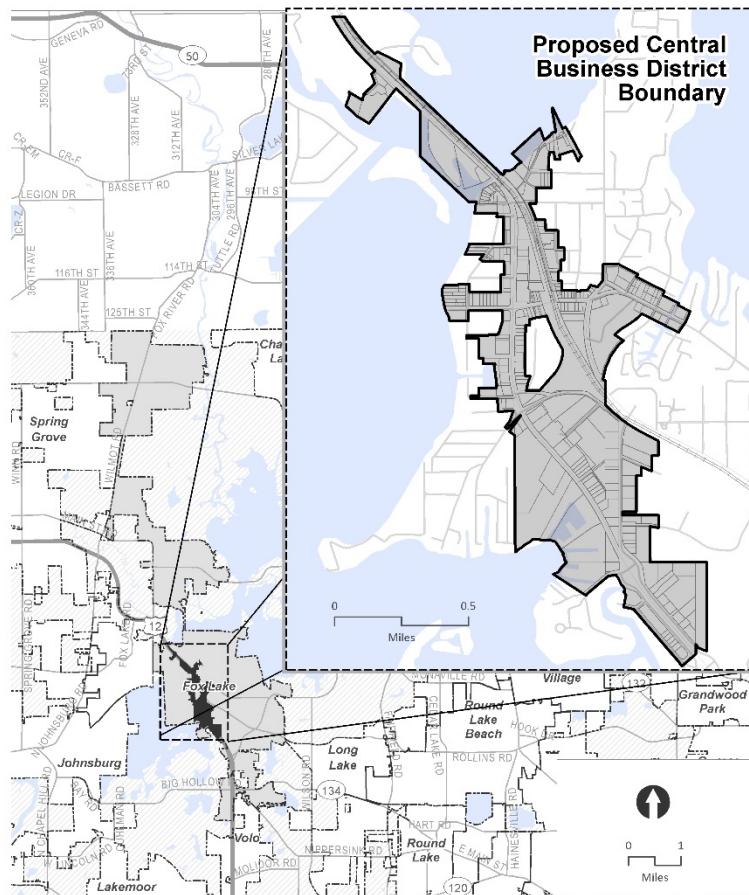


VILLAGE OF FOX LAKE, IL

Central Business District

Eligibility Study and Business District Plan

August 17, 2017



SB Friedman

Development Advisors

VISION | ECONOMICS | STRATEGY | FINANCE | IMPLEMENTATION

**VILLAGE OF FOX LAKE, IL
Central Business District
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1. Introduction

The Village of Fox Lake, Illinois (the “Village”) engaged *SB Friedman Development Advisors* (“*SB Friedman*”) to conduct an Eligibility Study and prepare a Business District Plan for the designation of a commercial area in the Village (“Study Area” or “District”) as a Business District under the provisions of the Illinois Business District Development and Redevelopment Law (65 ILCS 5/11-74.3-1 et seq., as amended) (the “Act”). This Business District Plan (the “Plan”) includes a description of the Study Area, detailed information on the eligibility factors and other findings necessary to designate the Study Area as a Business District, a description of the proposed redevelopment project, and the financial plan for the District.

The Village has determined that economic development, and, specifically, infrastructure improvements and redevelopment within the Study Area will reduce or remove blighting influences within the Study Area and enhance the welfare of the Village and its residents by encouraging economic growth within the District.

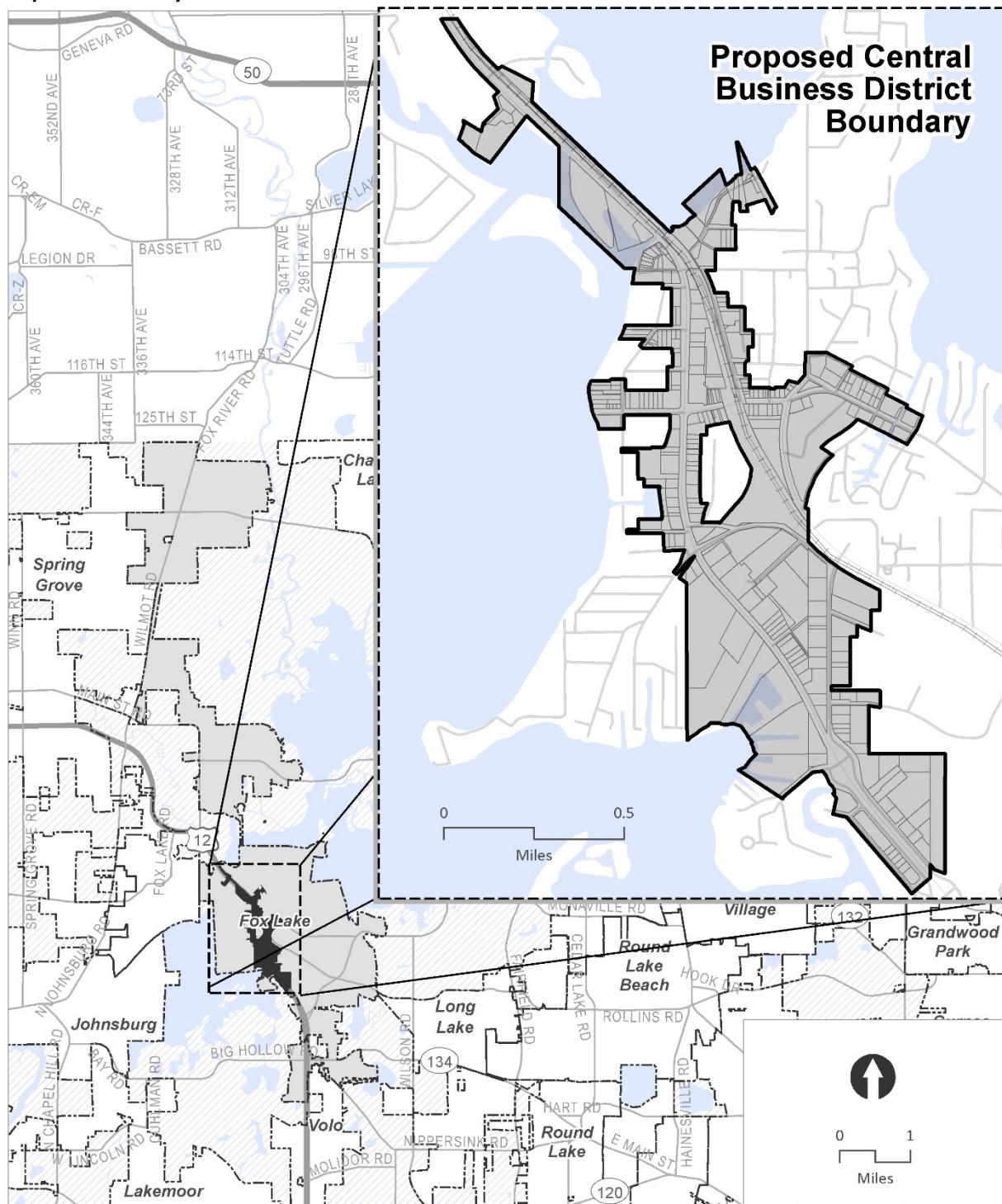
The Study Area

The Study Area for the proposed Central Business District encompasses the commercial and geographic core of Fox Lake, including downtown and the several primary commercial clusters with the Village. The Study Area includes properties along U.S. Route 12 between North Marine Drive and Riverside Island Drive, Grand Avenue from Pistakee Lake on the west to South York Street on the east, Nippersink Boulevard from Grand Avenue on the south to Nippersink Lake on the north, and parts of Rollins Road and Sayton Road.

