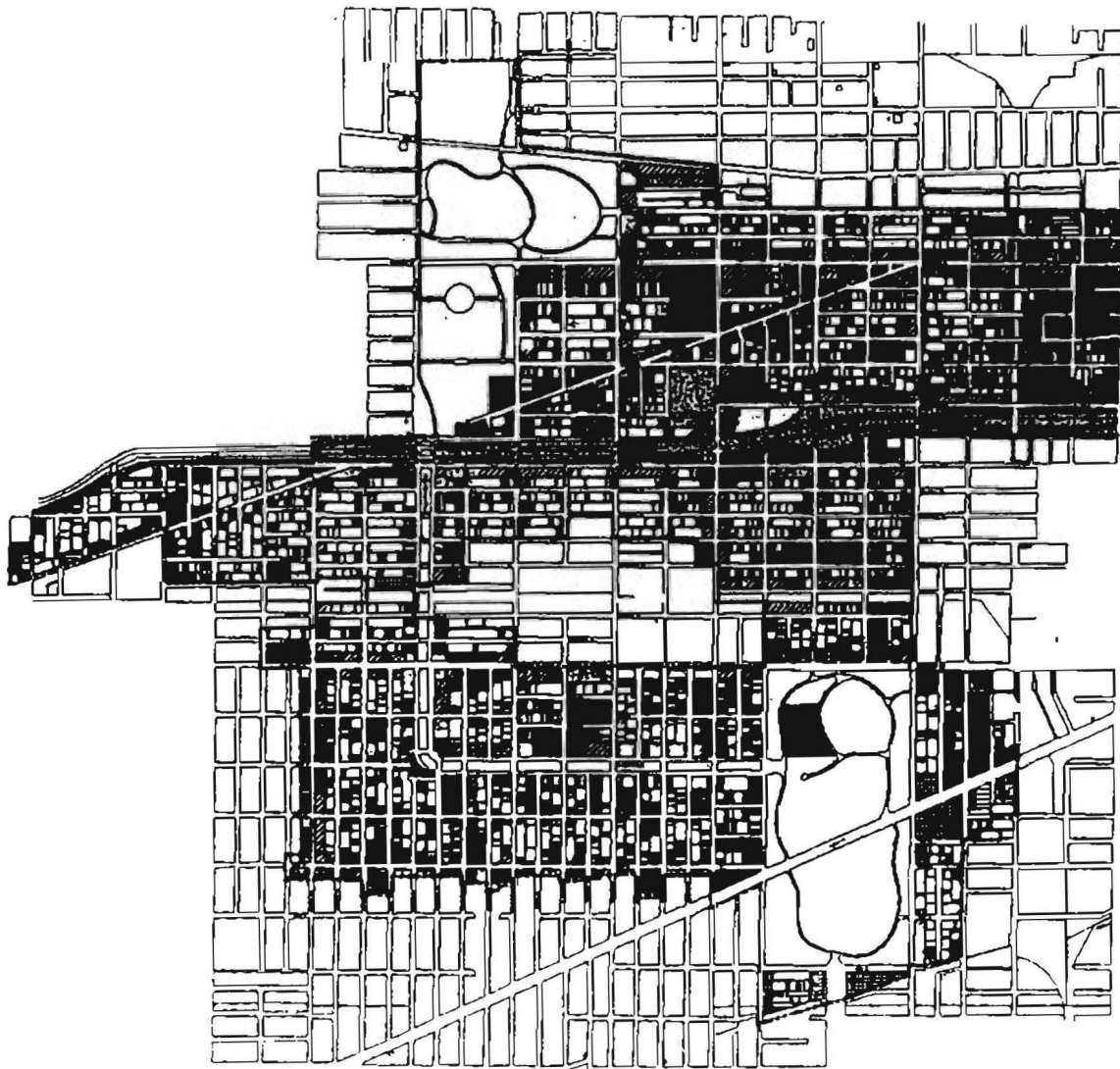


Figure 2  
GENERALIZED EXISTING LAND USE





While it may be concluded that the mere presence of the minimum number of the stated factors in the Act may be sufficient to make a finding that conditions exist which cause the area to be classified as a conservation area, the conclusions contained in the Eligibility Study are made on the basis that the conservation factors must be present to an extent which would lead reasonable persons to conclude that public intervention is appropriate or necessary. Secondly, the conservation factors must be reasonably distributed throughout the Project Area so that basically good areas are not arbitrarily found to be conservation areas simply because of proximity to areas which are found to be conservation areas.

On the basis of this approach, the Project Area is found to be eligible as a conservation area within the conservation area definition set forth in the Act. Specifically:

- Approximately ninety-six (96.0) percent of the 5,085 buildings in the Project Area are 35 years of age or older.
- Of the 14 conservation area factors set forth in the Act, nine factors are found to be present. These factors include dilapidation, obsolescence, deterioration, structures below minimum code standards, excessive vacancies, excessive land coverage, deleterious land-use or layout, depreciation of physical maintenance and lack of community planning.
- All blocks within the Project Area show the presence of conservation factors.
- Seven of the factors present within the Project Area are found to be present to a major extent and are reasonably distributed throughout the Project Area. These factors are obsolescence, deterioration, structures below minimum code, excessive vacancies, deleterious land use or layout, depreciation of physical maintenance and lack of community planning.
- Two of the factors present within the Project Area are found to a limited extent and, while affecting most blocks, the properties within each of the blocks where these factors are present are limited in number. These factors are dilapidation and excessive land coverage.
- The combination of conservation factors present within the Project Area are detrimental to the public safety, health, morals or welfare and may cause the Project Area to become blighted.
- The Project Area includes only real property and improvements that will be substantially benefited by the proposed redevelopment project improvements.

The conclusions of the eligibility analyses indicate that the Project Area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social stability of the City. The analyses indicate that the Project Area is not yet a blighted area, but deteriorating and declining conditions are present and the Project Area may become a blighted area in the future. The combination of factors present indicate that the Project Area as a whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without public action, including designating the Project Area as a redevelopment project area pursuant to the Act and adopting the use of tax increment financing to stimulate private investment.

Section III, *Eligibility Analysis and Conclusions*, contains a summary of the surveys and analysis conducted within the Project Area and the conclusions of the eligibility analyses undertaken to assist the City in determining whether the Project Area qualifies for designation as a redevelopment project area and use of tax increment financing pursuant to the Act.

## **I. BASIS FOR REDEVELOPMENT**

The Illinois General Assembly made two key findings in adopting the Act:

1. That there exists in many municipalities within the State blighted and conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

These findings were made on the basis that the presence of blight or conditions which lead to blight are detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements which must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that a prospective redevelopment project qualifies either as a “blighted area” or as a “conservation area” within the definitions for each set forth in the Act (in Section 11-74.4-3). These definitions are described below.

### ***A. Eligibility of a Conservation Area***

A conservation area is an improved area in which 50 percent or more of the structures in the area have an age of 35 years or more and there is a presence of a combination of three or more of the fourteen factors listed below. Such an area is not yet a blighted area, but because of a combination of three or more of these factors, the area may become a blighted area.

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

### ***B. Eligibility of a Blighted Area***

A blighted area may be either improved or vacant. If the area is improved (*e.g.*, with industrial, commercial and residential buildings or improvements), a finding may be made that the area is blighted because of the presence of a combination of five or more of the following fourteen factors:

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

If the area is vacant, it may be found to be eligible as a blighted area based on the finding that the sound growth of the taxing districts is impaired by one of the following criteria:

- A combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; flooding on all or part of such vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
- The area immediately prior to becoming vacant qualified as a blighted improved area.
- The area consists of an unused quarry or unused quarries.
- The area consists of unused railyards, rail tracks or railroad rights-of-way.
- The area, prior to the area's designation, is subject to chronic flooding which adversely impacts on real property which is included in or (is) in proximity to any improvement on real property which has been in existence for at least five years and which substantially contributes to such flooding.
- The area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites.
- The area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within five years prior to the designation of the redevelopment project area, and which area meets at least one of the factors itemized in provision (1) of the subsection (a), and the area

has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

While the Act defines a blighted area and a conservation area, it does not define the various factors for each, nor does it describe what constitutes the presence or the extent of presence necessary to make a finding that a factor exists. Therefore, reasonable criteria should be developed to support each local finding that an area qualifies as either a blighted area or as a conservation area. In developing these criteria, the following principles have been applied:

1. The minimum number of factors must be present and the presence of each must be documented;
2. For a factor to be considered present, it should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act; and
3. The factors should be reasonably distributed throughout the redevelopment project area.

It is also important to note that the test of eligibility is based on the conditions of the area as a whole; it is not required that eligibility be established for each and every property in the project area.

## II. THE MIDWEST PROJECT AREA

The Project Area is generally bounded on the north by sections of Kinzie Street, Lake Street and Washington Boulevard; on the east by an irregular line including Western Avenue and sections of California, Washtenaw, Talman and Rockwell Avenues; on the south by the C.B. & O Rail Line and an irregular line which includes the south side frontage of 16th Street from Albany Avenue to Pulaski Road; and on the west by sections of Pulaski Road and Hamlin Avenue.

In total, the Project Area contains 5,085 buildings, 327 full and partial blocks, 10,398 tax parcels of various sizes, and encompasses approximately 1,995.5 acres of land. The acreage is divided as indicated in Table 1 below. The entire Project Area also contains a significant number of vacant parcels, many of which occupy major portions of the block, and others scattered among individual sites and parcels.

For the purpose of identifying land within the entire improved "conservation area" the Project Area is divided into separate areas as illustrated in Table 1.

**Table 1: Acreage Distribution  
Midwest Project Area**

<b>Area</b>	<b>Total Acres</b>	<b>Percent of Total Area</b>
• Rail Lines	20.7	1.0
• Eisenhower Expressway	98.9	4.9
• Other Streets and Alley rights-of-way	681.8	34.2
• Douglas Park	176.8	8.9
• Garfield Park	183.8	9.2
• Remaining built-up area blocks	833.5	41.8
<b>Total</b>	<b>1,995.5</b>	<b>100.0</b>

The Project Area includes major portions of the North Lawndale and East Garfield Park neighborhoods. The area contains many positive amenities including two large city parks (Garfield Park and Douglas Park), a number of other institutional and educational facilities, and good access to major transportation routes such as the Eisenhower Expressway. Although new in-fill housing has been constructed in a few concentrated areas, a number of problem conditions continue to exist. These include: aging buildings; widespread deterioration of building and site conditions; obsolete building types; vacant buildings, including buildings which are burned-out or vandalized building shells, and vacant space within buildings; vacant and underutilized land areas littered with debris; and wide-spread evidence of deferred maintenance. Many of these conditions are concentrated along the commercial corridors where empty buildings, vacant lots and boarded buildings dominate the existing pattern of development. These conditions are found

along corridor streets such as Pulaski Road, Kedzie Avenue, Roosevelt Road, Harrison Avenue, along the Eisenhower Expressway, Madison Street, Jackson Boulevard, West Fifth Avenue and 16th Street. Deteriorating conditions along these corridors have a blighting influence on nearby residential areas. West Fifth Avenue contains a mix of incompatible commercial and residential activity. Local streets exhibit poor pavement conditions and a lack of curbs and walks.



### III. ELIGIBILITY SURVEY AND ANALYSIS FINDINGS:

An analysis was made of each of the eligibility factors listed in the Act for a conservation area to determine whether each or any are present in the Project Area, and if so, to what extent and in what locations. Surveys and analyses conducted by TPAP and Vernon Williams - Architects, P.C. included:

1. Exterior survey of the condition and use of each building;
2. Site surveys of streets, alleys, sidewalks, curbs and gutters, lighting, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing uses and their relationships;
4. Comparison of current land use to current zoning ordinance and the current zoning map;
5. Analysis of original and current platting and building size and layout;
6. Analysis of vacant sites and vacant buildings;
7. Analysis of building floor area and site coverage;
8. Analysis of building permits issued for the Project Area from 1991 through 1996; and
9. Review of previously prepared plans, studies and data.

Figure 3 presents the survey form used to record building conditions.

A factor noted as "not present" indicates either that no information was available or that no evidence could be documented as part of the various surveys and analyses. A factor noted as "present to a limited extent" indicates that conditions exist which document that the factor is present, but that the distribution or impact of the factor is limited. Finally, a factor noted as "present to a major extent" indicates that conditions exist which document that the factor is present throughout major portions of the block, and that the presence of such conditions are widespread throughout the area and has had a major adverse impact or influence on adjacent and nearby development.

The following statement of findings is presented for each blight factor listed in the Act. The conditions that exist and the relative extent to which each factor is present in the Project Area are described. What follows is the summary evaluation of the 14 conservation factors for the area. The factors are presented in order of their listing in the Act.

# EXTERIOR BUILDING SURVEY FORM

PROJECT _____		BLK. _____		ACTIVITY	A. LAND USE	B. TYPE OF BLDG.	C. TYPE OF BLDG.	D. TYPE OF BLDG.	E. TYPE OF BLDG.	F. TYPE OF BLDG.	G. TYPE OF BLDG.	H. TYPE OF BLDG.	I. TYPE OF BLDG.	PERSONNEL _____	DATE _____
PARCH.	BLDG.	COND.	COND.												

- CODES**
- R. Residential**      **P. Public**  
**C. Commercial**    **S. Semi Public**  
**I. Industrial**        **T. Transit**
- B. HEIGHT**
1. One Story  
 01. One and one-half stories  
 2. Two Stories  
 02. Two and one-half stories  
 3. Three stories  
 4. Four stories  
 5. Five stories, ETC
- C. CONSTRUCTION**
1. Masonry            3. Wood  
 2. Concrete         4. Metal
- Combinations of the above materials shall be listed in the following manner:
12. Masonry & Concrete      13. Masonry & Wood, ETC  
 34. Wood & Metal            8. Tile Covered  
 9. Stucco Covered  
 5. Roll Covered            1, B-93. Wood, Stucco Covered  
 6. Shingle Covered  
 7. Slate Covered
- D. PERIOD**
1. Before 1900      5. 1930-1940  
 2. 1900-1910      6. 1940-1950  
 3. 1910-1920      7. 1950-1960  
 4. 1920-1930      8. After 1960
- REPAIR**
- B. Sound              2. Major Repair  
 1. Minor Repair      3. In Critical Condition  
 9. Unable to Review
- DAMAGE**
- B. Sound              3. Major Repair  
 1. Minor Repair      2. Substandard
- G. LIGHTING INFLUENCES**
1. Inadequate Street Layout  
 2. Incompatible Uses of Mixed Use  
 3. Overcrowding of Building and Land  
 4. Excessive Dwelling Unit Density  
 5. Obsolete Building Type

Figure 3  
EXTERIOR SURVEY FORM

### **A. Age**

Age is a prerequisite factor in determining an area's qualification for designation as a conservation area. Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures over a period of years. Since building deterioration and related structural problems can be a function of time, temperature, moisture and level of maintenance over an extended period of years, structures which are 35 years or older typically exhibit more problems and require greater maintenance than more recently constructed buildings. Structures within the Project Area are some of the oldest buildings in the city, most of which were built between the 1890's and the 1930's.

### **Conclusion**

Of the 5,085 buildings within the Project Area, 4,883, or 96 percent, are 35 years of age or older. The Project Area meets the conservation area prerequisite that more than 50 percent of the structures are 35 years of age or older.

Figure 4, *Age*, illustrates the presence and distribution by block of all buildings in the Project Area which are more than 35 years of age. This factor is widely distributed throughout the Project Area.

### **B. Dilapidation**

Dilapidation refers to advanced disrepair of buildings and site improvements. Webster's New Collegiate Dictionary defines "dilapidate," "dilapidated" and "dilapidation" as

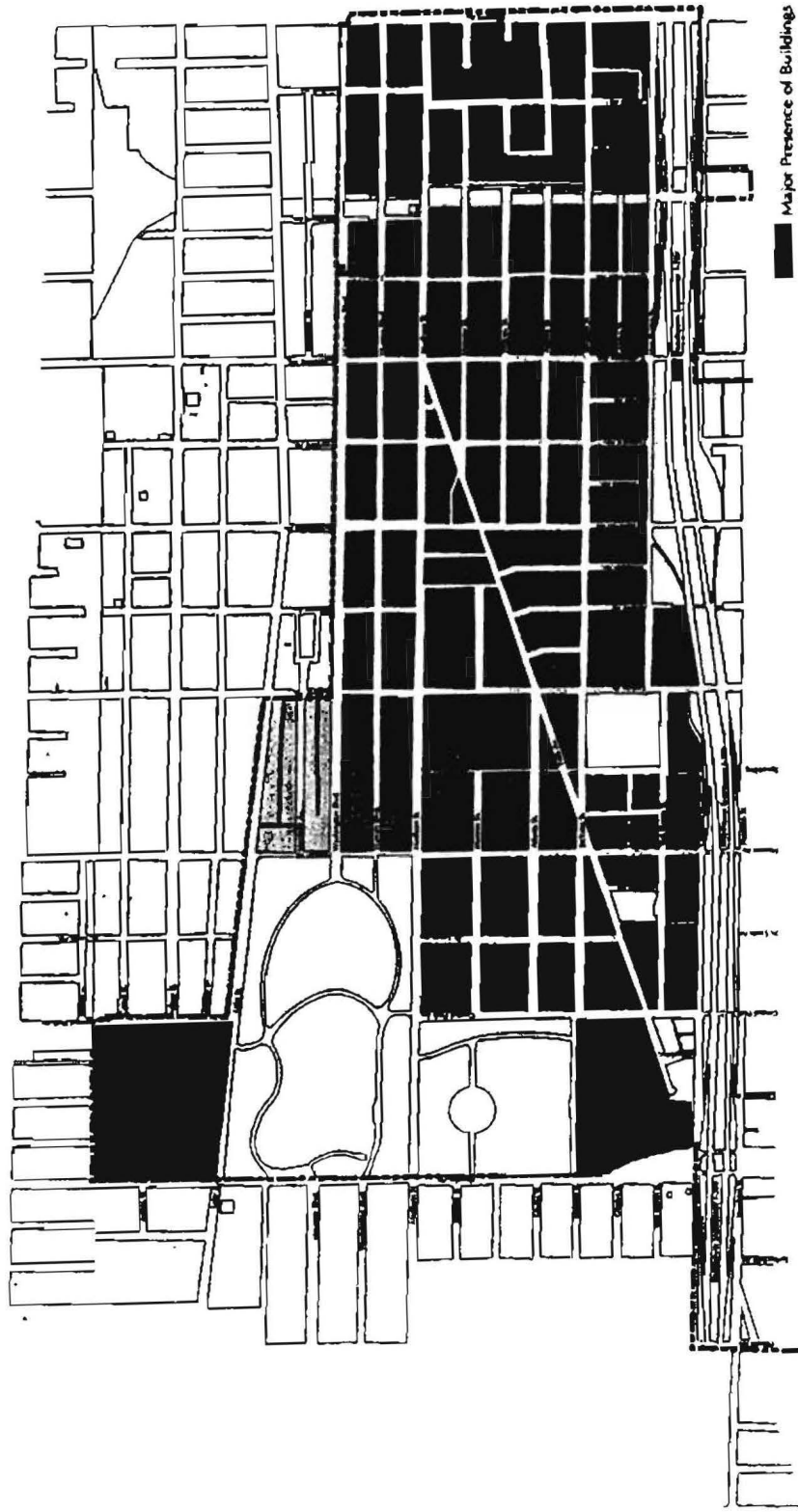
Dilapidate, "... to become or cause to become partially ruined and in need of repairs, as through neglect."