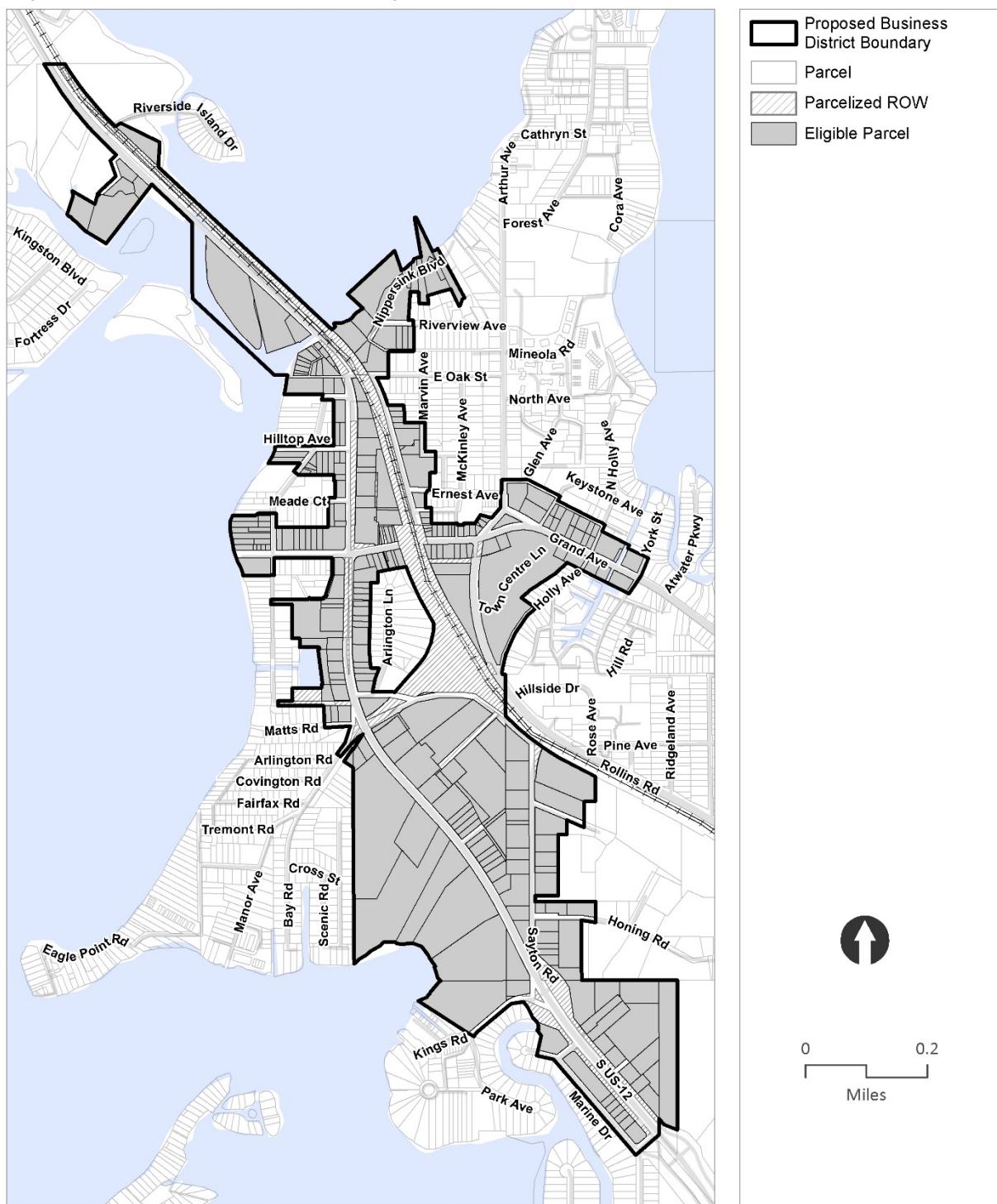
The proposed Central Business District consists of a total of 383 Parcel Index Numbers (PINs). Every PIN has a corresponding tax parcel, with the exception of two PINs that are leaseholds upon the same railroad right-of-way parcel. Thus, there are only 381 tax parcels. In addition, 49 tax parcels are railroad or rights-of-way and were excluded from the eligibility analysis. Therefore, eligibility was assessed for a total of 332 tax parcels in the Study Area. The Study Area contains approximately 275 commercial, residential, industrial and institutional buildings and approximately 285 acres of land, of which approximately 201 acres are improved and 84 acres are rights-of-way.

The general location of the Study Area is displayed in **Map 1** on the following page, with a more detailed boundary including parcels presented in **Map 2** on page 3. The legal description of the proposed Central Business District and a list of PINs in the District are included in **Appendix 1** and **2**.

Map 1: Community Context



Source: Esri, Lake County, SB Friedman, Village of Fox Lake

Map 2: Central Business District Boundary

Source: Esri, Lake County, SB Friedman, Village of Fox Lake

2. Eligibility Factors and Other Required Findings

The Study Area boundary includes a commercial area that suffers from deteriorated site improvements and buildings, as well as improper subdivision and obsolete platting. These factors are hindering the economic potential of the Central Business District. In order to enhance the economic viability of this commercial area, it is critical that the physical conditions of the Study Area be improved. Without buildings, infrastructure and platting that meet modern business and development standards, the economic viability of the Central Business District will continue to be challenged. The Business District will benefit from a strategy that improves physical conditions and addresses deteriorating infrastructure, allowing for economic growth and redevelopment.

The eligibility findings presented here cover events and conditions that were determined to support the designation of the Central Business District as a “blighted area” under the Act at the completion of our research in July 2017 and not thereafter. These events or conditions include, without limitation, governmental actions and additional development.

This report summarizes the analysis and findings of the consultant’s work, which, unless otherwise noted, are solely the responsibility of *SB Friedman*. The Village is entitled to rely on the findings and conclusions of this Plan in designating the Central Business District under the Act.

SB Friedman has prepared this Plan with the understanding that the Village would rely on: (1) the findings and conclusions of this Plan in proceeding with the designation of the Central Business District and the adoption and implementation of this Plan; and (2) the fact that *SB Friedman* obtained the necessary information, including, without limitation, information relating to the equalized assessed value of parcels comprising the District, so that this Plan will comply with the Act and that the Study Area can be designated a Business District in compliance with the Act.

Provisions of the Illinois Business District Development and Redevelopment Act

A proposed Business District in which a municipality seeks to impose taxes must meet the “blighted area” provision under the Act, in addition to satisfying several other findings and tests to qualify as a Business District. These eligibility criteria are summarized below.

“BLIGHTED AREA” DEFINITION

A study area can be considered a “blighted area” under the Act by the predominance of at least one of the following five factors:

- Defective, Non-Existent or Inadequate Street Layout
- Unsanitary or Unsafe Conditions
- Deterioration of Site Improvements
- Improper Subdivision or Obsolete Platting
- Existence of Conditions which Endanger Life or Property by Fire or Other Causes

In addition, the presence of the factor(s) must have one of the following four effects on the study area:

- Retard(s) the Provision of Housing Accommodations
- Constitute(s) an Economic or Social Liability
- Constitute(s) an Economic Underutilization of the Area
- Constitute(s) a Menace to the Public Health, Safety, Morals or Welfare

OTHER REQUIRED FINDINGS AND TESTS

In addition to the “blighted area” finding requirement for areas in which taxes will be imposed, the Act specifies four separate findings and tests required for designation of a Business District, including:

1. **Lack of Growth and Development through Private Investment.** The Village is required to evaluate whether or not the study area has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a Business District.
2. **“But For” the Business District, Study Area Would Not Be Redeveloped.** The Village must find that the study area would not reasonably be anticipated to be redeveloped without the adoption of the Business District.
3. **Contiguity of Parcels.** The boundaries of the Business District must contain contiguous parcels that are directly and substantially benefited by the proposed Plan.
4. **Conformance to the Plans of the Village.** The Plan must conform to the comprehensive plan of the Village.

Methodology Overview

SB Friedman conducted the following analyses to determine whether the Study Area qualifies as a “blighted area,” as defined by the Act:

- Parcel-by-parcel fieldwork documenting external property conditions of commercial spaces;
- Analysis of historic trends in equalized assessed value for the last six years (five year-to-year periods) for which data are available and final (2011-2016) from the Lake County Assessor’s Office;
- Review of building permit records (January 2012-May 2017);
- Review of GIS parcel shapefile data from Lake County;
- Review of traffic accident data (2012-2016) provided by the Village Police Department;
- Review of the Village’s current comprehensive plan (2012).

All properties were examined for qualification factors consistent with the “blighted area” requirements of the Act. Based upon these criteria, *SB Friedman* concluded that the properties within the Study Area exhibit the necessary eligibility factors to qualify for Business District designation.

To arrive at this designation, *SB Friedman* calculated the number of eligibility factors present on a parcel-by-parcel basis, and analyzed the spatial distribution of the eligibility factors. When appropriate, the

presence of eligibility factors was calculated on adjacent infrastructure and ancillary properties associated with the structures. The eligibility factors were correlated to tax parcels and buildings using aerial photographs, property files created from field observations, and record searches. The information was then graphically plotted on a parcel map of the Study Area to establish the distribution of eligibility factors, and to determine which factors were present to a major extent and reasonably distributed throughout the Study Area.

Eligibility Findings

BLIGHTED AREA FINDING

Our research indicates the Study Area would qualify as a “blighted area” due to the predominance of two factors:

1. Deterioration of Site Improvements
2. Improper Subdivision or Obsolete Platting

SB Friedman observed deterioration on a majority of structures and parcels throughout the Study Area. Improper subdivision and obsolete platting was also observed on a majority of parcels and present throughout the Study Area. **Maps 3 and 4** on pages 8 and 9 display the distribution of the eligibility factors.

DETERIORATION

Of the 332 eligible tax parcels in the Study Area, physical deterioration of surface improvements and/or buildings was observed on 293 parcels (88%). The most common form of deterioration was on surface improvements, including streets, parking lots and alleys. Catalogued surface improvement deterioration included cracks in infrastructure, alligatoring of pavement, and crumbling curbs. Building deterioration included stairstepping in cinderblock, cracked foundations, missing roof shingles, and leaking gutters. Deterioration of buildings and surface improvements can make it appear as though the Study Area lacks investment and can make it more difficult to attract new businesses or consumers. This factor was found to be meaningfully present and reasonably distributed throughout the Study Area.

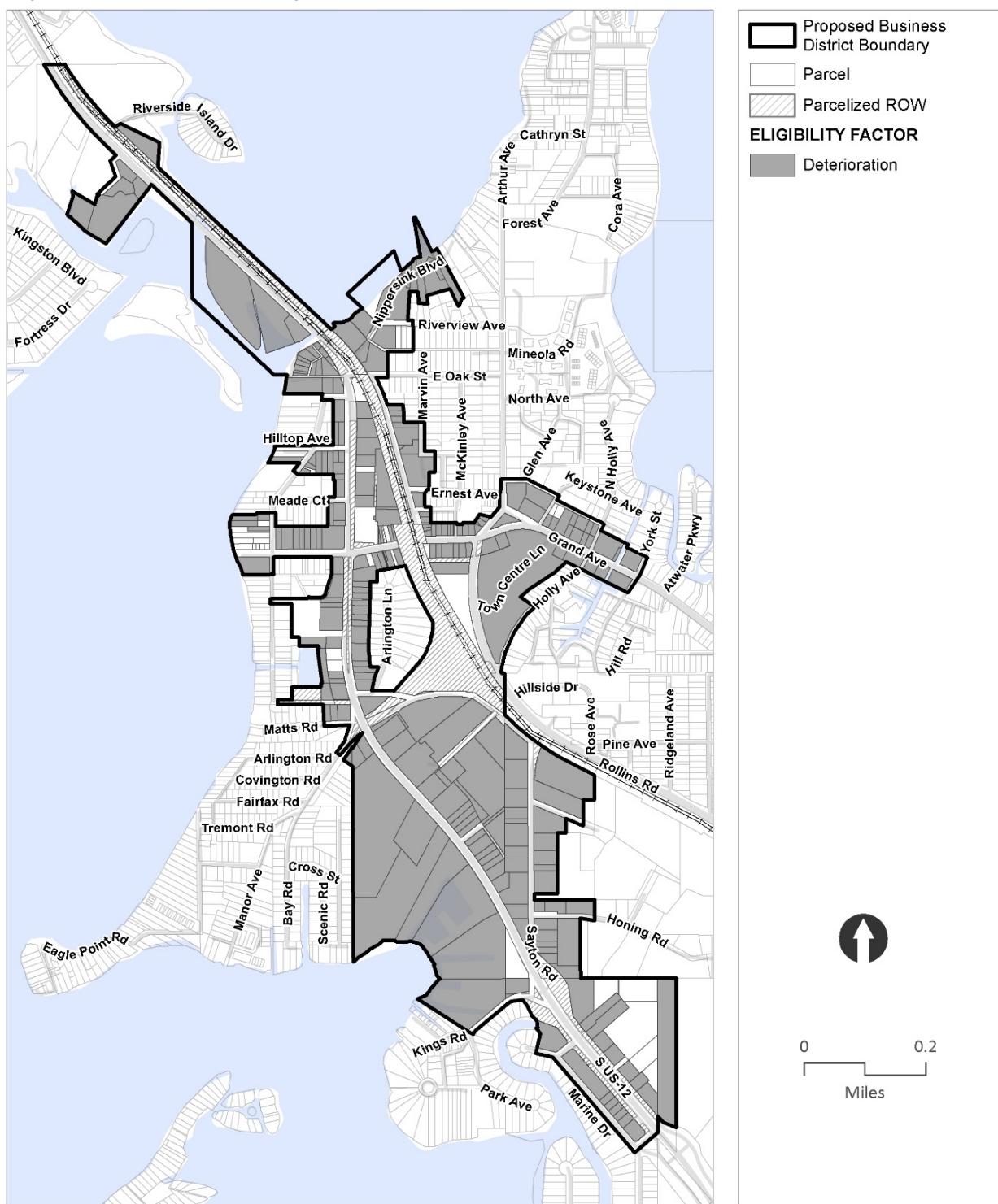
IMPROPER SUBDIVISION OR OBSOLETE PLATTING