Dilapidated, "... falling to pieces or into disrepair; broken down; shabby and neglected."

Dilapidation, "... dilapidating or becoming dilapidated; a dilapidated condition."

To determine the existence of dilapidation, an assessment was undertaken of all buildings within the Project Area. The process used for assessing building conditions, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation are presented below.

The building condition analysis is based an exterior inspection of all buildings undertaken during the period beginning in December 1998 through January 1999 and during August and September, 1999 for the extended area blocks. Noted during the inspections were structural deficiencies in building components and related environmental deficiencies in the Project Area.



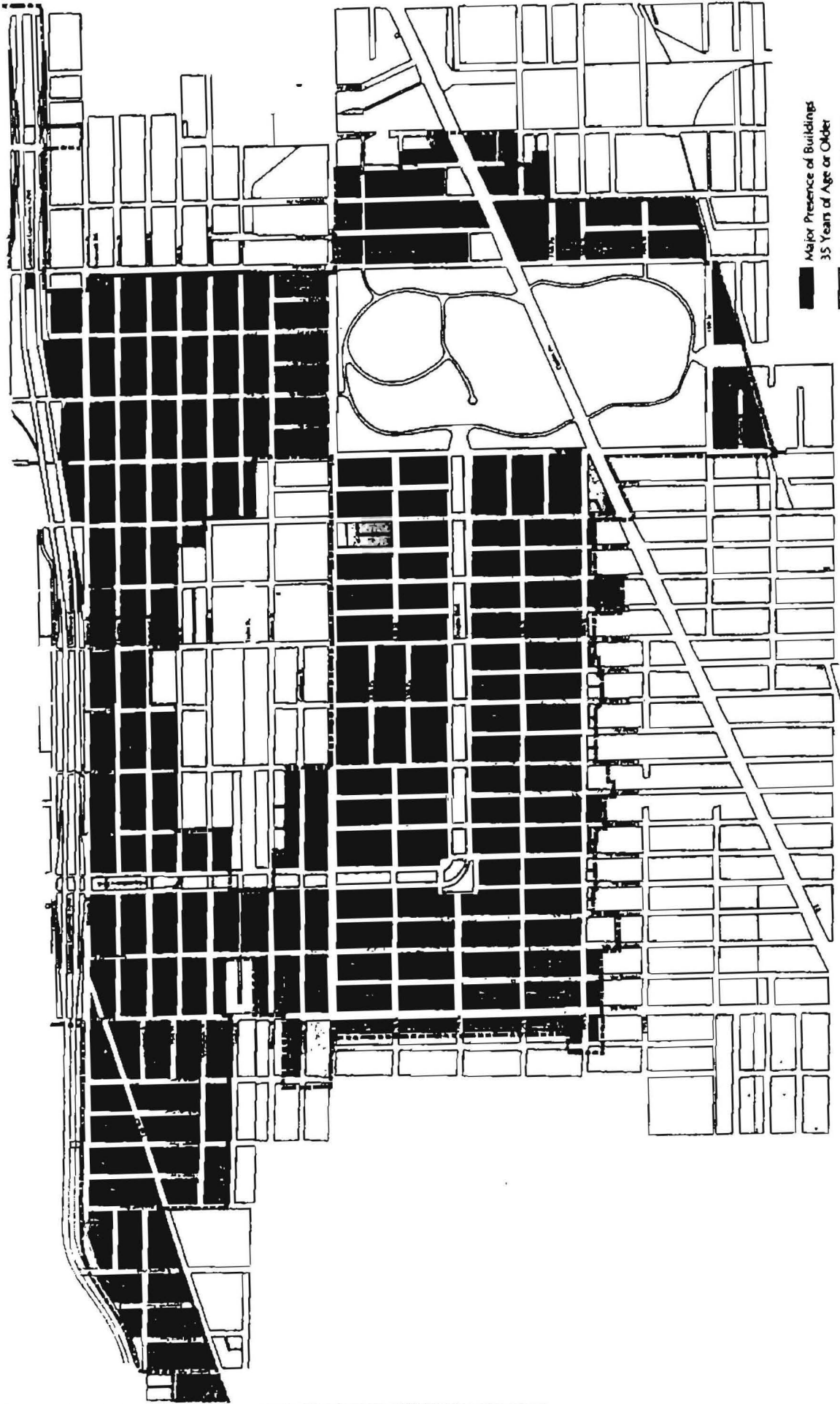
■ Major Presence of Buildings  
 35 Years of Age or Older  
 ▨ Minor Presence of Buildings  
 35 Years of Age or Older

Figure 45  
AGE



Chicago II





■ Major Presence of Buildings  
 35 Years of Age or Older  
 □ Minor Presence of Buildings  
 35 Years of Age or Older

Figure 46  
 AGE

## **1. Building Components Evaluated**

During the field survey, each component of a building 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

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

### Secondary Components

These components are generally secondary to the primary structural components and are necessary parts of the building, including porches and steps, windows and window units, doors and door units, chimneys, 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 the various components have on the remainder of the building.

## **2. Building Rating Classifications**

Based on the evaluation of building components, each building was rated and classified into one of the following categories:

### Sound

Buildings which contain no defects, are adequately maintained, and require no treatment outside of normal maintenance as required during the life of the building.

### Deficient

Buildings which contain defects (loose or missing material or holes and cracks) over either limited or widespread areas which may or may not be correctable through the course of normal maintenance (depending on the size of the building or number of buildings in a large complex). Deficient buildings contain defects which, in the case of limited or minor defects, clearly indicate a lack of or a reduced level of maintenance. In the case of major defects, advanced defects are present over widespread areas would require major upgrading and significant investment to correct.

### Dilapidated

Buildings which contain major defects in primary and secondary components over widespread areas. The defects are so serious and advanced that the building is considered to be substandard, requiring improvements or total reconstruction. Corrective action may not be feasible.

Of the 5,085 buildings within the Project Area, 191, or 3.7% are in a substandard (dilapidated) condition. The factor of dilapidation is present to a limited extent in the blocks containing the older buildings.

Blocks in which 10% or more of the buildings are dilapidated (substandard) are indicated as characterized by the presence of dilapidation to a major extent. Blocks in which less than 10% of the buildings are dilapidated are indicated as characterized by the presence of dilapidation to a

limited extent. Figure 5, *Dilapidation*, illustrates the presence and distribution of substandard buildings in the Project Area.

### C. *Obsolescence*

Webster's New Collegiate Dictionary defines "obsolescence" as "being out of use; obsolete." "Obsolete" is further defined as "no longer in use; disused" or "of a type or fashion no longer current." These definitions are helpful in describing the general obsolescence of buildings or site improvements in a proposed redevelopment project area. 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 market place.

#### 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, etc., which detracts from the overall usefulness or desirability of a property.

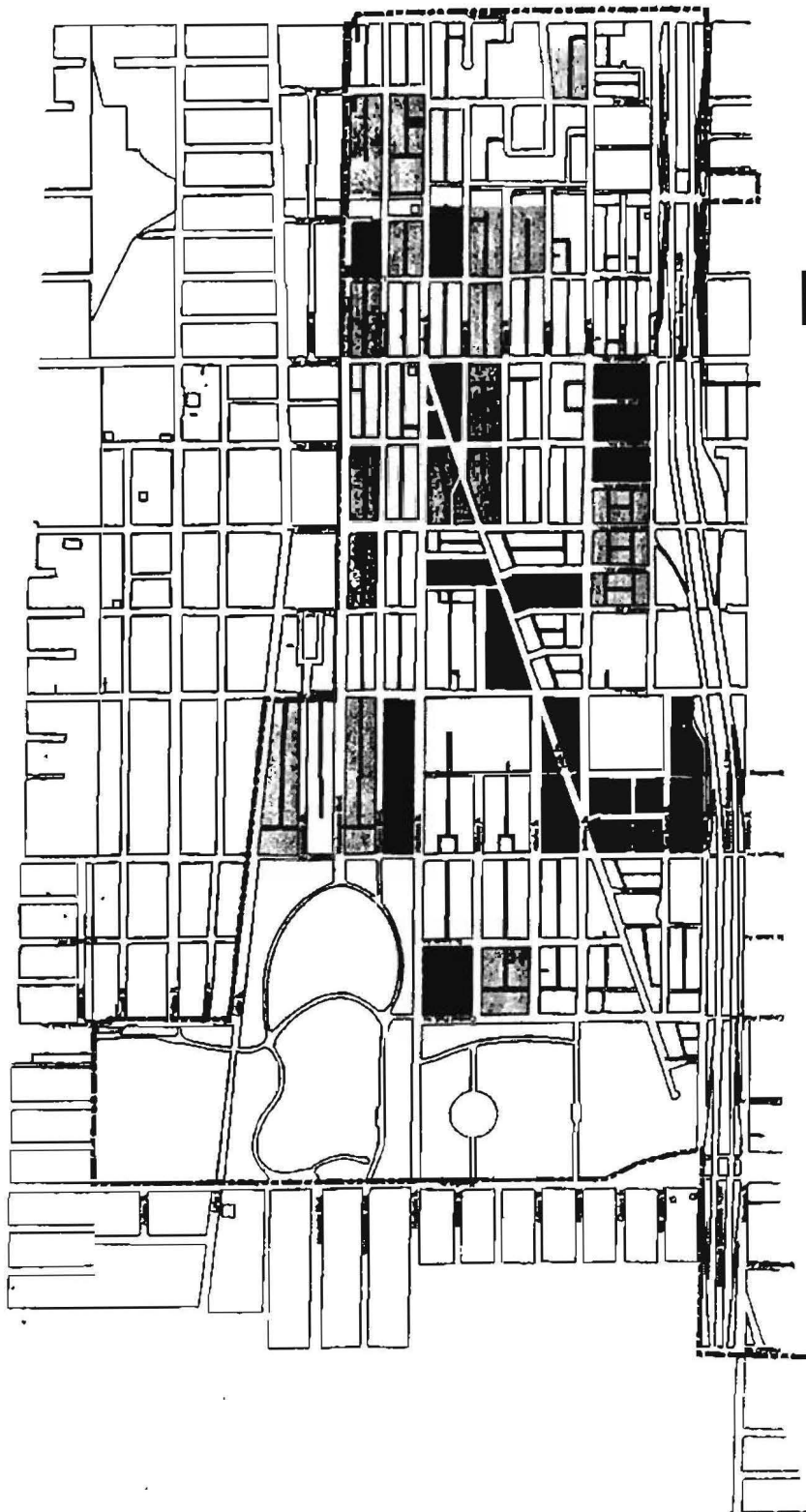
#### Economic Obsolescence

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

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

Obsolescence as a factor should be based upon the documented presence and reasonable distribution of buildings and site improvements evidencing such obsolescence.





- Major Presence of Buildings in Dilapidated Condition
- ▭ Minor Presence of Buildings in Dilapidated Condition

Figure 5-4  
DILAPIDATION



MIDWAY TRUST

Tax Increment Financing Redevelopment Project

Prepared by: Trkla, Pettigrew, Allen, & Payne, Inc.

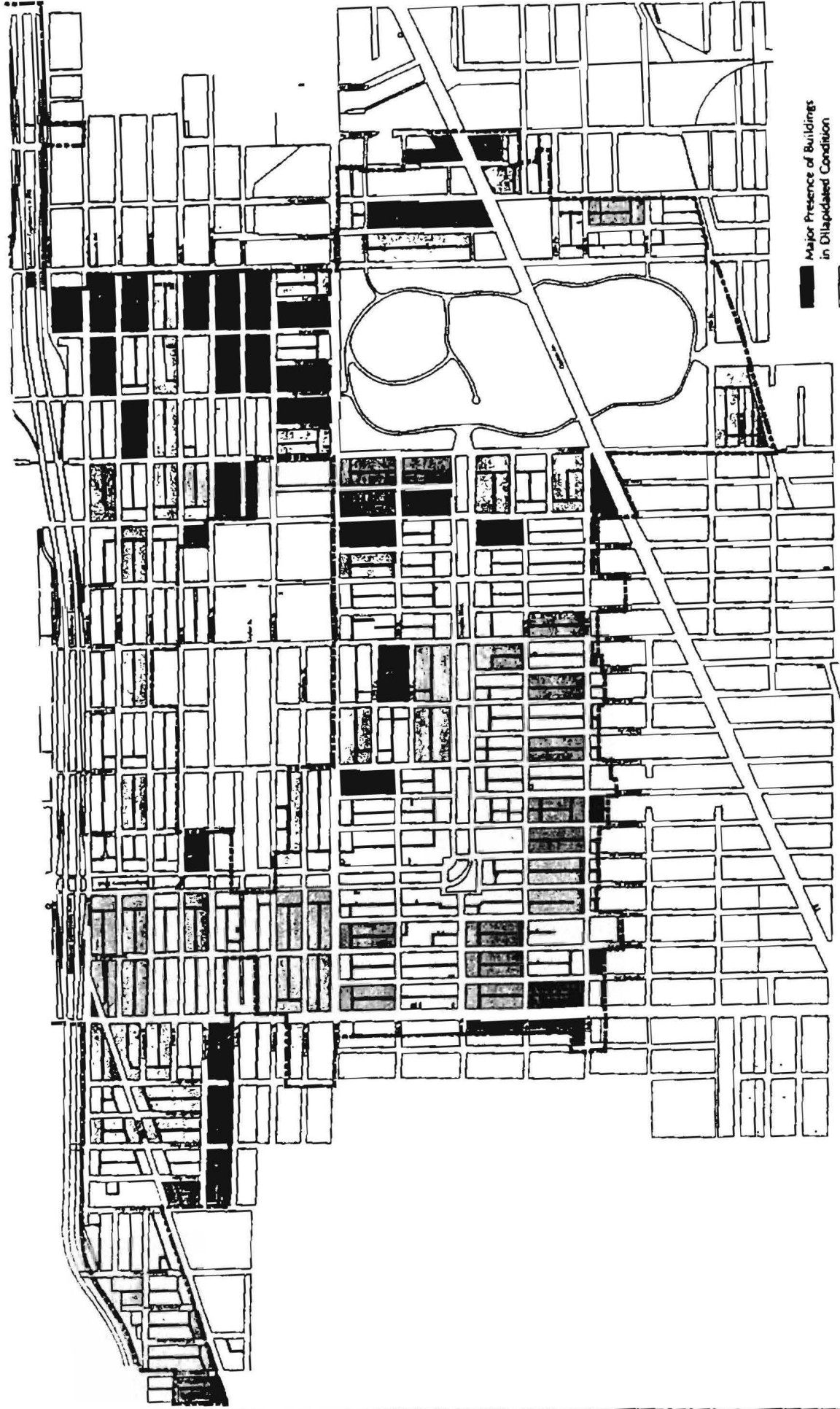


Figure 26  
DILAPIDATION

## **1. Obsolete Building Types**

Functional or economic obsolescence in buildings, which limits their long-term use or reuse, is typically difficult and expensive to correct. Deferred maintenance, deterioration and vacancies often result. The presence of obsolete buildings can have an adverse effect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area. Characteristics observed in buildings characterized by obsolescence include the following:

- Small, narrow buildings with limited floor plates for existing or long-term use.
- Single purpose buildings designed for a specific use which are not easily adaptable or suited to other uses, including small commercial buildings and accessory storage buildings.
- Lack of, or inadequate, loading facilities.
- Buildings with single-pane windows.
- Commercial buildings converted to uses other than the original uses for which they were constructed, i.e. store-front churches or commercial properties used for dwelling purposes.
- Residential buildings converted to accommodate additional units or converted/expanded to accommodate commercial activity.

One hundred ninety-nine (199) of the 5,085 buildings in the Project Area are impacted by obsolescence. Buildings characterized by obsolescence are limited in their efficient or economic use consistent with contemporary standards.