A majority of the parcels (234 of 332 tax parcels, or 70%) within the Study Area are characterized by improper subdivision or obsolete platting. The existing platting does not meet current standards or the needs of the contemporary commercial users, making the area difficult to redevelop on a planned basis. The characteristics of the area are described further below:

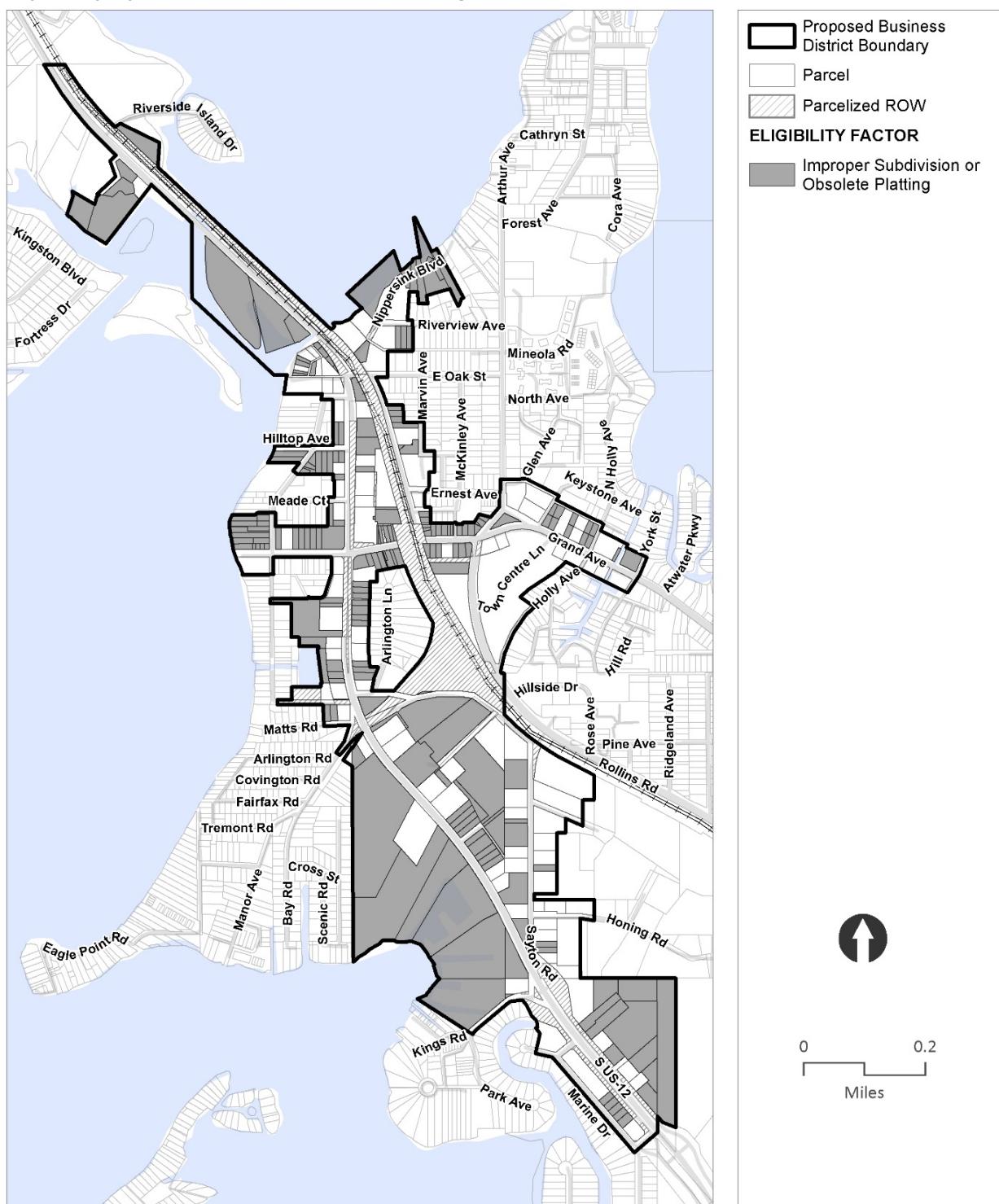
- Several parcels along U.S. Route 12, Sayton Road, Nippersink Boulevard, and Grand Avenue are narrow with configurations of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and parking/loading requirements. These parcels do not allow for sufficient access to and frontage along the nearest rights-of-way. In addition, several of these narrow parcels along U.S. Route 12 and Nippersink Boulevard include substantial wetlands or open water areas that are unlikely to be developed.

- The platting in some parts of the Study Area failed to create rights-of-way for streets adjacent to parcels, leaving several parcels without access to rights-of-way. These include narrow or oddly shaped parcels located close to U.S. Route 12 near the intersections with North Marine Drive, Jack Frost Lane, and the northern-most portion of the Study Area.

Based on these findings, parcels throughout the Study Area do not meet contemporary development standards and are characterized by improper subdivision and obsolete platting. This factor was found to be present and meaningfully distributed throughout the Study Area.