## **2. Obsolete Platting**

The Project Area was originally platted around the turn of the century. The grid pattern of typical city blocks, narrow 25 foot lots, commercial frontage along major streets dominate the area. Fifth Avenue runs diagonally through the northern portion of the area resulting in small triangular-shaped blocks, an inconsistent pattern of block sizes and shapes, and including parcels of varying configurations and depths. The narrow lot pattern, including many lots of 25 feet in width, is consistent with the developed residential blocks in the Project Area and in other Chicago neighborhoods. However, the same narrow platting along commercial corridors inhibits the use of property, limits the proper development of these commercial frontages, and is inconsistent with modern-day standards for commercial development. Numerous buildings with limited widths and depths are vacant, and narrow parcels formerly occupied by buildings are now vacant along these corridors. Affected properties lack adequate provision for vehicular access, parking, and loading. Business located on small sites have limited opportunity for expansion, and land assembly is difficult due to the diversity of ownership that typically exists. Commercial properties impacted by obsolete platting exist along all of the major commercial streets including Madison Street, West Fifth Avenue, Harrison Street, Roosevelt Road, 16th Street, Ogden Avenue, Pulaski Road, Kedzie Avenue, California Avenue and a small section of Western Avenue.

## Conclusion

The factor of obsolescence, including obsolete buildings and obsolete platting is present to a major extent in 82, or 25 percent, of the 327 blocks and to a limited extent in 73, or 22 percent of the total blocks.

Blocks in which 20% or more of the buildings or sites are obsolete are indicated as characterized by the presence of obsolescence to a major extent. Blocks in which less than 20 % of the buildings or sites are obsolete are indicated as characterized by the presence of obsolescence to a limited extent. Figure 6, *Obsolescence*, illustrates the presence and extent of obsolescence in the Project Area.

### **D. Deterioration**

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

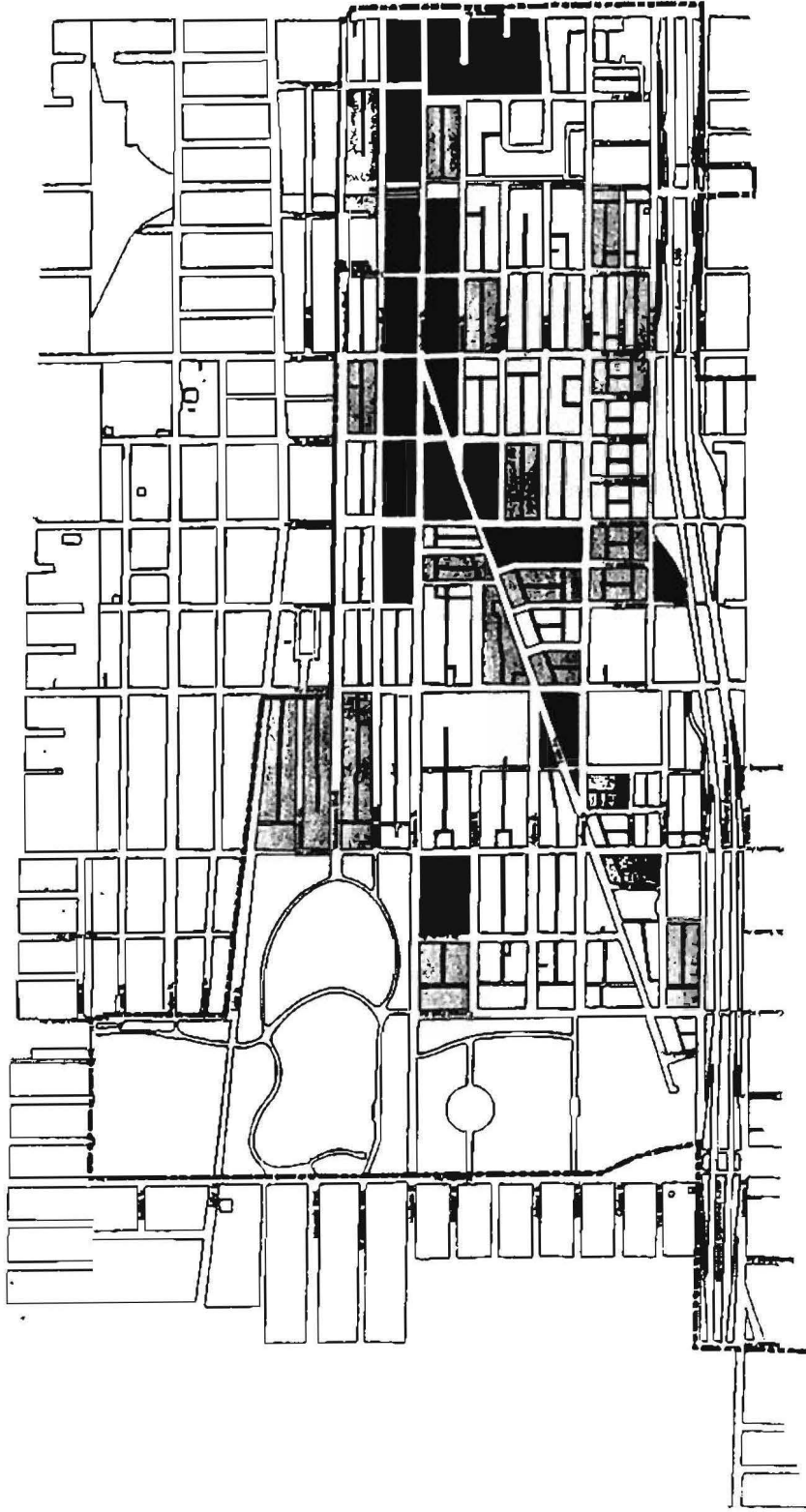
- Deterioration may be evident in basically sound buildings containing minor defects, such as lack of painting, loose or missing materials, or holes and cracks over limited areas. This deterioration can be corrected through normal maintenance.
- Deterioration which is not easily correctable and cannot be accomplished in the course of normal maintenance may also be evident in buildings. Such buildings may be classified as minor deficient or major deficient buildings, depending upon the degree or extent of defects. Minor deficient and major deficient buildings are characterized by defects in the secondary building components (e.g., doors, windows, fire escapes, gutters and downspouts, fascia materials, etc.), and defects in primary building components (e.g., foundations, exterior walls, floors, roofs, etc.), respectively.

It should be noted that all buildings and site improvements classified as dilapidated are also deteriorated.

### **Deterioration of Buildings**

The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section on "Dilapidation." Of the total 5,085 buildings, including dilapidated buildings, 3,368 or 66.2 percent, are classified as deteriorating or deteriorated.

Table 2; *Summary of Building Deterioration*, summarizes building deterioration within the blocks containing buildings in the Project Area.



■ Major Presence of Obsolescence  
 ▨ Minor Presence of Obsolescence

Figure 4.4  
OBSCURENCE

MIDWEST

Tax Increment Financing Redevelopment Project

COGALAN II

Prepared by: Trkla, Pettigrew, Allen, & Payne, Inc.

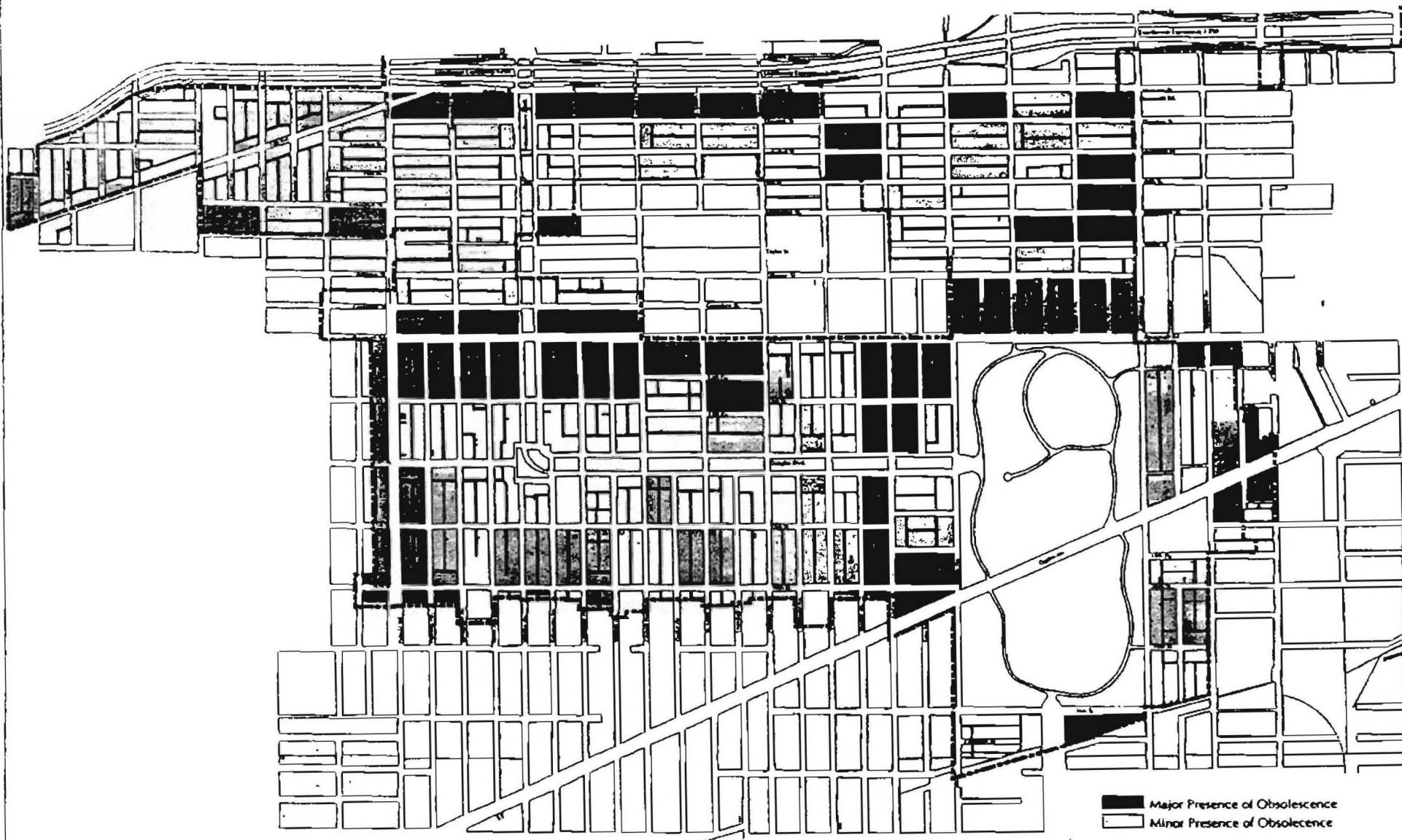


Figure 1b  
OBsolescence



## **Deterioration of Street Pavement, Alleys, Curbs, Gutters and Sidewalks and Viaducts**

Field surveys were conducted to identify the condition of streets, alleys, curbs, gutters sidewalks, and viaducts in the Project Area. Major mile and half-mile street are generally in good condition, except along the east side of Pulaski Road, from 16th Street to the Eisenhower Expressway which contains patched pavement and pot holes. Many of the interior east-west and north-south street surfaces, sidewalks and alleys are deteriorating. East-west streets and portions of streets in deteriorating condition include: Monroe Street, Fifth Avenue, Adams Street, Jackson Boulevard, portions of Floumoy Street, Lexington Street, Polk Street, Arthington Street, Taylor Street, particularly from Pulaski Road to Kildare with very poor pavement, including pot holes, gravel areas with discarded auto parts, Fillmore Street, 13th Street, 15th Street and 16th Street. North-south streets, curbs, and sidewalks impacted by deterioration include: Harding Avenue in the southwest portion of the area, portions of Lawndale Avenue, St. Louis Avenue, Christiana Avenue, Spaulding Avenue, Albany Avenue, Whipple Avenue, Sacramento Avenue, Richmond and Francisco Avenues, Mozart and a two-block area of California Avenue, Washtenaw, Rockwell Street and Campbell Avenue.

Additionally, railroad viaducts are deteriorating under the elevated rail lines along Rockwell Street, north of the Eisenhower Expressway, and over the north-south streets at the rail line between Taylor and Fillmore Street.

Deterioration as a factor is present to a major extent in 221 blocks and to a limited extent in 60 blocks within the Project Area.

Blocks in which 20% or more of the buildings or site improvements are characterized by some deterioration and, provided that at least 10% of all buildings are deteriorating to a major extent, indicate the factor of deterioration is present to a major extent. Blocks in which fewer than 20% of the buildings or sites show some deterioration and fewer than 10% of all buildings are deteriorating to a major extent, deterioration is considered to be present to a limited extent. Figure 7, *Deterioration*, illustrates the presence and extent of deterioration within the Project Area.

### ***E. Illegal Use Of Individual Structures***

Illegal use of individual structures refers to the presence of uses or activities which are not permitted by law.

Illegal use of individual structures was not documented as part of the field surveys conducted.

**Table 2: Summary of Building Deterioration**

Survey Block Number	No. of Buildings	Building Condition		
		Sound	Deteriorated/ Deteriorating	Substandard/ Dilapidated
1-218	2	0	2	0
1-219	2	0	2	0
1-220,1,2	20	10	10	0
1-223	17	3	14	0
1-216	23	9	14	0
1-212,3	26	7	19	0
1-217	14	3	11	0
1-209	12	3	8	1
1-208	28	18	10	0
1-215	20	3	16	1
1-224	19	6	13	0
1-205	27	14	11	2
1-204	26	10	14	2
1-200	21	6	15	0
1-201	4	1	2	1
1-425	29	18	11	0
1-421	34	19	14	1
1-426	14	8	5	1
1-422	1	1	0	0
1-423	12	4	7	1
1-424	6	4	2	0
1-428	6	4	2	0
1-427	16	2	13	1
1-202	4	2	2	0
1-203,7,11	16	12	4	0
1-206,10,14	10	1	9	0
2-412	25	16	7	2
2-413	49	34	15	0
2-414	43	15	27	1
2-415	27	19	5	3
2-202	17	8	9	0
2-203	2	2	0	0
2-206	32	15	17	0
2-207	1	1	0	0
2-210	26	13	13	0
2-211,12,13	9	6	2	1



**Table 2 (Cont.'d)**

Survey Block Number	No. of Buildings	Building Condition		
		Sound	Deteriorated/ Deteriorating	Substandard/ Dilapidated
2-324	17	3	14	0
2-325	22	9	12	1
2-326	21	12	7	2
2-327	41	19	22	0
2-328	7	4	3	0
2-329	28	17	11	0
2-330	32	5	27	0
2-331	23	13	10	0
2-100	19	11	8	0
2-101	12	2	8	2
2-102	10	2	8	0
2-103	22	2	18	2
2-105,6	14	1	11	2
2-109	25	12	11	2
2-108	22	6	15	1
2-107	25	4	19	2
2-110	35	14	21	0
2-117	5	3	2	0
2-111	23	10	13	0
2-116	21	12	9	0
2-113	17	8	8	1
2-114	18	7	9	2
2-115	30	6	24	0
2-112	9	1	8	0
3-200	9	5	3	1
3-201	14	5	9	0
3-204	28	16	10	2
3-205	16	11	5	0
3-208	16	11	5	0
3-209	33	23	10	0
3-313	6	3	3	0
4-118	3	1	2	0
4-119	20	4	15	1
4-120	21	3	16	2
4-121	15	2	12	1
4-122	14	6	6	2
4-123	13	5	5	3
4-124	15	3	10	2
4-125	2	0	2	0
4-126	1	1	0	0
4-128	1	0	1	0
4-129	2	2	0	0

**Table 2 (Cont.'d)**

Survey Block Number	No. of Buildings	Building Condition		
		Sound	Deteriorated/ Deteriorating	Substandard/ Dilapidated
4-130	2	2	0	0
4-131	3	0	3	0
4-132	14	2	10	2
4-219	3	0	2	1
4-220	9	1	8	0
4-221	8	2	6	0
4-222	10	1	9	0
4-223	1	1	0	0
4-227	37	8	27	2
4-228	3	1	2	0
4-232	1	1	0	0
4-300	11	6	4	1
4-301	18	5	13	0
4-302	22	6	13	3
4-303	14	5	7	2
4-304	30	11	19	0
4-305	32	6	25	1
4-306	24	10	14	0
4-307	18	5	10	3
4-308	27	4	22	1
4-309	24	5	18	1
4-310	27	8	18	1
4-311	30	10	19	1
4-312	18	0	17	1
4-313	6	2	4	0
4-314	1	1	0	0
4-315	18	4	11	3
4-316	14	0	12	2
4-317	16	4	12	0
4-318	19	3	14	2
4-319	12	0	10	2
4-320	2	0	1	1
4-321	2	1	1	0
4-322	14	2	10	2
4-323	3	0	2	1
4-326	15	3	11	1
4-327	21	2	15	4
4-328	23	7	12	4
4-329	22	3	19	0
4-330	8	0	7	1
4-331	19	3	15	1

**Table 2 (Cont.'d)**

Survey Block Number	No. of Buildings	Building Condition		
		Sound	Deteriorated/ Deteriorating	Substandard/ Dilapidated
4-402	23	13	10	0
4-403	13	4	9	0
4-406	38	20	18	0
4-407	20	7	12	1
4-410	24	15	9	0
4-411	22	12	10	0
5-300	4	0	3	1
5-301	17	2	14	1
5-302	22	24	17	1
5-303	8	4	4	0
5-304	18	9	9	0
5-305	33	18	14	1
5-306	33	16	16	1
5-307	7	2	5	0
5-308	24	11	12	1
5-309	27	13	14	0
5-310	31	14	17	0
5-311	14	3	11	0
5-312	29	14	15	0
5-313	30	14	16	0
5-314	27	16	10	1
5-315	6	2	3	1
5-317	13	5	7	1
5-318	21	11	10	0
5-319	16	7	9	0
5-320	17	11	6	0
5-321	3	0	3	0
5-323	27	8	18	1
5-324	33	12	20	1
5-325	30	13	16	1
5-326	26	10	15	1
5-327	21	6	14	1
5-328	35	16	19	0
5-117	1	1	0	0
5-119	4	2	2	0
5-120	9	0	9	0
5-214	10	7	3	0
5-215	2	1	1	0
5-216	15	8	7	0
5-218	11	4	7	0
5-224	30	18	12	0
5-226	5	5	0	0