Map 3: Deterioration of Site Improvements

Source: Esri, Lake County, SB Friedman, Village of Fox Lake

Map 4: Improper Subdivision or Obsolete Platting

Source: Esri, Lake County, SB Friedman, Village of Fox Lake

Findings Regarding Effect of Blighting Factors on Study Area

It appears that the blighting factors have one effect on the Study Area:

1. Constitutes an Economic Underutilization of the Area

ECONOMIC UNDERUTILIZATION OF THE AREA

Based on an analysis of Lake County assessment data, the equalized assessed value (EAV) of the properties in the Study Area has declined in four of the past five year-to-year periods. The Study Area has also grown more slowly or declined more quickly than the consumer price index for the Chicago-Gary-Kenosha area in four of the past five periods, as showing in **Table 1** below. Both of these trends indicate a lack of growth in the Study Area.

Table 1: Growth of Equalized Assessed Value in Study Area and Balance of Fox Lake

	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016
Study Area Growth (%)	-6.3%	-4.9%	-4.1%	-2.6%	6.7%
Decline in Study Area EAV	YES	YES	YES	YES	NO
Change in CPI (%)	1.5%	1.1%	1.7%	-0.3%	0.7%
Growth Less than CPI	YES	YES	YES	YES	NO

Source: Bureau of Labor Statistics, CPI: Chicago-Gary-Kenosha metro area, Lake County Assessor, *SB Friedman*

The lack of growth and recent declines in property value suggest that deterioration and obsolete platting are affecting the economic potential of the area, reducing the appeal of the commercial area for both businesses and consumers. These existing challenges hinder the ability of the District to attract new commerce, investment or development. Therefore, the deterioration of structures and surfaces and the obsolete platting constitute an *economic underutilization of the area*.

Other Required Findings and Tests

In addition to the “blighted area” finding, the Act specifies four separate required findings and tests for designation. Our research, as described below, indicates that the Study Area will satisfy these requirements.

LACK OF GROWTH AND DEVELOPMENT THROUGH PRIVATE INVESTMENT

The Village is required to evaluate whether or not the Study Area has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a Business District.

As described above and shown in **Table 1**, the EAV of the properties in the Study Area has declined and has also grown more slowly or declined more quickly than the consumer price index for the Chicago-Gary-Kenosha area in four of the past five periods. Both of these trends indicate a lack of growth and private investment in the Study Area.

A second key indicator of private investment is construction-related permit activity. According to Village data, there was only one new construction permit issued in the Study Area from January 2012 to May 2017. This permit was for \$450,000 worth of new construction in 2012. During the five-and-a-half-year period, 32 additional commercial alteration permits were issued for properties within the Study Area. In total, the permits indicating renovation of buildings average only about \$360,000 annually in construction value, indicating relatively low levels of investment for the size of the Study Area. Despite renovation or maintenance of certain properties, overall EAV has declined over the five and a half-year period. Thus, the Study Area has not been subject to growth and private investment.

“BUT FOR” BUSINESS DISTRICT, STUDY AREA WOULD NOT BE REDEVELOPED

The Village is required to find that, but for the designation of the Business District, it is unlikely that significant investment would occur in the proposed Central Business District.

Without the support of public resources, the redevelopment objectives for the Study Area would most likely not be realized. The area-wide improvements and development assistance resources needed to upgrade infrastructure, rehabilitate properties, and support redevelopment are extensive and costly, and the private market, on its own, has shown little ability to absorb all such costs. The Village has limited capacity to fund capital improvements of the sort that appear necessary to remove blighting factors.

Given the lack of growth and recent declines in property value, the lack of new private investment, existing building and surface deterioration, and the considerable deficiencies in platting, it appears unlikely that private investment would occur in the Study Area without creation of the Business District. Accordingly, but for the designation of a Business District, projects which would contribute substantially to area-wide redevelopment and economic growth are unlikely to occur.

CONTIGUITY OF PARCELS

No Business District can be designated unless a plan is approved prior to the designation of the district; and the district can only include those contiguous parcels that are to be directly and substantially benefited by the proposed Business District.

All parcels in the Study Area are contiguous, and are expected to directly and substantially benefit from the Plan.

CONFORMANCE TO THE PLANS OF THE VILLAGE

The Plan must conform to the Village’s comprehensive plan and other Village strategic plans, or include land uses that have been approved by the Village.

Based on a review of the 2012 Comprehensive Plan, the proposed Central Business District Plan conforms to the Village’s Comprehensive Plan.

3. Redevelopment Plan and Project

Redevelopment Needs of Business District

The economic potential of the Central Business District is currently hampered by deterioration of buildings and surface improvements, as well as obsolete platting. Investment in buildings and improvements in roadways, parking, sidewalks and alleys in the Study Area are necessary to increase the economic viability within and adjacent to the Central Business District. The existing conditions of the Study Area suggest four (4) major redevelopment needs for the Central Business District:

1. Rehabilitation of existing buildings;
2. Infrastructure and capital improvements;
3. Resources for new commercial development; and
4. Site preparation.

This Redevelopment Plan identifies tools for the Village to support the improvement of the Study Area through provision of necessary infrastructure improvements and support of other public and private improvements to best serve the interests of the Village, local business owners and residents.

The public and private improvements outlined in this Redevelopment Plan will create an environment conducive to economic growth and development within the Central Business District and the Village overall. The goals and objectives discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the District.

Goals and Objectives

The overall goal of this Redevelopment Plan is to reduce or eliminate conditions that qualify the Study Area as a blighted area under the Act and to provide the direction and mechanisms necessary to create a vibrant commercial district that will strengthen the economic base and enhance the quality of life of the Study Area and Village as a whole.

Seven (7) objectives support the overall goal of area-wide revitalization of the Central Business District. These objectives include:

1. Enhance the Village's tax base by encouraging investment and redevelopment within the District;
2. Improve the flow of traffic to, from and within the District;
3. Foster the replacement, repair, construction and/or improvement of the public infrastructure where needed;
4. Increase safety of vehicles and pedestrians moving through the District;
5. Increase and promote beautification within the District;
6. Promote the improvement of façades and signage within the District; and
7. Promote private investment within the Village.

Redevelopment Project

The proposed Redevelopment Project is intended to ameliorate deterioration of site improvements and obsolete platting so as to promote economic growth in the Central Business District and the Village overall. Public and private improvements along U.S. Route 12, Grand Avenue, Nippersink Boulevard, Rollins Road, and Sayton Road will increase the economic viability of businesses within and adjacent to the Central Business District. The anticipated components of the Redevelopment Project are as follows:

- Support improvements to public and private property, including improvements to existing structures within the Study Area;
- Facilitate and encourage development of underutilized properties within the Study Area; and

The Redevelopment Project is expected to affect each of the properties in the proposed Business District.

4. Financial Plan

Eligible Costs

Under the Act, eligible Business District Project Costs include all costs incurred by the municipality, other governmental entity or nongovernmental entity in the furtherance of the Plan, and may include:

- Costs of studies, surveys, development of plans and specifications, implementation and administration of a Plan, and personnel and professional service costs including architectural, engineering, legal, market, financial, planning, or other professional services, provided no charges for professional services may be based on a percentage of tax revenues received by the municipality;
- Property assembly costs, including but not limited to, acquisition of land and other real or personal property or rights or interests therein, and specifically including payments to developers or other nongovernmental persons as reimbursement for property assembly costs incurred by that developer or other nongovernmental person;
- Site preparation costs including but not limited to, clearance, demolition or removal of any existing buildings, structures, fixtures, utilities, and improvements, and clearing and grading of land;
- Costs of installation, repair, construction, reconstruction, extension, or relocation of public streets, public utilities, and other public site improvements within or without the Business District which are essential to the preparation of the Business District for use in accordance with the Plan, and specifically including payments to developers or other nongovernmental persons as reimbursement for site preparation costs incurred by the developer or nongovernmental person;
- Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of any existing buildings, improvements and fixtures within the Business District, and specifically including payments to developers or other nongovernmental persons as reimbursement for costs incurred by such developer or nongovernmental person;
- Costs of installation or construction within the Business District of buildings, structures, works, streets, improvements, equipment, utilities, or fixtures, and specifically including payments to developers or other nongovernmental persons as reimbursements for such costs incurred by such developer or nongovernmental person;
- Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations, payment of any interest on any obligations issued under the Act that accrues during the estimated period of construction of any redevelopment project for which obligations are issued and for not exceeding 36 months thereafter, and any reasonable reserves related to the issuance of those obligations; and

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

Anticipated Project Costs

The estimated eligible costs of this Redevelopment Plan are shown in **Table 2** below. The Total Business District Project Costs shown in **Table 2** provides an upper limit on expenditures that are to be funded using Business District revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Additional funding in the form of county, state and federal grants, private developer contributions and other outside sources may be pursued by the Village as a means of financing improvements and facilities that are of benefit to the general community.

Table 2. Total Business District Project Costs

Eligible Cost Categories [1]	Budget
Professional Services (including analysis, administration, studies, surveys, legal, marketing, etc.)	\$500,000
Property Assembly (including acquisition, reimbursement for developer assembly costs)	\$500,000
Site Preparation (including clearance, demolition, clearing & grading)	\$500,000
Public Works or Improvements (within or without Business District, which are essential to Plan, including streets, utilities and other public site improvements)	\$10,000,000
Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements (including renovation, relocation, repair and remodeling)	\$4,000,000
Construction or Installation of Buildings, Improvements, Fixtures, Equipment or Utilities	\$4,000,000
Financing Costs (including expenses related to issuance, interest and reserves related to obligations)	\$400,000
Relocation Costs (to the extent municipality deems necessary)	\$100,000
TOTAL BUSINESS DISTRICT PROJECT COSTS [2] [3]	\$20,000,000

[1] Costs are shown in 2017 dollars and shall be adjusted from time to time to reflect changes in the cost of living, as measured by the U. S. Department of Labor's Consumer Price Index.

[2] Increases in estimated Total Business District Project Costs of more than 5%, after adjustment for inflation from the date this Redevelopment Plan is approved, are subject to the amendment procedures as provided under the Act.

[3] Adjustments may be made among line items in the budget without amendment, as provided under the Act.

Each individual Business District Project Cost will be reevaluated in light of Business District goals as it is considered for public financing under the provisions of the Act. The totals of line items set forth in **Table 2** are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs because of changed redevelopment costs and needs. Within the Total Business District Project Costs limit, adjustments to the estimated line

item costs in **Table 2** are expected and may be made by the Village without amendment to this Redevelopment Plan.

The Business District Project Costs described above are intended to further the goals outlined in this Plan, and will benefit the owners and tenants of commercial businesses in the Central Business District, as well as Village residents and patrons of local businesses.

Anticipated Sources of Funds to Pay Project Costs

As required by the Act, the Village shall establish and maintain a Central Business District Tax Allocation Fund (“the Fund”) to which Business District revenues generated through the Business District Retailers’ Occupation Tax, Business District Service Occupation Tax and Business District Hotel Operator’s Occupation Tax shall be deposited or credited. The Business District Taxes shall be administered as provided in the Act. Eligible Business District Project Costs are to be paid from these sources of revenue, as described below.

BUSINESS DISTRICT RETAILERS’ OCCUPATION TAX

A Business District Retailers’ Occupation Tax will be imposed upon persons engaged in the business of selling tangible personal property at retail (excluding property titled or registered with an agency of the State of Illinois government) in the District at a rate of 1.0% of the gross receipts from the sales made in the course of such business. The tax may not be imposed on food for human consumption that is to be consumed off the premises from which it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purposes of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.

BUSINESS DISTRICT SERVICE OCCUPATION TAX

A Business District Service Occupation Tax will be imposed upon all persons in the District engaged in the business of making sales of service, who, as an incident to making those sales of service, transfer tangible personal property within the Business District, either in the form of tangible personal property or in the form of real estate as an incident to a sale of service. This tax will be imposed at a rate of 1.0% and may not be imposed on food for human consumption that is to be consumed off the premises from which it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purposes of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.

BUSINESS DISTRICT HOTEL OPERATOR’S OCCUPATION TAX

A Business District Hotel Operator’s Occupation Tax will be imposed upon all persons in the District engaged in the business of renting, leasing or letting rooms in a hotel, at a rate of one (1) percent of the gross rental receipts, excluding from gross rental receipts, the proceeds of such renting, leasing or letting to permanent residents of that hotel.

OTHER SOURCES OF FUNDS

Other sources of funds that may be used to pay for development costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

Issuance of Obligations

To finance Business District Project Costs, the Village may issue bonds or obligations secured by the anticipated Business District Retailers' Occupation Tax, Business District Service Occupation Tax and Business District Hotel Operator's Occupation Tax generated within the Central Business District, or such other bonds or obligations as the Village may deem as appropriate.

All obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired in the manner provided in the ordinance authorizing issuance of such obligations, by the receipts of taxes from the Central Business District and by any other revenue designated or pledged by the Village. The final maturity date of any such obligations that are issued may not be later than 20 years from their respective dates of issue or the dissolution of the Business District, whichever is earlier.

In addition to paying Business District Project Costs, Business District revenues may be used for the scheduled and/or early retirement of obligations, as provided in the ordinance issuing such obligations. As provided in the Act, following payment or reimbursement for all Business District Project Costs, any surplus funds in the Fund will be deposited into the Village's general corporate fund.