**Table 2 (Cont.'d)**

Survey Block Number	No. of Buildings	Building Condition		
		Sound	Deteriorated/ Deteriorating	Substandard/ Dilapidated
5-400	16	7	9	0
5-401	29	16	13	0
5-404	28	19	9	0
5-405	33	25	7	1
5-408	29	13	16	0
6-302	1	1	0	0
6-100	19	4	14	1
6-101	22	5	17	0
6-102	27	6	20	1
6-103	16	9	6	1
6-104	15	5	9	1
6-105	15	4	10	1
6-106	28	12	13	3
6-107	7	4	3	0
6-108	20	3	17	0
6-109	14	6	8	0
6-110	23	10	13	0
6-111	20	6	14	0
6-112	21	8	13	0
6-113	19	2	17	0
6-114	14	3	10	1
6-115	17	5	11	1
6-116	23	6	16	1
6-117	22	6	16	0
6-118	15	6	9	0
6-119	1	1	0	0
6-120	19	6	13	0
6-121	17	3	14	0
6-122	32	4	24	4
6-123	22	5	17	0
6-124	10	2	8	0
6-125	12	2	9	1
6-126	20	5	14	1
6-127	18	3	14	1
6-128	12	2	9	1
6-129	26	9	17	0
6-200	17	4	12	1
6-201	20	11	9	0
6-202	18	3	15	0
6-203	1	0	0	1
6-208	11	2	8	1
6-209	11	3	7	1

Table 2 (Cont.'d)

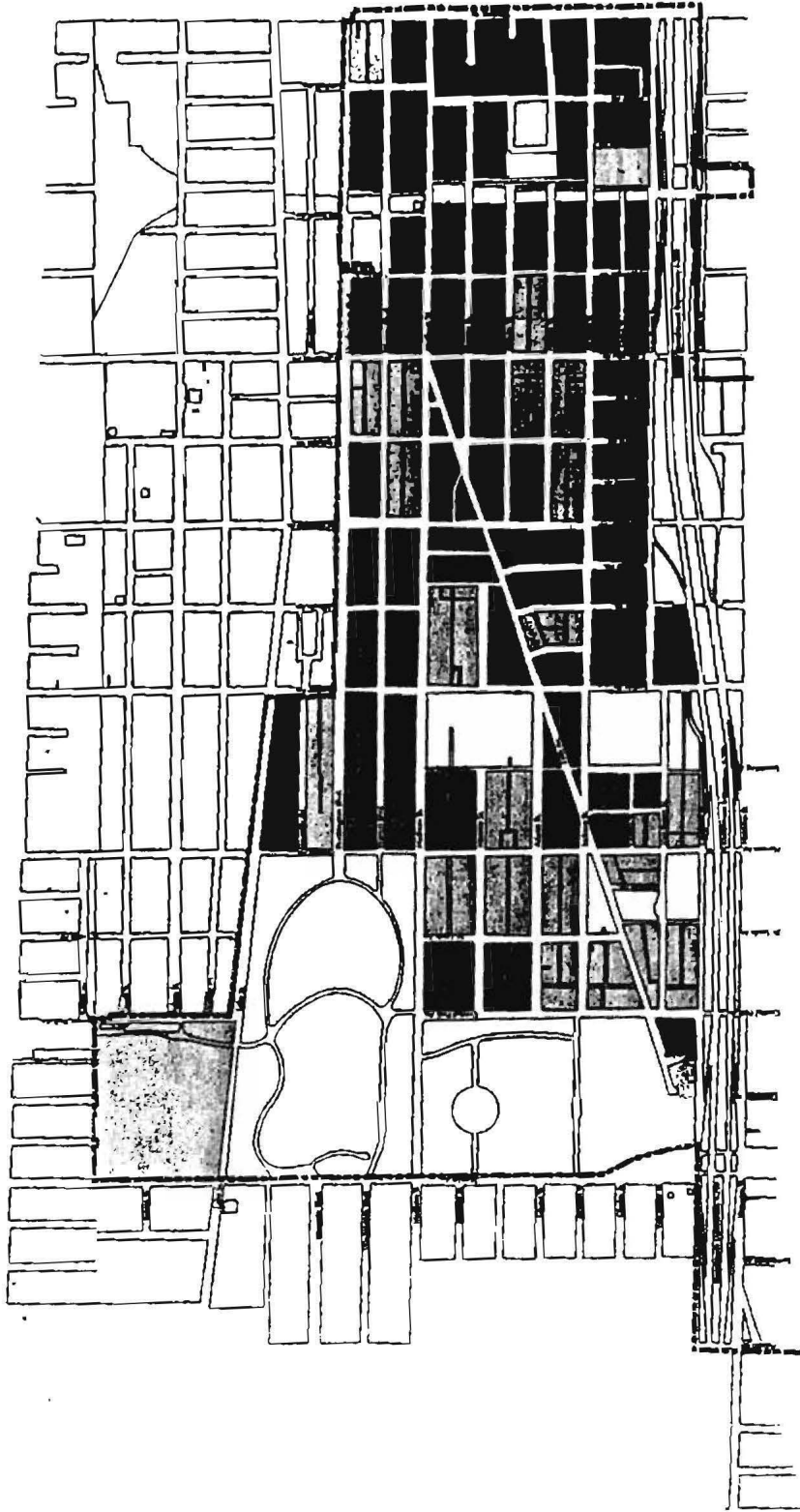
Survey Block Number	No. of Buildings	Building Condition		
		Sound	Deteriorated/ Deteriorating	Substandard/ Dilapidated
6-214	14	2	12	0
6-215	16	5	11	0
6-216	17	3	14	0
6-217	13	2	10	1
6-222	34	8	24	2
6-223	21	2	19	0
6-224	27	7	19	1
6-225	26	0	26	0
6-300	3	0	3	0
6-301	2	0	1	1
6-302	1	1	0	0
6-305	1	0	1	0
6-306	7	2	4	1
6-307	1	1	0	0
6-401	4	0	4	0
6-403	1	0	1	0
7-100	16	5	10	1
7-101	16	5	10	1
7-102	18	4	13	1
7-103	19	3	15	1
7-104	17	8	8	1
7-105	24	11	13	0
7-106	15	4	10	1
7-107	7	4	3	0
7-204	19	7	12	0
7-205	16	9	7	0
7-206	16	6	9	1
7-207	7	4	2	1
7-210	23	6	17	0
7-211	25	11	14	0
7-212	23	9	14	0
7-213	14	4	10	0
7-218	7	6	1	0
7-219	17	8	9	0
7-220	21	7	14	0
7-221	9	3	5	1
7-226	31	7	23	1
7-227	19	1	18	0
7-228	24	5	18	1
7-229	22	9	12	1

**Table 2 (Cont.'d)**

Survey Block Number	No. of Buildings	Building Condition		
		Sound	Deteriorated/ Deteriorating	Substandard/ Dilapidated
7-404	1	0	1	0
7-405	1	0	1	0
7-406	1	0	0	1
7-407	2	0	2	0
7-300	3	2	0	1
7-306	45	13	30	2
7-307	2	0	2	0
8-407	29	11	18	0
8-401	36	14	21	1
8-208,213	7	0	7	0
8-209	11	2	7	2
8-214,221	4	4	0	0
8-215	13	3	9	1
8-200	1	0	1	0
8-201	4	2	2	0
8-202	4	2	2	0
8-216	7	2	4	1
8-222	14	10	4	0
8-217	16	0	16	0
8-206,211	58	15	41	2
8-207,212	32	9	19	4
8-225	29	8	21	0
8-400	35	4	31	0
8-408	25	7	18	0
9-207	6	0	6	0
9-215	4	0	4	0
9-222	13	0	10	3
9-230	14	1	10	3
9-407	4	0	4	0
9-424	18	1	16	1
9-428	1	1	0	0
10-306	2	0	2	0
10-307	20	3	16	1
10-316	40	4	35	1
10-317	27	6	20	1
10-318	20	6	14	0
10-400	10	1	9	0
10-401	27	9	18	0
10-402	16	2	14	0
10-403	8	2	6	0
10-404	19	6	13	0

**Table 2 (Cont.'d)**

<b>Survey Block Number</b>	<b>No. of Buildings</b>	<b>Building Condition</b>		
		<b>Sound</b>	<b>Deteriorated/ Deteriorating</b>	<b>Substandard/ Dilapidated</b>
10-405	33	6	1	0
10-406	25	5	20	0
10-407	29	2	25	2
10-408	10	2	7	1
10-409	13	4	9	0
10-410	31	11	19	1
10-411	44	5	38	1
10-412	23	1	21	1
10-413	29	6	22	1
10-414	30	7	23	0
10-416	13	2	9	2
10-417	24	4	17	3
10-418	12	3	6	3
<hr/>				
<b>Total</b>	<b>5,085</b>	<b>1,717</b>	<b>3,177</b>	<b>191</b>
<b>Percent</b>	<b>100.0</b>	<b>33.8</b>	<b>62.5</b>	<b>3.7</b>



Major Presence of Deterioration  
 Minor Presence of Deterioration

Figure 7a  
DETERIORATION



CHICAGO, IL

Tax Increment Financing Redevelopment Project

Prepared by: Trkla, Pettigrew, Allen, & Payne, Inc.



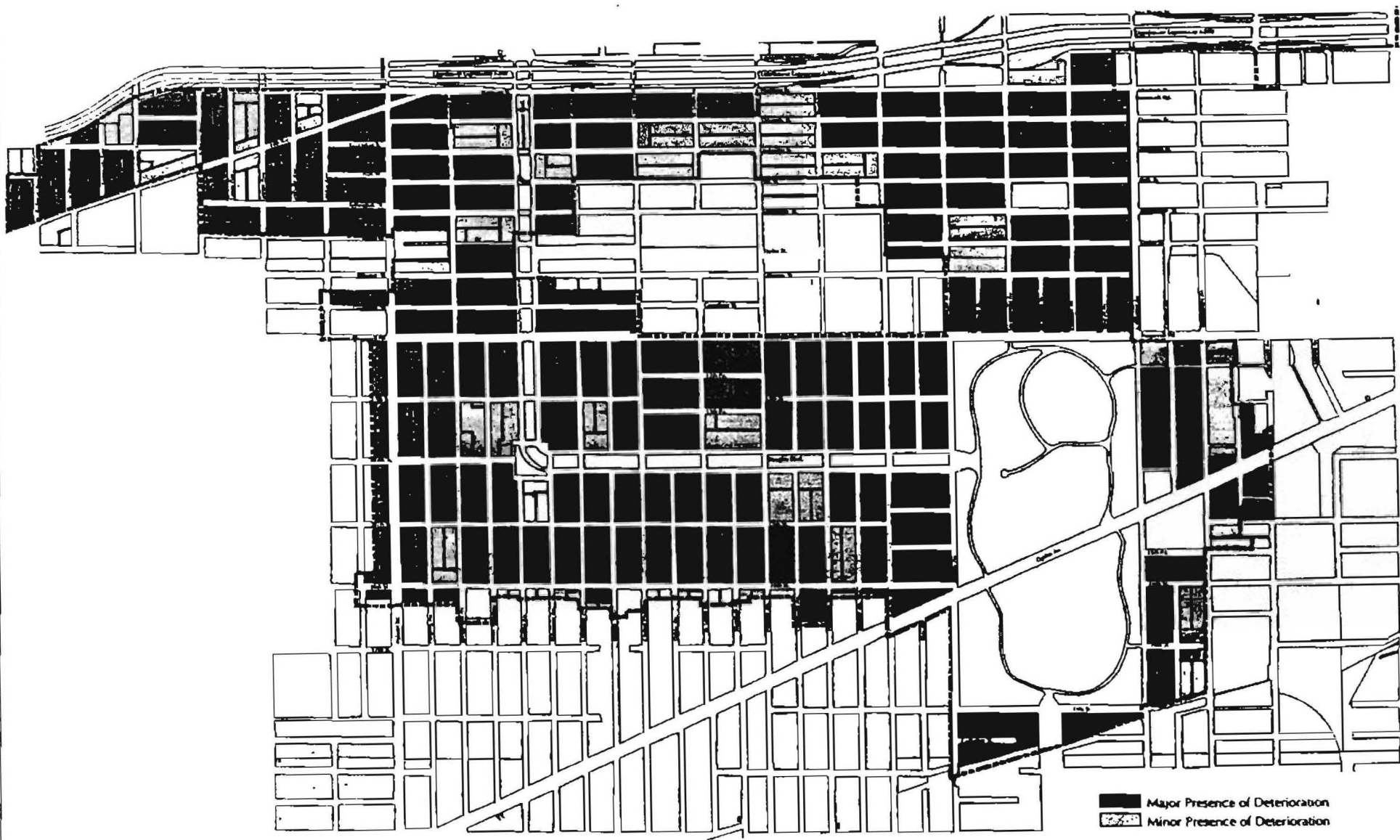


Figure 7b  
 DETERIORATION



#### ***F. Presence of Structures Below Minimum Code Standards***

Structures below minimum code standards include all structures which do not meet the standards of subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property. The principal purposes of such codes are to require buildings to be constructed so that they will be strong enough to support the loads expected, 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 are characterized by defects or deficiencies which threaten health and safety.

Determination of the presence of structures below minimum code standards was based upon visible defects and advanced deterioration of building components from the exterior surveys. Of the total 5,085 buildings, 1,004, or 19.7 percent, exhibited advanced deterioration and defects which are below the standards for existing buildings and property maintenance codes of the City of Chicago. Additionally, code violation records of the City, available for the area from Pulaski Road east indicate that over the past 4 years, 2,452 of the total 4,520 buildings in the area east of Pulaski Road, or 54.2 percent, were cited for code violations.

Blocks in which 20% or more of the buildings contain advanced defects indicate the factor of structures below minimum code standards is present to a major extent. Blocks in which fewer than 20% of the buildings are below minimum code standards are considered present to a limited extent. The factor of structures below minimum code standards is present to a major extent in 139 blocks and to a limited extent in 115 blocks. Figure 7 illustrates the extent of buildings below minimum code standards in area blocks.

#### ***G. Abandonment***

Abandonment as a factor applies only to conservation areas. Webster's New Collegiate Dictionary defines "abandon" as "to give up with the intent of never again claiming one's right or interest"; or "to give over or surrender completely; to desert."

#### **Conclusion**

Research of tax delinquent properties over extended years that might indicate the presence of abandonment was not conducted as part of the survey and analysis process.

#### ***H. Excessive Vacancies***

Excessive vacancies refers to the presence of buildings or sites which are either unoccupied or not fully utilized, and which exert an adverse influence on the surrounding area due to the frequency or duration of vacancies. Excessive vacancies include properties for which there is little expectation for future occupancy or utilization.

Excessive building vacancies are found throughout much of the Project Area. Vacancies include buildings which are entirely vacant and buildings with vacant floor areas. Vacancies are prevalent in both commercial buildings and residential buildings.

Information regarding vacancies in individual buildings was obtained from exterior building surveys conducted by TPAP and Vernon Williams Architects, P.C. Vacancies, as observed, include a combination of gutted buildings, boarded-up buildings, vacant units or floor areas or signs advertising space available.

Of the total 5,085 buildings, 938, or 18.4%, are either partially or totally vacant.

Blocks in which 20% or more of the buildings are partially or totally vacant are indicated as characterized by the presence of excessive vacancies to a major extent. Blocks with fewer than 20% of the buildings partially or totally vacant are characterized by the presence of excessive vacancies to a limited extent. Excessive vacancies as a factor is present to a major extent in 154 blocks and to a limited extent in 99 blocks. Figure 9, *Excessive Vacancies*, illustrates the extent of vacancies by block.

#### ***I. Overcrowding of Structures and Community Facilities***

Overcrowding of structures and community facilities refers to the utilization of public or private buildings, facilities, or properties beyond their reasonable or legally permitted capacity. Overcrowding is frequently found in buildings originally designed for a specific use and later converted to accommodate a more intensive use without adequate regard for minimum floor area requirements, privacy, ingress and egress, loading and services, capacity of building systems, etc.

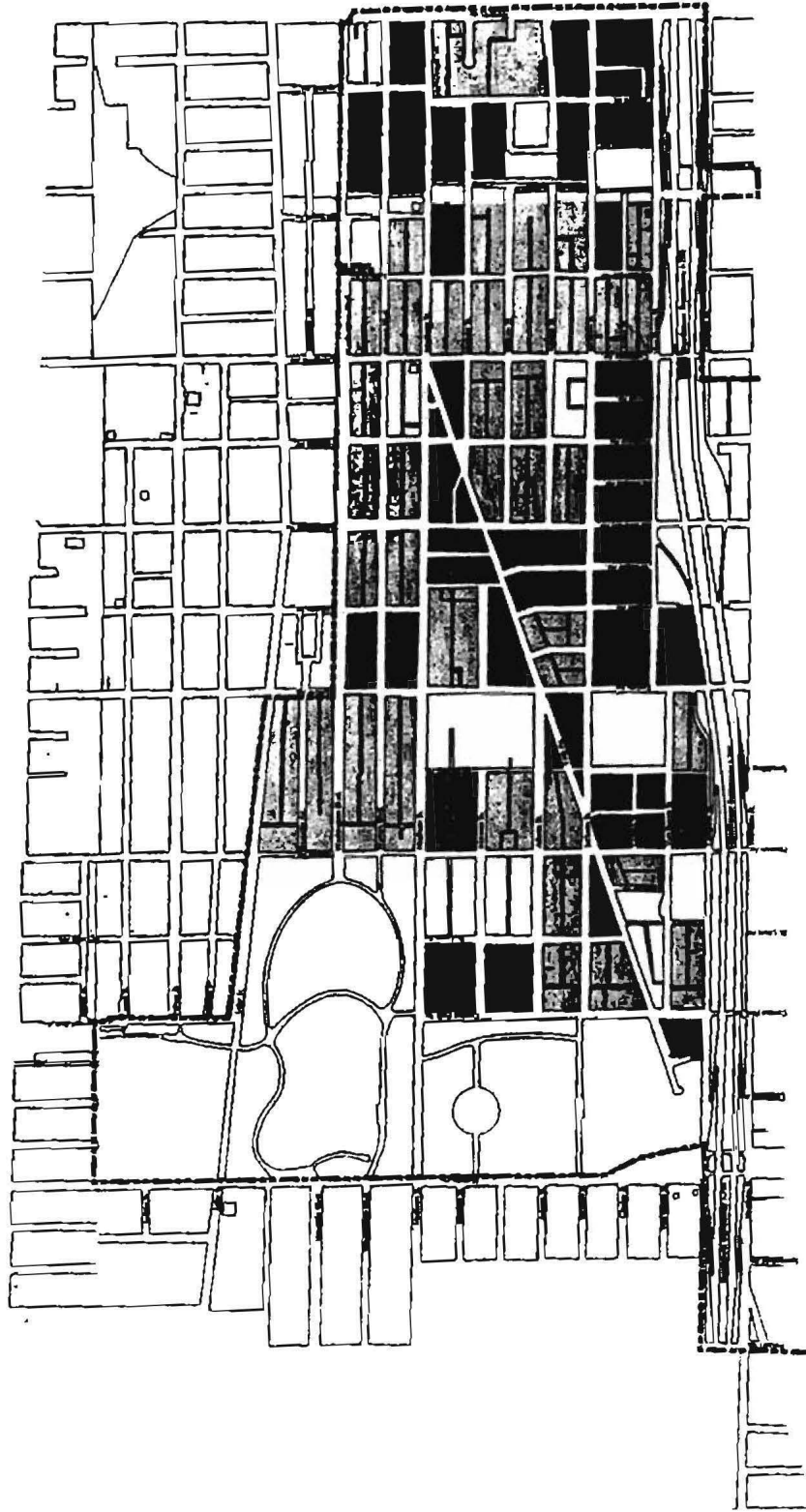
Conditions of overcrowding of structures and community facilities have not been documented as part of the exterior surveys undertaken within the Project Area.