5. Establishment and Term of District

Pursuant to the Act, the term of the Central Business District shall not exceed 23 years from the date the ordinance approving this Plan and designating the District is approved. The Business District Retailers' Occupation Tax, Business District Service Occupation Tax and Business District Hotel Operator's Occupation Tax will be imposed for no longer than the term of the District.

6. Provisions for Amending Plan

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

Appendix 1: Boundary Legal Description

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 4, THE EAST HALF OF SECTION 9, THE WEST HALF OF SECTION 10, THE WEST HALF OF SECTION 15 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16 IN TOWNSHIP 05 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 4 TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF US ROUTE 12 TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG SAID NORTH LINE TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE WISCONSIN RIVER RAIL RAILROAD (FORMERLY THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD); THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF WATT'S ISLAND SUBDIVISION, AS RECORDED ON DECEMBER 2, 1958 AS DOCUMENT NUMBER 1012773; THENCE CONTINUING SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY LINE OF A 20-FOOT-WIDE PRIVATE ROAD, SAID ROAD CONNECTS US ROUTE 12 AND RIVERSIDE ISLAND; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO A POINT ON SAID NORTHERLY LINE OF WATT'S ISLAND; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF WATT'S ISLAND TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG THE EASTERN LINE OF SAID WATT'S ISLAND TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE WISCONSIN RIVER RAIL RAILROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHERN WATERS EDGE OF NIPPERSINK LAKE; THENCE NORTHEASTERLY ALONG SAID EDGE OF NIPPERSINK LAKE TO A POINT ON A LINE THAT IS 319.1 FEET DISTANT FROM AND PARALLEL TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE WISCONSIN RIVER RAIL RAILROAD; THENCE NORTHWESTERLY ALONG THE SAID PARALLEL LINE TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 44 DEGREES EAST 540 FEET TO THE INTERSECTION WITH THE WESTERLY LINE PRODUCED NORTHWESTERLY OF THE EDWARD R. TWEED OR NELLIE N. TWEED PROPERTY, AS DESCRIBED IN DOCUMENT NO. 2339624, RECORDED FEBRUARY 22, 1985; THENCE SOUTH 18 DEGREES 22 MINUTES EAST ALONG SAID WESTERLY LINE TO SAID EDGE OF NIPPERSINK LAKE; THENCE NORTHEASTERLY ALONG SAID EDGE OF NIPPERSINK LAKE TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE WESTERLY LINE OF LOT 12 IN NIPPERSINK CLUB SUBDIVISION, AS RECORDED OCTOBER 26, 1900 AS DOCUMENT NO. 79570 IN BOOK "E" OF PLATS, PAGE 36; THENCE NORTHWESTERLY ALONG SAID NORTHWESTERLY EXTENSION TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE EAST ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE EASTERN LINE OF SAID LOT 12; THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION TO SAID EDGE OF NIPPERSINK LAKE; THENCE NORTHEASTERLY ALONG SAID EDGE OF NIPPERSINK LAKE TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE EASTERN LINE OF

LOT 11 IN SAID NIPPERSINK CLUB SUBDIVISION; THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND EASTERLY LINE OF LOT 11 TO A POINT WHICH IS 237.1 FEET, MORE OR LESS, NORTHWEST OF THE SOUTHEAST CORNER OF SAID LOT 11; THENCE SOUTHWESTERLY ALONG FOUR COURSES BEING 24.25 FEET, 5.7 FEET, 52.0 FEET AND 12.17 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 11, SAID POINT ALSO BEING 150 FEET, MORE OR LESS, NORTHWEST OF THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE TO A POINT WHICH IS 314 FEET NORTHWEST OF THE SOUTHWEST CORNER OF SAID LOT 11; THENCE SOUTHWESTERLY ALONG A LINE TO A POINT ON THE WESTERLY LINE OF AFORESAID LOT 12 IN NIPPERSINK CLUB SUBDIVISION, SAID POINT IS 220.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF SAID LOT 12, SAID POINT ALSO BEING ON THE EASTERLY LINE OF LOT 13 IN SAID NIPPERSINK CLUB SUBDIVISION; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE OF LOT 13 TO A POINT ON THE NORTH LINE OF THE SOUTHERLY 150 FEET OF SAID LOT 13, AS MEASURED ON THE EAST AND WEST LINES OF SAID LOT 13; THENCE WEST ALONG SAID NORTH LINE TO A POINT ON THE EAST LINE OF THE WEST HALF OF ALL THAT PART OF SAID LOT 13; THENCE NORtherly ALONG SAID EAST LINE OF THE WEST HALF 100 FEET; THENCE WESTERLY ALONG A LINE TO A POINT ON THE WEST LINE OF SAID LOT 13, SAID POINT BEING 250 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTH ALONG SAID WEST LINE TO SAID SOUTHWEST CORNER, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF RIVERVIEW AVENUE; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF RIVERVIEW AVENUE TO A POINT OF INTERSECTION WITH THE NORtherly EXTENSION OF THE EAST LINE OF LOT 16 IN MARBLE AND CONVERSE SUBDIVISION, AS RECORDED OCTOBER 20, 1905 AS DOCUMENT NO. 102636; THENCE SOUTHERLY ALONG SAID NORtherly EXTENSION AND THE EAST LINE OF LOT 16, EXTENDED SOUTHERLY TO A POINT ON THE SOUTH LINE OF A 20-FOOT-WIDE ALLEY; THENCE WEST ALONG SAID SOUTH LINE OF THE 20-FOOT-WIDE ALLEY TO A POINT ON THE WEST LINE OF THE EAST 70 FEET OF LOT 20 IN SAID MARBLE AND CONVERSE SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OAK STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF OAK STREET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NIPPERSINK ROAD; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NIPPERSINK ROAD TO THE NORTHWEST CORNER OF LOT 9 IN BLOCK 3 IN MARVIN'S SUBDIVISION, AS RECORDED MAY 9, 1905 AS DOCUMENT NO. 99844 IN BOOK "G" OF PLATS, PAGE 17; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 9 TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID LOT 9; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST HALF TO A POINT ON THE SOUTH LINE OF SAID LOT 9, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF LOT 10 IN SAID MARVIN'S SUBDIVISION; THENCE EAST ALONG SAID NORTH LINE OF LOT 10 TO A POINT ON THE WEST LINE OF THE EAST 125 FEET OF SAID LOT 10; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 125 FEET OF LOT 10 AND THE WEST LINE OF THE EAST 125 FEET OF LOT 11 IN SAID MARVIN'S SUBDIVISION TO A POINT ON THE SOUTH LINE OF SAID LOT 11; THENCE EAST ALONG SAID SOUTH LINE OF LOT 11 AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MARVIN STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MARVIN STREET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTH STREET; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SOUTH STREET TO A POINT OF INTERSECTION WITH THE NORtherly EXTENSION OF THE EAST LINE OF LOT 2 IN BLOCK 4 OF SAID MARVIN'S SUBDIVISION; THENCE SOUTH ALONG SAID NORtherly EXTENSION AND THE EAST LINE OF LOT 2 IN