#### ***J. Lack of Ventilation, Light, or Sanitary Facilities***

Lack of ventilation, light, or sanitary facilities refers to substandard conditions which adversely affect the health and welfare of building occupants (*i.e.*, residents, employees, or visitors). Typical requirements for ventilation, light, and sanitary facilities include:

- Adequate mechanical ventilation for air circulation in spaces/rooms without windows, *i.e.*, bathrooms, and rooms that produce dust, odor or smoke;
- Adequate natural light and ventilation by means of skylights or windows, proper window sizes, and adequate room area to window area ratios; and
- Adequate sanitary facilities (*i.e.*, garbage storage/enclosure, bathroom facilities, hot water, and kitchens).

The factor of lack of ventilation, light, or sanitary facilities is not documented as part of the exterior surveys conducted for the Project Area.



Major Presence of Structures Below Minimum Code Standards  
 Minor Presence of Structures Below Minimum Code Standards

Figure 6a  
 STRUCTURES BELOW MINIMUM CODE STANDARDS

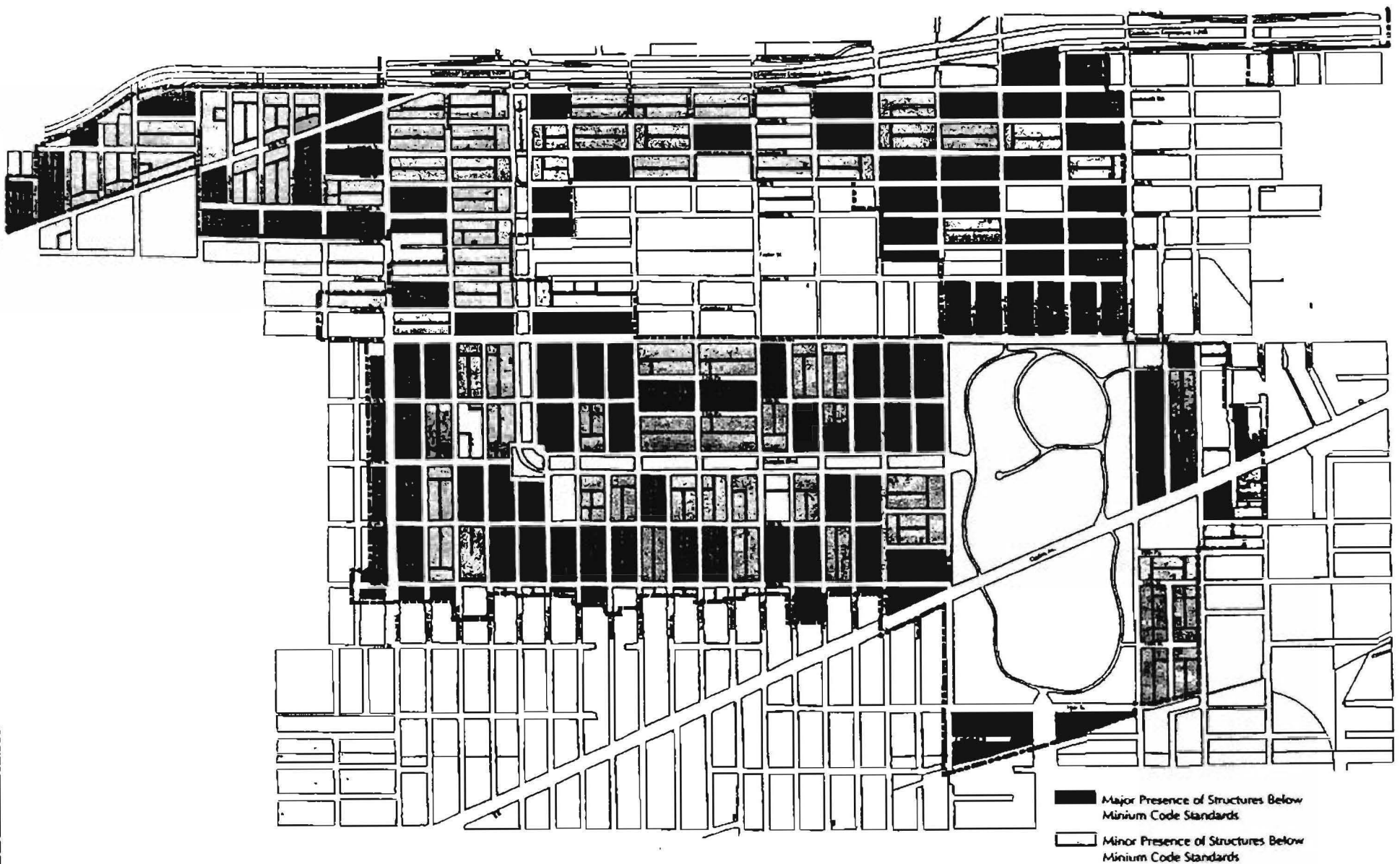
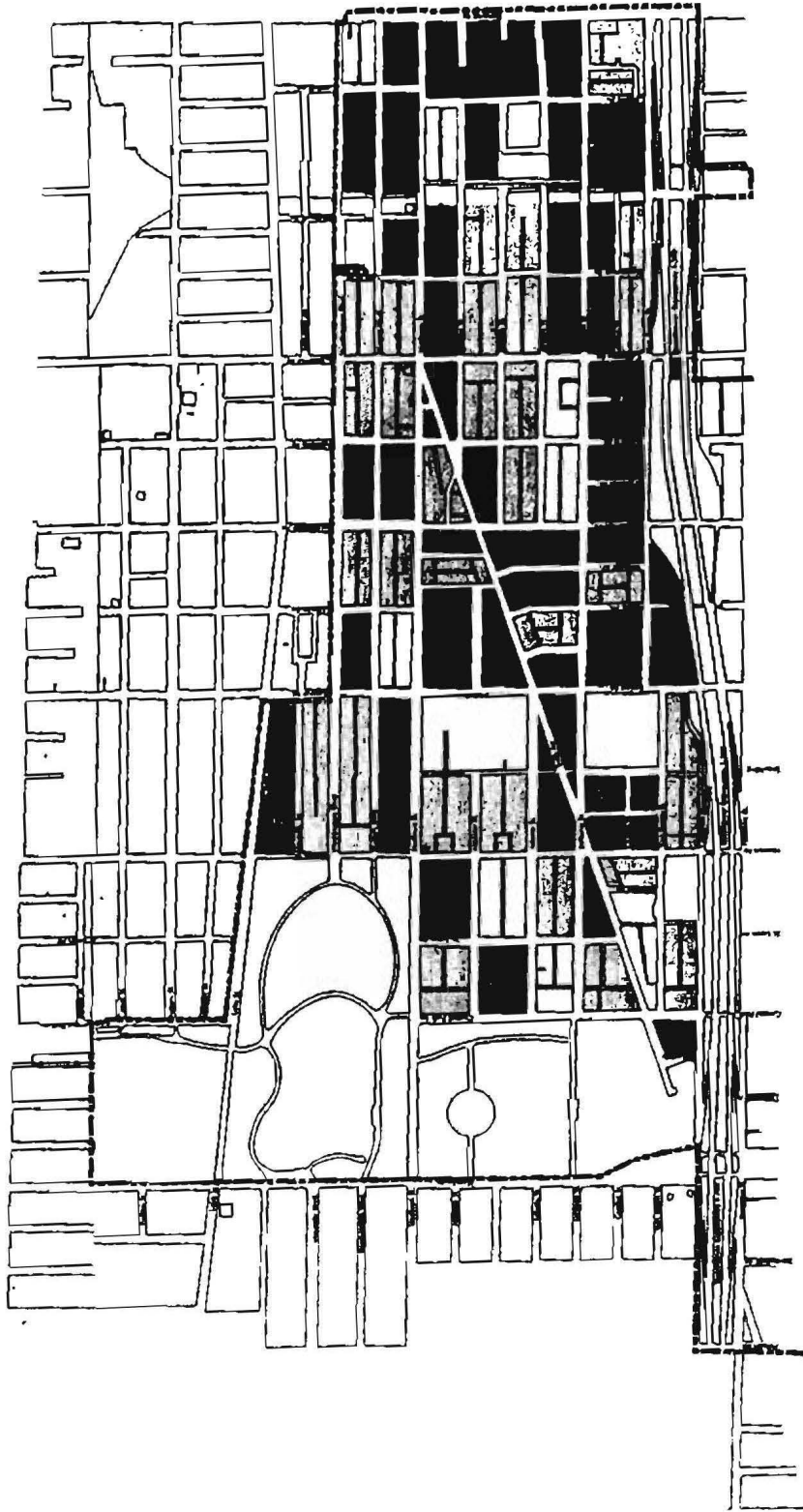


Figure 85  
STRUCTURES BELOW MINIMUM CODE STANDARDS



Major Presence of Excessive Vacancies  
 Minor Presence of Excessive Vacancies

Figure 4a  
**EXCESSIVE VACANCIES**

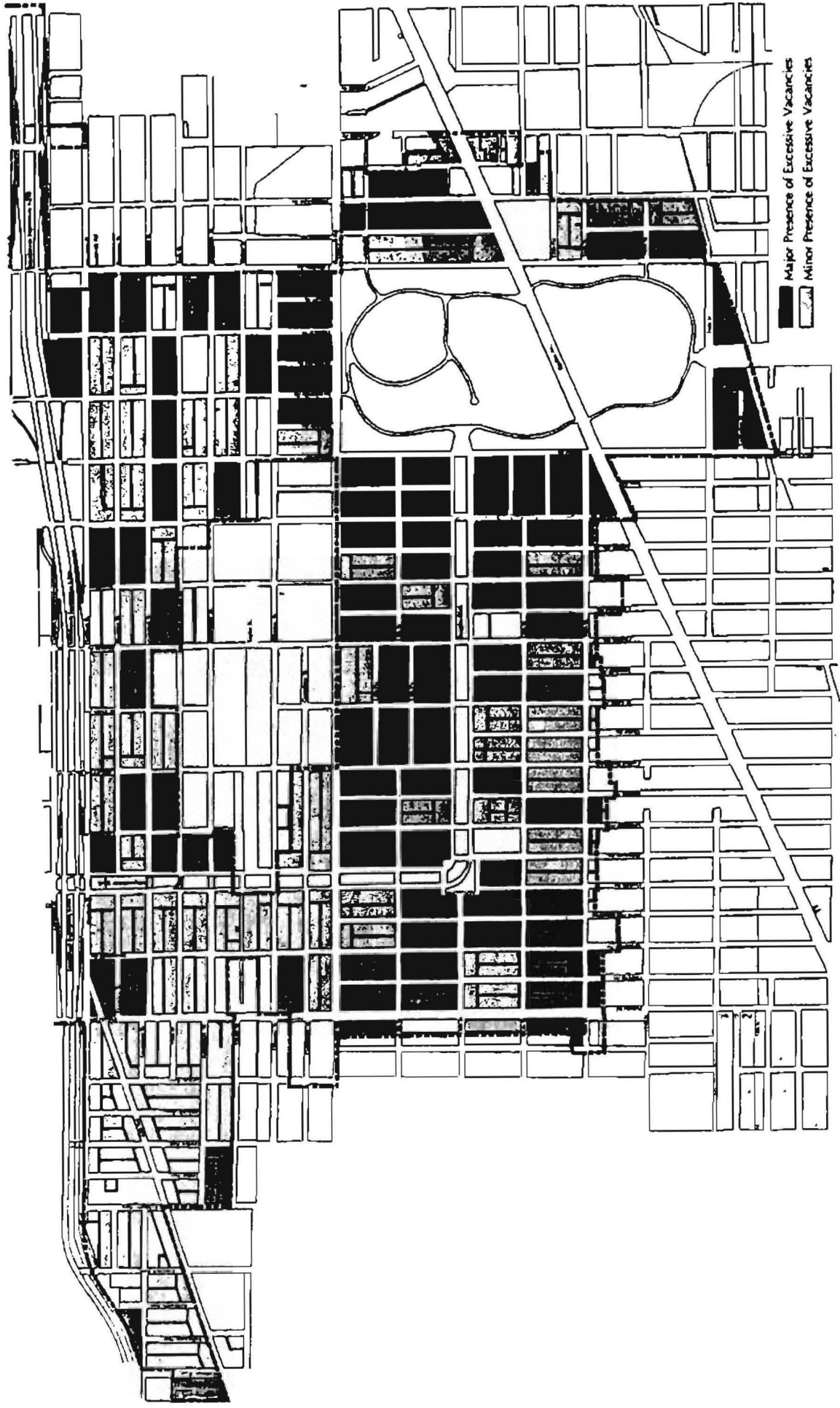


Figure 80  
EXCESSIVE VACANCIES

### ***K. Inadequate Utilities***

Inadequate utilities refers to deficiencies in the capacity or condition of utilities which service a property or area, including, but not limited to, storm drainage, water supply, electrical power, streets, sanitary sewers and natural gas.

Determination of existing utilities and conditions of inadequate utilities has not been documented as part of the surveys and analyses undertaken within the Project Area.

### ***L. Excessive Land Coverage***

Excessive land coverage refers to the over-intensive use of land and the over crowding of buildings and accessory facilities on a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and shape in relation to present-day standards for health and safety. The resulting inadequate conditions include such factors as insufficient provision of light and air circulation, increased threat of fires due to the close proximity of buildings, inadequate or improper access to a public right-of-way, lack of required off-street parking, and inadequate provisions for loading and service.

Excessive land coverage is present within most blocks and is widespread throughout the Project Area. Excessive land coverage is present where buildings cover most or all of the property upon which they are located and are characterized by the following conditions: a) parcels with multiple buildings, including residential properties where rear buildings are accessed via alleys; b) large multi-story apartment buildings occupying the entire lot with no provisions for off-street parking, service or loading; c) residential, commercial or mixed-use buildings converted to churches with no provisions for parking loading, or service; d) blocks containing public or private schools where building coverage leaves limited or no space for parking, service, or recreational space; and e) commercial and industrial properties with total lot coverage and lack of off-street parking, loading or service.

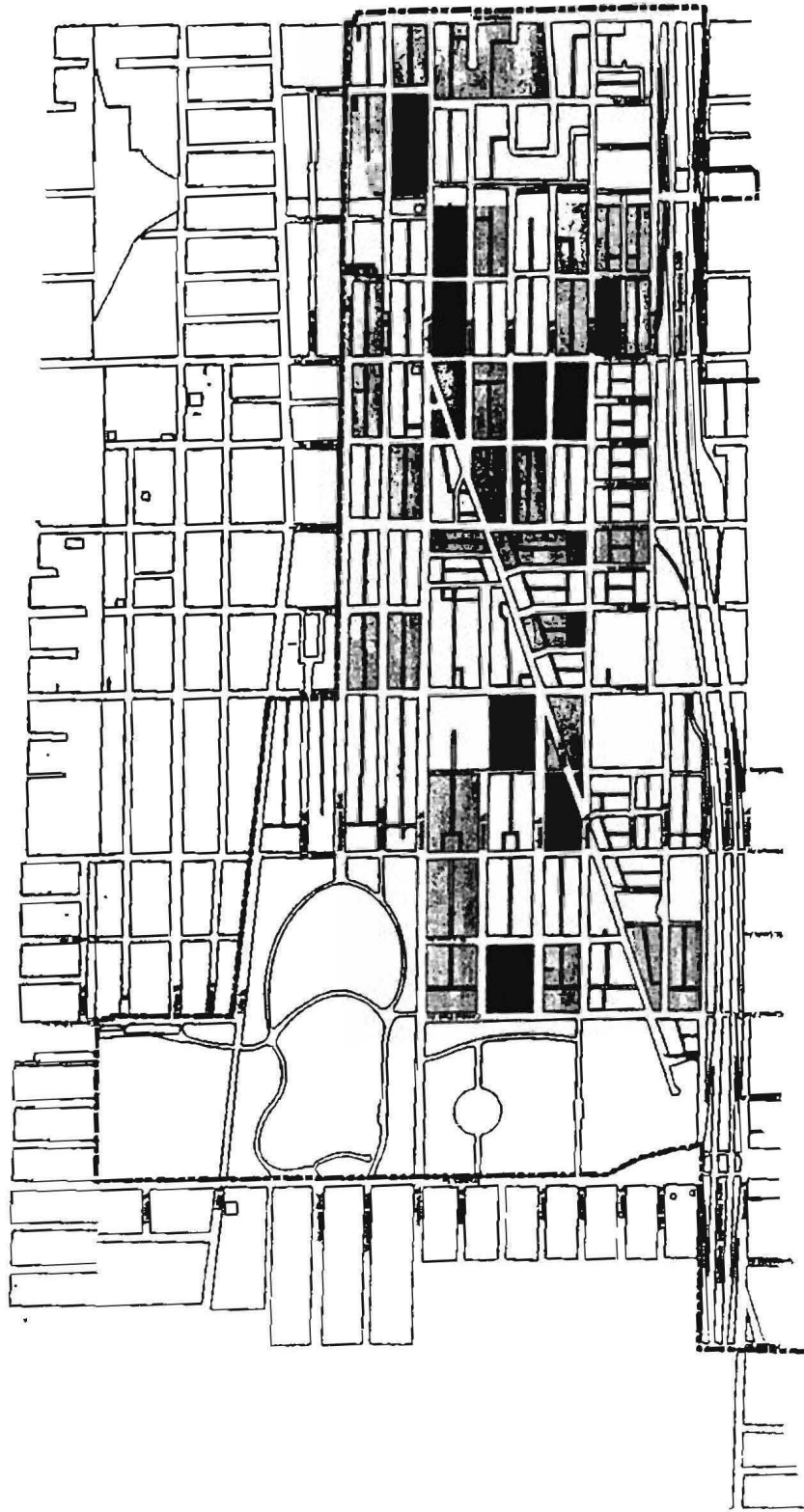
The factor of excessive land coverage is present to a major extent in 38 blocks and to a limited extent in 110 blocks.

Blocks in which 20% or more of the sites or land area is impacted by excessive land coverage are indicated as characterized by the presence of excessive land coverage to a major extent. Blocks in which less than 20% of the sites or land area indicates excessive land coverage are indicated as characterized by the presence of excessive land coverage to a limited extent. Figure 10, *Excessive Land Coverage*, illustrates the presence and extent of blocks impacted by this factor within the Project Area.

### ***M. Deleterious Land-Use Or Layout***

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





■ Major Presence of Excessive Land Coverage  
 ▨ Minor Presence of Excessive Land Coverage

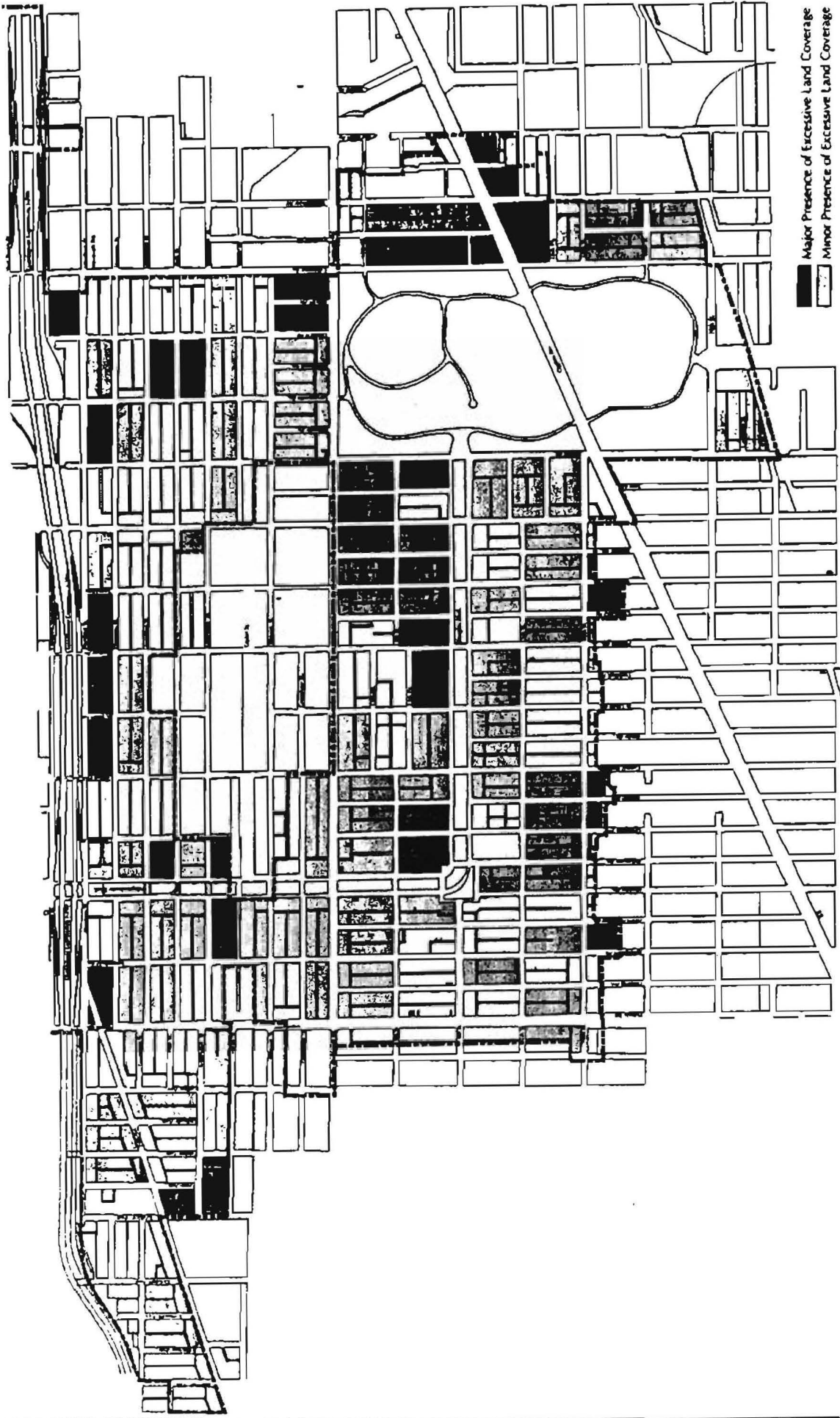
Figure 10a  
 EXCESSIVE LAND COVERAGE

**MIDWEST**

Tax Increment Financing Redevelopment Project

CHICAGO, ILL.

Prepared by: Trkla, Pettigrew, Allen, & Payne, Inc.



■ Major Presence of Excessive Land Coverage  
 □ Minor Presence of Excessive Land Coverage

Figure 10:  
EXCESSIVE LAND COVERAGE

Deleterious layout includes evidence of improper or obsolete platting of the land, inadequate street layout, and parcels of inadequate size or shape to meet contemporary development standards. It is also evidenced by improper layout of buildings on parcels and in relation to other nearby buildings.

Major portions of the Project Area include blocks which contain a mixture of uses including residential uses within commercial corridors or commercial and other non-residential uses within residential blocks. A mix of commercial and residential uses exists along the main commercial streets including: 5th Avenue, 16th Street, Roosevelt Road, Harrison Street, Madison Street, Lake Street, Taylor Street, Pulaski Road, Kedzie Avenue And at Arthington Street and Kildare Avenue.

The incompatible mix continues to have a negative affect on areas adjacent to blocks in which these conditions are present.

The area also includes blocks with improper layout of parcels and buildings, including narrow parcels located along the major commercial corridors, parcels with total building coverage, and parcels with multiple buildings which overcrowd the site. Most of the local schools are located on blocks where the buildings cover most or all of the sites with no provisions for play, parking, and service areas.

The factor of deleterious land-use or layout is present to a major extent in 101 blocks and to a limited extent in 92 blocks.

Blocks in which 20% or more of all properties indicate deleterious land use or layout are indicated as characterized by the presence of deleterious land use or layout to a major extent. Blocks in which fewer than 20% of the properties indicate deleterious land use or layout are indicated as characterized by the presence of deleterious land use or layout to a limited extent. Figure 11, *Deleterious Land Use or Layout*, illustrates the extent of these conditions in the Project Area.

#### ***N. Depreciation of Physical Maintenance***

Depreciation of physical maintenance refers to the deferred maintenance of buildings, parking areas and public improvements such as alleys, sidewalks and streets.

The presence of this factor within the Project Area includes:

- Buildings and Premises. Of the 5,085 buildings, 3,368, or 66 percent, suffer from deferred maintenance of windows, doors, store fronts, exterior walls, roofs and cornices, fire escapes, porches and steps, loading docks, fascias, gutters, downspouts and chimneys. Yards and premises, including many vacant lots throughout much of the area contain high weeds, deteriorated fencing, exposed junk storage, fly dumping and debris.

- Streets, Alleys, Sidewalks, Curbs and Gutters. Deterioration of these improvements is widespread throughout the Project Area's local interior street system. Poor pavement conditions include pot holes, exposed initial brick pavers and broken or missing sections of curb and sidewalk. Fly dumping of car tires, garbage bags, litter and debris is present on local streets near and under viaducts. Most of the vacant land and parcels contain uncut weeds and large amounts of debris.
- Parking Surface and Site Surface Areas. Parking areas within many blocks and particularly along commercial corridors, contain gravel surface with pot holes, weed growth and depressions. Industrial and commercial properties along major streets contain parking surfaces with either gravel or deteriorated asphalt which lack striping or bumper stops.

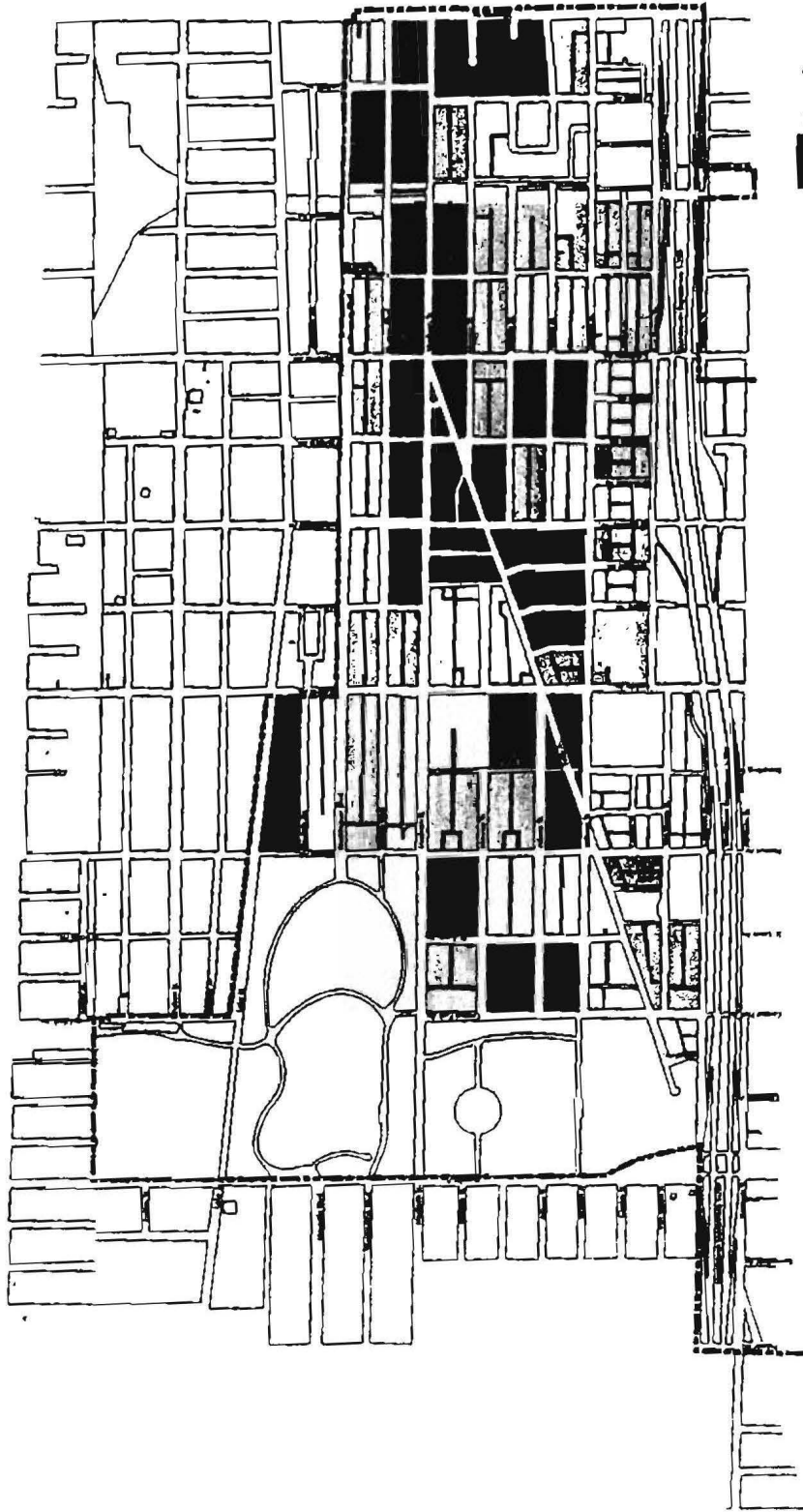
The factor of depreciation of physical maintenance is present to a major extent throughout the entire area and includes properties, streets, curbs and gutters, sidewalks, parking and storage surface areas, alleys and viaducts.

Blocks in which 40% or more of the buildings, premises or sites exhibit depreciation of physical maintenance are indicated as characterized by the presence of depreciation of physical maintenance to a major extent. Block in which less than 40% of the buildings, premises or sites exhibit depreciation of physical maintenance are characterized by the presence of depreciation of physical maintenance to a limited extent. Figure 12, *Depreciation of Physical Maintenance*, illustrates the presence of this factor in the Project Area.

#### ***O. Lack of Community Planning***

The Project Area blocks were platted and buildings constructed prior to the existence of a community plan. Commercial corridors and residential blocks were originally platted and developed on a parcel-by-parcel and building-by-building basis, with little evidence of coordination and planning among buildings and activities. The Project Area contains an inconsistent pattern of large and small blocks and sites. The Project Area is characterized by incompatible land use relationships with residential activity in areas otherwise developed for non-residential uses. The lack of community planning prior to development has contributed to some of the problem conditions which characterize the overall Project Area.

The factor of lack of community planning is present to a major extent throughout the entire Project Area.



■ Major Presence of Deteriorous  
 Land-use or Layout  
 □ Minor Presence of Deteriorous  
 Land-use or Layout

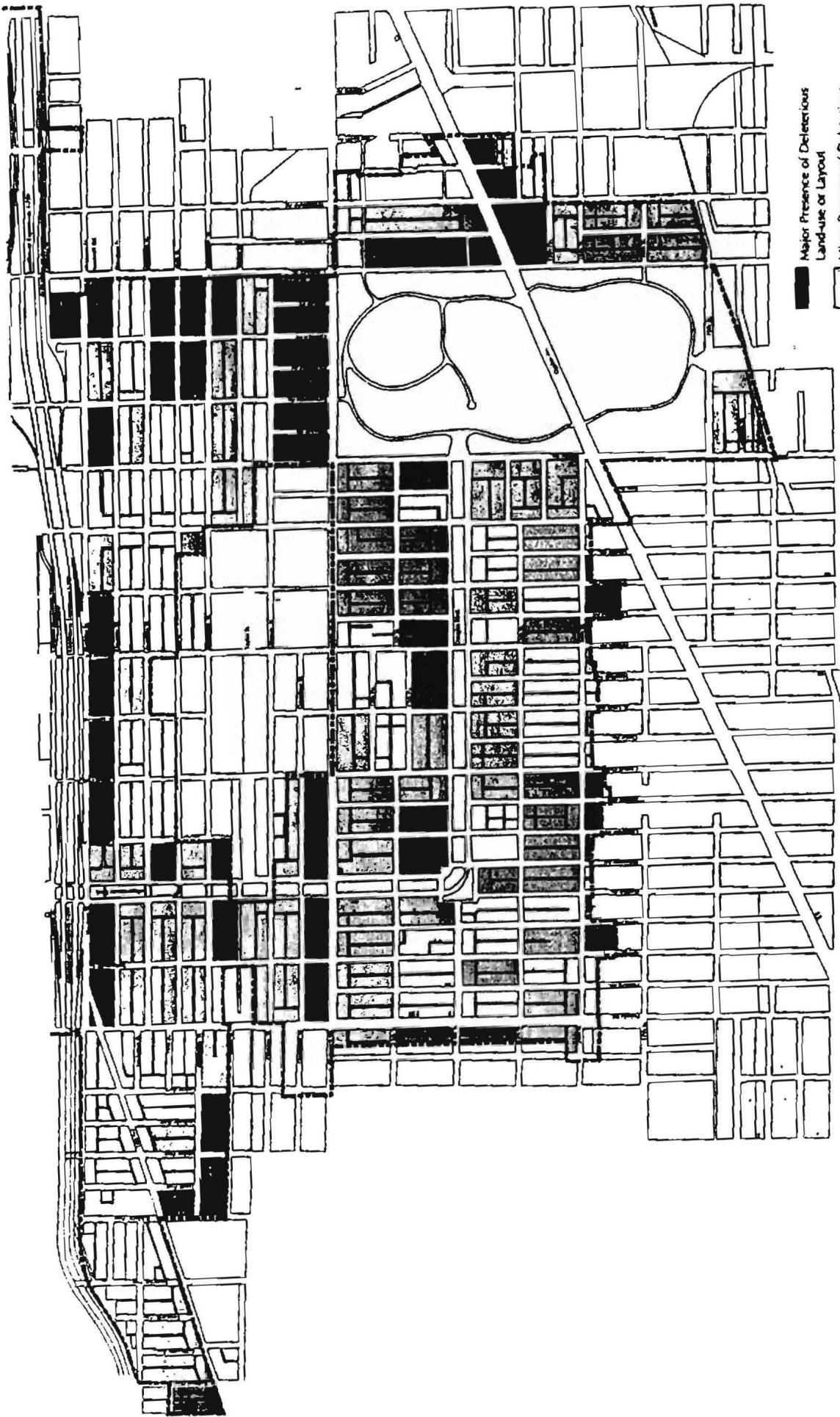
Figure 11a  
 DELETERIOUS LAND USE & LAYOUT

**MIDWEST**

Tax Increment Financing Redevelopment Project

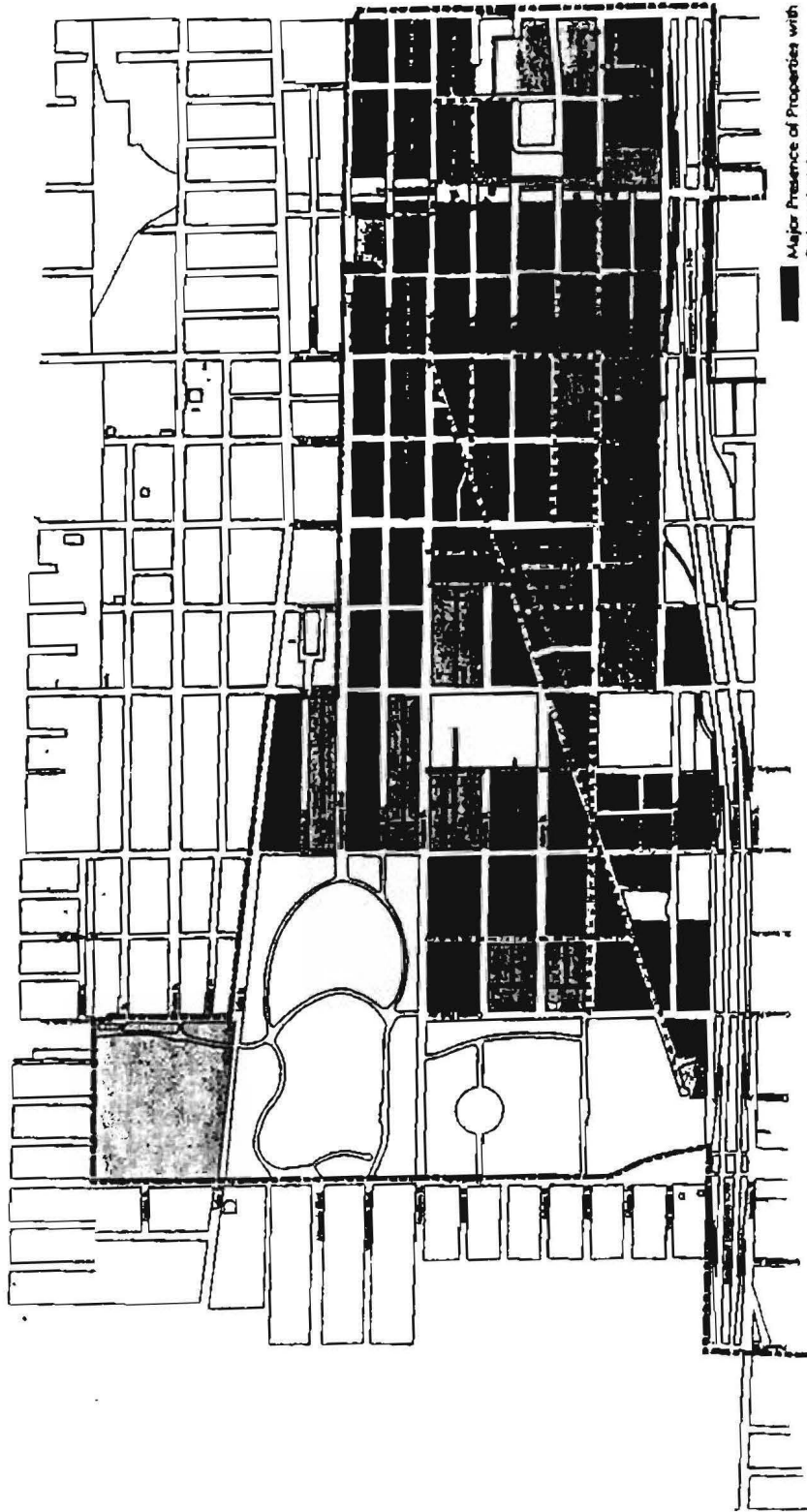
**Chicago II**

Prepared by: Trikla, Pettigrew, Allen, & Payne, Inc.



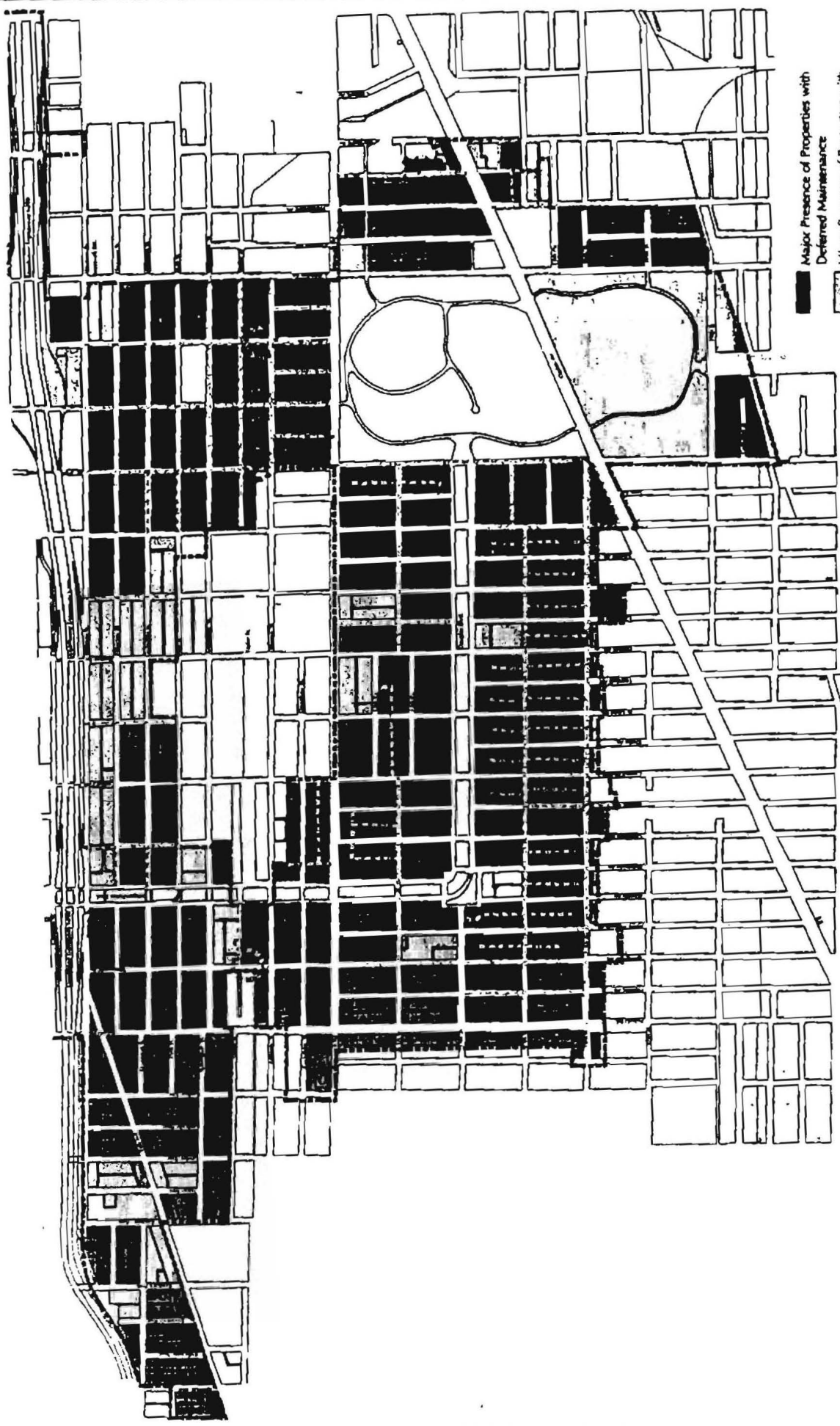
■ Major Presence of Deleterious  
 Land-use or Layout  
 □ Minor Presence of Deleterious  
 Land-use or Layout

Figure 31b  
DELETERIOUS LAND USE & LAYOUT



- Major Presence of Properties with Deferred Maintenance
- ▭ Minor Presence of Properties with Deferred Maintenance
- ▭ Streets, Curbs, Sidewalks, and/or Alleys with Deferred Maintenance
- Viaducts with Deferred Maintenance

Figure 12a  
DEPRECIATION OF PHYSICAL MAINTENANCE



- Major Presence of Properties with Deferred Maintenance
- Minor Presence of Properties with Deferred Maintenance
- - - Streets, Curbs, Sidewalks, and/or Alleys with Deferred Maintenance
- Viaducts with Deferred Maintenance

Figure 1.2b  
DEPRECIATION OF PHYSICAL MAINTENANCE



## IV. DETERMINATION OF PROJECT AREA ELIGIBILITY

The Project Area meets the requirements of the Act for designation as a "Conservation Area." Of the total 5,085 building, 4,876, or 95.9 percent of the buildings are 35 years of age or older. In addition to Age, which is a prerequisite factor and present to a major extent, there is a reasonable presence and distribution of 9 of the 14 factors listed in the Act for designation as a conservation area. These conservation factors include the following:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Structures below minimum code standards
5. Excessive vacancies
6. Excessive land coverage
7. Deleterious land-use or layout
8. Depreciation of physical maintenance
9. Lack of community planning

A summary of conservation factors by block is contained in Table 3, *Distribution of Conservation Factors*.

The eligibility findings indicate that the Project Area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the City. The Project Area is deteriorating and declining and, if not acted upon, could become a blighted area. All factors indicate that the Project Area as a whole has not been subject to significant growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without public action.

**Table 3 Distribution of Conservation Factors**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 1</u>									
	200	201	202	203, 207, 211	204	205	206, 210, 214	208	209	212, 213
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation		■			□	□			□	
2 Obsolescence	■	■	□	■	□					
3 Deterioration	■	■	■	■	■	■	■	□	■	■
4 Illegal use of individual structures										
5 Structures below minimum code	□	■	■	□	□	□	■	□	□	□
6 Abandonment										
7 Excessive vacancies	■	■		■	□	□	■	□	□	■
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	■	■		□		□				□
12 Deleterious land-use or layout	■	■	□	■	□	□			□	□
13 Depreciation of physical maintenance	■	■	■	□	■	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■
Not present or not examined										
□ Present to a limited extent										
■ Present to a major extent										

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 1</u>									
	215	216	217	218	219	220, 221, 222	223	224	421	
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation	□									□
2 Obsolescence			□				□			
3 Deterioration	■	■	■	□	■	■	■	■	■	■
4 Illegal use of individual structures										
5 Structures below minimum code	■	□	■		■	■	□	□	□	□
6 Abandonment										
7 Excessive vacancies	■	■	■	■	■	□	□	□	□	□
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage			□				□	□	□	□
12 Deleterious land-use or layout	□		□				□	□	□	□
13 Depreciation of physical maintenance	■	■	■	□	■	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■
Not present or not examined										
□	Present to a limited extent									
■	Present to a major extent									

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 1</u>						
	422	423	424	425	426	427	428
Age	■	■	■	■	■	■	■
1 Dilapidation		□			□	□	
2 Obsolescence		□		■	■	■	■
3 Deterioration		■	□	■	■	■	■
4 Illegal use of individual structures							
5 Structures below minimum code		■		□	□	■	■
6 Abandonment							
7 Excessive vacancies		■		□	■	■	■
8 Overcrowding of structures and community facilities							
9 Lack of ventilation, light or sanitary facilities							
10 Inadequate utilities							
11 Excessive land coverage		□				■	□
12 Deleterious land-use or layout		■		■	■	■	■
13 Depreciation of physical maintenance	□	■	□	■	■	■	■
14 Lack of community planning		■	■	■	■	■	■

Not present or not examined

□ Present to a limited extent

■ Present to a major extent

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 2</u>								
	100	101	102	103	105, 106	107	108	109	110
Age	■	■	■	■	■	■	■	■	■
1 Dilapidation		□		□	□	□	□	□	
2 Obsolescence		□		■	■		■		□
3 Deterioration	□	■	■	■	■	■	■	■	■
4 Illegal use of individual structures									
5 Structures below minimum code	□	■	■	■	■	■	□	□	□
6 Abandonment									
7 Excessive vacancies	■	□	■	□	■	■	■	□	□
8 Overcrowding of structures and community facilities									
9 Lack of ventilation, light or sanitary facilities									
10 Inadequate utilities									
11 Excessive land coverage			□		□		□	□	□
12 Deleterious land-use or layout		■	■	■	■		■	□	□
13 Depreciation of physical maintenance	□	■	■	■	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■
Not present or not examined									
□ Present to a limited extent									
■ Present to a major extent									

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 2</u>									
	111	112	113	114	115	116	117	202	203	
Age	■	■	■	■	■	■	■	■	■	
1 Dilapidation			□	□						
2 Obsolescence		□		□	□					
3 Deterioration	□	■	□	■	■	□	□	■		
4 Illegal use of individual structures										
5 Structures below minimum code	□	□	□	■	■	□		■		
6 Abandonment										
7 Excessive vacancies	□	■	□	■	■			□		
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	■		□		□		■	□		
12 Deleterious land-use or layout	■	□	■	■	■		■	□		
13 Depreciation of physical maintenance	□	■	■	■	■	■	□	■		
14 Lack of community planning	■	■	■	■	■	■	■	■	■	

Not present or not examined  
□ Present to a limited extent  
■ Present to a major extent

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 2</u>									
	206	207	210	211, 212, 213	324	325	326	327	328	
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation				□		□	□			
2 Obsolescence			□	■				□		
3 Deterioration	□		■	■	■	■	■	■	■	■
4 Illegal use of individual structures										
5 Structures below minimum code	□		□	■	■	□	□	□	■	
6 Abandonment										
7 Excessive vacancies	□		■	■	■	□	■	□		
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage		■	■	□	□			□	□	
12 Deleterious land-use or layout	□	■	■	■	□			□	□	
13 Depreciation of physical maintenance	■	□	■	■	■	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■
Not present or not examined										
□	Present to a limited extent									
■	Present to a major extent									

--continued--

**Table 3 Distribution of Conservation Factors**

--continued--

**Conservation Factors** **BLOCK NUMBERS - AREA 2**

	329	330	331	412	413	414	415
Age	■	■	■	□	□	■	■
1 Dilapidation				□		□	□
2 Obsolescence	■	■	■	□	□	□	
3 Deterioration	■	□	□	■	□	■	■
4 Illegal use of individual structures							
5 Structures below minimum code	□	□		□	□	□	□
6 Abandonment							
7 Excessive vacancies	□	■	□	■	□	□	■
8 Overcrowding of structures and community facilities							
9 Lack of ventilation, light or sanitary facilities							
10 Inadequate utilities							
11 Excessive land coverage		□					
12 Deleterious land-use or layout	■	■	■	■		□	
13 Depreciation of physical maintenance	■	■	■	■	□	■	□
14 Lack of community planning	■	■	■	■	■	■	■

Not present or not examined

□ Present to a limited extent

■ Present to a major extent

--continued--



**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 3</u>						
	200	201	204	205	208	209	313
Age	■	■	■	■	■	■	■
1 Dilapidation	□		□				
2 Obsolescence	□	■					
3 Deterioration	■	□	■	□	□	□	□
4 Illegal use of individual structures							
5 Structures below minimum code	■		■		□	□	
6 Abandonment							
7 Excessive vacancies	□	■	■			□	
8 Overcrowding of structures and community facilities							
9 Lack of ventilation, light or sanitary facilities							
10 Inadequate utilities							
11 Excessive land coverage	□	□	■		■		
12 Deleterious land-use or layout	□	■	■		■		
13 Depreciation of physical maintenance	■	■	■	■	□	■	□
14 Lack of community planning	■	■	■	■	■	■	■

Not present or not examined  
 Present to a limited extent  
 Present to a major extent

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 4</u>										
	118	119	120	121	122	123	124	125	126	128	
Age	■	■	■	■	■	■	■	■	■	■	■
1 Dilapidation		□	□	□	□	□	□				
2 Obsolescence		□	□				□		■		
3 Deterioration	■	■	■	■	■	■	■	■		■	
4 Illegal use of individual structures											
5 Structures below minimum code	■	■	■	■	■	■	■	■		■	
6 Abandonment											
7 Excessive vacancies	■	□	■	■	■	■	■	■	■	■	■
8 Overcrowding of structures and community facilities											
9 Lack of ventilation, light or sanitary facilities											
10 Inadequate utilities											
11 Excessive land coverage			□								
12 Deleterious land-use or layout	□		□		□						
13 Depreciation of physical maintenance	■	■	■	■	■	■	■	■		■	
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■	■
Not present or not examined											
□ Present to a limited extent											
■ Present to a major extent											

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 4</u>									
	129	130	131	132	219	220	221	222	223	227
Age				■	■	■	■	■		■
1 Dilapidation				□	■					□
2 Obsolescence						□				
3 Deterioration			□	■	■	■	■	■		■
4 Illegal use of individual structures										
5 Structures below minimum code				■	■	■	□	■		□
6 Abandonment										
7 Excessive vacancies			■	■	■	■	■	■		□
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage				■						
12 Deleterious land-use or layout				■						
13 Depreciation of physical maintenance			□	□	■	■	■	■		■
14 Lack of community planning	■	■	■	■	■	■	■	■		■
Not present or not examined										
□	Present to a limited extent									
■	Present to a major extent									

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 4</u>									
	228	232	300	301	302	303	304	305	306	307
Age	■		■	■	■	■	■	■	■	■
1 Dilapidation			□		□	□		□		□
2 Obsolescence				■	□	■		□	□	□
3 Deterioration	□		■	■	■	■	■	■	■	■
4 Illegal use of individual structures										
5 Structures below minimum code			□	■	■	■	□	□	□	■
Abandonment										
7 Excessive vacancies			□	□	□	■	□	□	□	■
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage				■	□			□		
12 Deleterious land-use or layout				■	□	■		□		
13 Depreciation of physical maintenance	□		■	■	■	■	■	■	■	■
14 Lack of community planning	■		■	■	■	■	■	■	■	■

Not present or not examined  
 Present to a limited extent  
 Present to a major extent

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 4</u>									
	308	309	310	311	312	313	314	315	316	
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation	□	□	□	□	□			□	□	
2 Obsolescence		□		■	□			■	□	
3 Deterioration	■	■	■	■	■	■		■	■	
4 Illegal use of individual structures										
5 Structures below minimum code	■	■	■	□	■	□		■	■	
6 Abandonment										
7 Excessive vacancies	■	■	■	■	□	□		■	■	
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage			■				■		□	
12 Deleterious land-use or layout			■	■			■	■	□	
13 Depreciation of physical maintenance	■	■	■	■	■	■		■	■	
14 Lack of community planning	■	■	■	■	■	■	■	■	■	

Not present or not examined  
 Present to a limited extent  
 Present to a major extent

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 4</u>									
	317	318	319	320	321	322	323	326	327	
Age	■	■	■	■	■	■	■	■	■	
1 Dilapidation		□	□	■		□	■	□	□	
2 Obsolescence		■	■			□		■	■	
3 Deterioration	□	■	■	■	□	■	■	■	■	
4 Illegal use of individual structures										
5 Structures below minimum code	□	■	■	■		■	■	■	■	
6 Abandonment										
7 Excessive vacancies	□	□	■			■		□	■	
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	□	□	□					□	□	
12 Deleterious land-use or layout	□	□	■	□			□	■	■	
13 Depreciation of physical maintenance	■	■	■	■	■	■	■	■	■	
14 Lack of community planning	■	■	■	■	■	■	■	■	■	

Not present or not examined

□ Present to a limited extent

■ Present to a major extent

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 4</u>									
	328	329	330	331	402	403	406	407	410	411
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation	□		□	□				□		
2 Obsolescence	■	■	■	■	■			■		■
3 Deterioration	■	■	■	■	□	■	□	■	□	□
4 Illegal use of individual structures										
5 Structures below minimum code	■	■	■	■		■		■		□
6 Abandonment										
7 Excessive vacancies	■	■	■	■		■	□	■	■	□
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	□	□			■	□				
12 Deleterious land-use or layout	■	■	■	■	■	□				
13 Depreciation of physical maintenance	■	■	■	■	□	■	□	■	□	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■

Not present or not examined

□ Present to a limited extent

■ Present to a major extent

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 5</u>									
	117	119	120	214	215	216	218	224	226	
Age	■		■	■	■	■	■	■	■	■
1 Dilapidation										
2 Obsolescence							□	□		
3 Deterioration		□	■	□	■	□	□	□		
4 Illegal use of individual structures										
5 Structures below minimum code			■		■		□	□		
6 Abandonment										
7 Excessive vacancies		■		□	■	■	■	□	■	
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage						□		□		
12 Deleterious land-use or layout						□	□	□		
13 Depreciation of physical maintenance		□	■	□	■	■	■	■		
14 Lack of community planning		■	■	■	■	■	■	■	■	
Not present or not examined										
□ Present to a limited extent										
■ Present to a major extent										

--continued--



**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 5</u>									
	300	301	302	303	304	305	306	307	308	
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation	□	□	□			□	□		□	
2 Obsolescence	■	■	■	■	■		□			
3 Deterioration	■	■	■	■	■	■	□	■	■	
4 Illegal use of individual structures										
5 Structures below minimum code	■	□	□	■	□	□	□	□	□	
6 Abandonment										
7 Excessive vacancies	■	■	□	■	□	■	□	□	■	
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	■	■		□		□	□	□		
12 Deleterious land-use or layout	■	■	■	■	■	□	□	□		
13 Depreciation of physical maintenance	■	■	■	■	□	■	■	■	■	
14 Lack of community planning	■	■	■	■	■	■	■	■	■	
Not present or not examined										
□	Present to a limited extent									
■	Present to a major extent									

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 5</u>									
	309	310	311	312	313	314	315	317	318	
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation						□	□	□		
2 Obsolescence	□				□					
3 Deterioration	■	■	□	■	■	■	■	■	□	
4 Illegal use of individual structures										
5 Structures below minimum code	□	□	□	■	■	□	■	■	□	
6 Abandonment										
7 Excessive vacancies	□	□	■	■	□	□	■		□	
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	□	□	■			□	□		■	
12 Deleterious land-use or layout	□	□	■		□	□	□		■	
13 Depreciation of physical maintenance	■	■	■	■	■	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■
Not present or not examined										
□	Present to a limited extent									
■	Present to a major extent									

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 5</u>									
	319	320	321	323	324	325	326	327	328	
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation				□	□	□	□	□		
2 Obsolescence		□		□	□		■	■	■	
3 Deterioration	□	■	■	■	■	■	■	■	■	
4 Illegal use of individual structures										
5 Structures below minimum code	□	□	■	■	□	□	□	■	■	
6 Abandonment										
7 Excessive vacancies		□	■	■	□	□	□	□	□	
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	□	□	■		□		□	□	□	
12 Deleterious land-use or layout	□	□	■	□	□	□	■	■	■	
13 Depreciation of physical maintenance	■	■	■	■	■	■	■	■	■	
14 Lack of community planning	■	■	■	■	■	■	■	■	■	
Not present or not examined										
□ Present to a limited extent										
■ Present to a major extent										

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 5</u>				
	400	401	404	405	408
Age	■	■	■	■	■
1 Dilapidation				□	
2 Obsolescence	■	■			
3 Deterioration	■	■	□	□	□
4 Illegal use of individual structures					
5 Structures below minimum code	□	□	□	□	□
6 Abandonment					
7 Excessive vacancies	□	□	□	■	□
8 Overcrowding of structures and community facilities					
9 Lack of ventilation, light or sanitary facilities					
10 Inadequate utilities					
11 Excessive land coverage		□		□	
12 Deleterious land-use or layout	■	■		□	
13 Depreciation of physical maintenance	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■

Not present or not examined  
 Present to a limited extent  
 Present to a major extent

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 6</u>									
	100	101	102	103	104	105	106	107	108	
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation	□		□	□	□	□	□			
2 Obsolescence	■	■	■	■	■	■	■			
3 Deterioration	■	■	■	■	■	■	■	■	■	■
4 Illegal use of individual structures										
5 Structures below minimum code	■	■	□	□	■	■	■	■	■	□
6 Abandonment										
7 Excessive vacancies	■	■	□	□	■	■	■	■	■	■
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	□		□	□	□	□	□			
12 Deleterious land-use or layout	■	■	■	■	■	■	■			□
13 Depreciation of physical maintenance	■	■	■	■	■	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■
Not present or not examined										
□	Present to a limited extent									
■	Present to a major extent									

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 6</u>									
	109	110	111	112	113	114	115	116	117	
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation						□	□	□		
2 Obsolescence						■	□			
3 Deterioration	□	□	■	□	■	■	■	■	■	
4 Illegal use of individual structures										
5 Structures below minimum code		□	■	□	■	■	□	■	□	
6 Abandonment										
7 Excessive vacancies	■	■	■	□	■	□	□	■	■	
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage		□	■	■	□		□			
12 Deleterious land-use or layout		□	■	■	□	■	□	□		
13 Depreciation of physical maintenance	□	■	■	■	■	■	■	■	■	
14 Lack of community planning	■	■	■	■	■	■	■	■	■	
Not present or not examined										
□ Present to a limited extent										
■ Present to a major extent										

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 6</u>									
	118	119	120	121	122	123	124	125	126	
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation					□			□	□	
2 Obsolescence					■	□		□	□	
3 Deterioration	■		■	■	■	□	■	■	■	
4 Illegal use of individual structures										
5 Structures below minimum code	■		□	□	■	□	□	■	■	
6 Abandonment										
7 Excessive vacancies	■		□	■	■	■	■	■	□	
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	□			□	□		□		□	
12 Deleterious land-use or layout	□		□	□	■		□		□	
13 Depreciation of physical maintenance	■		■	■	■	■	■	■	■	
14 Lack of community planning	■	■	■	■	■	■	■	■	■	
Not present or not examined										
□	Present to a limited extent									
■	Present to a major extent									

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 6</u>									
	127	128	129	200	201	202	203	208	209	214
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation	□	□		□			■	□	□	
2 Obsolescence	□	□		■	■		■		□	□
3 Deterioration	■	■	■	■	■	■	■	■	□	■
4 Illegal use of individual structures										
5 Structures below minimum code	■	■	■	□	□	■	■	□	□	■
6 Abandonment										
7 Excessive vacancies	□	■	□	■	□	■	■	■	■	■
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	□	□	□	□				□	■	□
12 Deleterious land-use or layout	□	□	□	■	■			□	■	□
13 Depreciation of physical maintenance	■	■	■	■	■	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■

Not present or not examined  
□ Present to a limited extent  
■ Present to a major extent

--continued--



**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 6</u>									
	215	216	217	222	223	224	225	300	301	302
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation			□	□		□			■	
2 Obsolescence					□	□		■	■	
3 Deterioration	■	■	■	■	■	■	■	■	■	
4 Illegal use of individual structures										
5 Structures below minimum code	□	□	□	□	■	■	□	■	■	
6 Abandonment										
7 Excessive vacancies	□	■	■	□	□	■	□	■	■	
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	□	□	□							■
12 Deleterious land-use or layout	□	□	□					■	■	■
13 Depreciation of physical maintenance	■	■	■	■	■	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■
Not present or not examined										
□	Present to a limited extent									
■	Present to a major extent									

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 6</u>						
	303	304	305	306	307	401	403
Age			■	■	■	■	■
1 Dilapidation				□			
2 Obsolescence	■	■		□			
3 Deterioration			□	■		■	□
4 Illegal use of individual structures							
5 Structures below minimum code				■		■	
6 Abandonment							
7 Excessive vacancies			■	■		■	■
8 Overcrowding of structures and community facilities							
9 Lack of ventilation, light or sanitary facilities							
10 Inadequate utilities							
11 Excessive land coverage			■	■	■	■	
12 Deleterious land-use or layout			■	■	■	■	
13 Depreciation of physical maintenance			■	■		■	■
14 Lack of community planning			■	■		■	■
Not present or not examined							
□ Present to a limited extent							
■ Present to a major extent							

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 7</u>									
	100	101	102	103	104	105	106	107	204	205
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation	□	□	□	□	□		□			
2 Obsolescence	■	■	■			□	■		□	
3 Deterioration	■	■	■	■	■	■	■	□	■	■
4 Illegal use of individual structures										
5 Structures below minimum code	■	■	■	■	□	□	■		■	□
6 Abandonment										
7 Excessive vacancies	■	■	■	■	■	■	■	■	■	■
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	□	□		■	□	□	□			□
12 Deleterious land-use or layout	■	■	■	□	□	□	■		□	□
13 Depreciation of physical maintenance	■	■	■	■	■	■	■	□	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■
Not present or not examined										
□ Present to a limited extent										
■ Present to a major extent										

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 7</u>									
	206	207	210	211	212	213	218	219	220	221
Age	■	□	■	■	■	■	■	■	■	■
1 Dilapidation	□	□								□
2 Obsolescence	□	■		□		■		□		■
3 Deterioration	■	■	■	■	■	■	□	□	■	■
4 Illegal use of individual structures										
5 Structures below minimum code	□	■	□	■	□	■		□	■	■
6 Abandonment										
7 Excessive vacancies	□	■	■	□	■	■		■	■	■
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	□	□	■	□	□	□		□		
12 Deleterious land-use or layout	□	■	■	□	□	■		□		■
13 Depreciation of physical maintenance	■	■	■	■	■	■	□	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■

Not present or not examined

□ Present to a limited extent

■ Present to a major extent

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 7</u>										
	226	227	228	229	300	306	307	404	405	406	407
Age	■	■	■	■	□	■	■		■	■	■
1 Dilapidation	□		□	□	■	□				■	
2 Obsolescence	□	□	□	■	■		■			■	■
3 Deterioration	■	■	□	■	■	■	■	□	■	■	■
4 Illegal use of individual structures											
5 Structures below minimum code	■	■	□	■	■	■	■		■	■	■
6 Abandonment											
7 Excessive vacancies	■	■	□	■	■	■				■	■
8 Overcrowding of structures and community facilities											
9 Lack of ventilation, light or sanitary facilities											
10 Inadequate utilities											
11 Excessive land coverage	□		□	□		□		■	■	■	
12 Deleterious land-use or layout	□		□	■		□		■	■	■	
13 Depreciation of physical maintenance	■	■	■	■	■	■	□	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■	■

Not present or not examined  
□ Present to a limited extent  
■ Present to a major extent

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 8</u>									
	200	201	202	206, 211	207, 212	208 213	209	214, 221	215	
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation				□	□		□			□
2 Obsolescence		■	■	□			■			■
3 Deterioration	□	■	□	■	■	□	■			■
4 Illegal use of individual structures										
5 Structures below minimum code		■		■	□		■			■
6 Abandonment										
7 Excessive vacancies		■		□	■	■	□			
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage				■	□			■		■
12 Deleterious land-use or layout			■	■	□		■	■		■
13 Depreciation of physical maintenance	□	■	■	■	■	■	■			■
14 Lack of community planning	■	■	■	■	■	■	■	■		■
Not present or not examined										
□ Present to a limited extent										
■ Present to a major extent										

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 8</u>							
	216 211	217	222	225	400	401	407	408
Age	■	■	■	■	■	■	■	■
1 Dilapidation	□					□		
2 Obsolescence	■			□	□	□		
3 Deterioration	■	■	□	■	■	□	■	□
4 Illegal use of individual structures								
5 Structures below minimum code	■	□		□	□	□	□	□
6 Abandonment								
7 Excessive vacancies	□	□	□	□	■	□	■	□
8 Overcrowding of structures and community facilities								
9 Lack of ventilation, light or sanitary facilities								
10 Inadequate utilities								
11 Excessive land coverage	■	□		□	□	□	□	□
12 Deleterious land-use or layout	■	□		□	□	□	□	□
13 Depreciation of physical maintenance	■	■	■	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■

Not present or not examined  
□ Present to a limited extent  
■ Present to a major extent

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 9</u>					
	207	215	222	230	407	424
Age	■	■	■	■	■	■
1 Dilapidation			■	■		□
2 Obsolescence	■	■	■	■	■	
3 Deterioration	■	■	■	■	■	■
4 Illegal use of individual structures						
5 Structures below minimum code	■	■	■	■	■	□
6 Abandonment						
7 Excessive vacancies	■		□	■		
8 Overcrowding of structures and community facilities						
9 Lack of ventilation, light or sanitary facilities						
10 Inadequate utilities						
11 Excessive land coverage				□		
12 Deleterious land-use or layout	□	■	■	□		
13 Depreciation of physical maintenance	■	■	■	■	■	□
14 Lack of community planning	■	■	■	■	■	■

Not present or not examined  
 □ Present to a limited extent  
 ■ Present to a major extent

--continued--



**Table 3 Distribution of Conservation Factors**

--continued--

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 10</u>									
	306	307	316	317	318	400	401	402	403	404
Age	■	■	■	■	■	■	■	□	■	■
1 Dilapidation		□	□	□						
2 Obsolescence		□	□	□	□		□			□
3 Deterioration	■	□	■	■	■	■	■	□	■	□
4 Illegal use of individual structures										
5 Structures below minimum code	■	□	■	□	□	■	□	□	□	
6 Abandonment										
7 Excessive vacancies	■		□		□	□	□			
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage				□	□	□				□
12 Deleterious land-use or layout			□	□	□					
13 Depreciation of physical maintenance	■	□	■	■	■	■	■	□	□	□
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■

Not present or not examined  
 □ Present to a limited extent  
 ■ Present to a major extent

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 10</u>									
	405	406	407	408	409	410	411	412	413	414
Age	■	■	■	■	■	■	■	■	■	■
1 Dilapidation	□		□	■		□	□	□	□	
2 Obsolescence	□	□	□			□	□	□	□	
3 Deterioration	■	□	■	■	□	■	■	■	■	■
4 Illegal use of individual structures										
5 Structures below minimum code	□	□	■	■	□	□	■	■	■	□
6 Abandonment										
7 Excessive vacancies	□		□	□		□	□	□		□
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage	□	□		■			□	□		
12 Deleterious land-use or layout				■		□				
13 Depreciation of physical maintenance	■	■	■	■	□	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■

Not present or not examined

□ Present to a limited extent

■ Present to a major extent

--continued--

**Table 3 Distribution of Conservation Factors**  
**--continued--**

<u>Conservation Factors</u>	<u>BLOCK NUMBERS - AREA 10</u>			
	416	417	418	A-315
Age	■	■	■	■
1 Dilapidation	■	■	■	■
2 Obsolescence	■	□	■	■
3 Deterioration	■	■	■	■
4 Illegal use of individual structures				
5 Structures below minimum code	■	■	■	■
6 Abandonment				
7 Excessive vacancies	■	□	□	■
8 Overcrowding of structures and community facilities				
9 Lack of ventilation, light or sanitary facilities				
10 Inadequate utilities				
11 Excessive land coverage	■	□	□	
12 Deleterious land-use or layout	■	■	□	■
13 Depreciation of physical maintenance	■	■	■	■
14 Lack of community planning	■	■	■	■
Not present or not examined				
□	Present to a limited extent			
■	Present to a major extent			