BLOCK 4 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER OF LOT 2 ALSO BEING THE NORTHEAST CORNER OF LOT 10 IN SAID BLOCK 4; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 10 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 10 AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF LOT 5 IN BLOCK 2 OF E.O.SAYLES' SECOND SUBDIVISION, AS RECORDED APRIL 12, 1909 AS DOCUMENT NO. 121913; THENCE WESTERLY ALONG SAID NORTH LINE OF LOT 5 IN BLOCK 2 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF LOT 5, 2 COURSES TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ROLLAND PLACE; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF ROLLAND PLACE TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 4 IN BLOCK 3 IN SAID E.O.SAYLES' SECOND SUBDIVISION; THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF LOT 4 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTH LINE OF A 12-FOOT-WIDE ALLEY; THENCE EAST ALONG SAID NORTH LINE OF A 12-FOOT-WIDE ALLEY AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRACE AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF GRACE AVENUE TO THE NORTHWEST CORNER OF LOT 16 IN BLOCK 1 OF SAID E.O.SAYLES' SECOND SUBDIVISION; THENCE EASTERLY AND NORTHEASTERLY ALONG THE NORTHERLY LINES OF LOTS 16 THROUGH 9 IN BLOCK 1, INCLUSIVE, TO THE MOST NORTHERLY CORNER OF SAID LOT 9; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 9 TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SCHOOL COURT; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SCHOOL COURT TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF FOREST AVENUE; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF FOREST AVENUE TO A POINT OF INTERSECTION WITH WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF GLEN AVENUE, SAID NORTH RIGHT-OF-WAY LINE ALSO BEING THE SOUTH LINE OF LOT 212 IN THE UNRECORDED HOLLISTER'S HOLLYWOOD SUBDIVISION; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE EASTERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 140 IN SAID UNRECORDED HOLLISTER'S HOLLYWOOD SUBDIVISION, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF A RIGHT-OF-WAY CREATED IN SAID UNRECORDED HOLLISTER'S HOLLYWOOD SUBDIVISION; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE AND THE SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF KEYSTONE AVENUE; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THILLEN DRIVE (AKA VENICE DRIVE); THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY AND THE SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HOLLY AVENUE NORTH; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF HOLLY AVENUE NORTH TO A POINT LYING 60 FEET NORTHEAST OF THE NORTHWEST CORNER OF LOT 126 IN HOLLYWOOD SECOND SUBDIVISION, AS RECORDED JUNE 24, 1925 AS DOCUMENT NO. 259914; THENCE SOUTHEASTERLY ALONG A LINE THAT IS 60 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHERLY LINES OF LOTS 126 THROUGH 129, INCLUSIVE, AND THE SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON THE WESTERLY LINE OF LOT 26 IN THE FIRST ADDITION TO AT-WATER PARK SUBDIVISION, AS RECORDED ON

OCTOBER 13, 1931 AS DOCUMENT NO. 374069; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF LOT 26 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 26 AND THE SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF YORK STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF YORK STREET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 IN SAID HOLLYWOOD SECOND SUBDIVISION, SAID SOUTH LINE OF LOT 6 ALSO BEING THE SOUTHERLY LINE OF SAID HOLLYWOOD SECOND SUBDIVISION; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF HOLLYWOOD SECOND SUBDIVISION TO THE NORTHEAST CORNER OF PARCEL "1" DESCRIBED IN THE DOCUMENT RECORDED JUNE 6, 2003 AS DOCUMENT NO. 5261508; THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID PARCEL "1" FOUR COURSES, BEING 143.3 FEET, 250 FEET, 110 FEET AND 122.8 FEET TO THE MOST SOUTHERLY CORNER OF THE PREMISES CONVEYED BY DEED RECORDED AS DOCUMENT NO. 616745, SAID SOUTHERLY CORNER ALSO BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HOLLY AVENUE SOUTH; THENCE SOUTHEASTERLY ALONG A LINE TO A POINT ON THE SOUTHEASTERLY LINE OF SAID HOLLY AVENUE SOUTH, SAID POINT IS ADJACENT AND PERPENDICULAR TO SAID SOUTHERLY CORNER; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF SAID HOLLY AVENUE SOUTH TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 9 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 9 TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE METRA RAIL LINE (FORMERLY THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD); THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE METRA RAIL LINE (FORMERLY THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD) TO A POINT ON THE WEST LINE OF THE EAST 181.08 FEET OF THE PREMISES DESCRIBED IN DEED RECORDED ON JULY 1, 2009 AS DOCUMENT NO. 6492469, SAID WEST LINE ALSO BEING PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH ALONG SAID PARALLEL LINE TO A POINT WHICH IS 208.78 FEET NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF INDUSTRIAL AVENUE; THENCE WEST ALONG A LINE WHICH IS 90 DEGREES TO THE WEST OF THE LAST DESCRIBED COURSE A DISTANCE OF 98.23 FEET; THENCE SOUTH ALONG A LINE WHICH IS PARALLEL TO SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10 A DISTANCE OF 167 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF INDUSTRIAL AVENUE; THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INDUSTRIAL AVENUE; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF INDUSTRIAL AVENUE TO A POINT ON THE EAST LINE OF THE WEST 275 FEET OF LOT 13 IN THE FIRST ADDITION TO FRANK TONYAN'S SUBDIVISION, AS RECORDED MAY 17, 1957 AS DOCUMENT NO. 950888 IN BOOK 34 OF PLATS, PAGE 24; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 275 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 13; THENCE WEST ALONG SAID SOUTH LINE OF LOT 13 A DISTANCE OF 75 FEET TO A POINT ON THE EAST LINE OF THE WEST 450 FEET OF SAID SOUTHWEST QUARTER OF SECTION 10; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 450 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 730 FEET OF SAID SOUTHWEST QUARTER OF SECTION 10; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 730 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAYTON ROAD, SAID EAST RIGHT-OF-

WAY LINE ALSO BEING THE EAST LINE OF THE WEST 250 FEET OF SAID SOUTHWEST QUARTER OF SECTION 10; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 250 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 680 FEET OF SAID SOUTHWEST QUARTER OF SECTION 10; THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 680 FEET TO THE NORTHEAST CORNER OF LOT 7 IN FRANK TONYAN'S SUBDIVISION, AS RECORDED MAY 17, 1955 AS DOCUMENT NO. 865337 IN BOOK 33 OF PLATS, PAGE 31; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 7 AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HONING ROAD; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF HONING ROAD TO POINT ON THE EAST LINE OF THE WEST 650 FEET OF SAID SOUTHWEST QUARTER OF SECTION 10; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 650 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 10, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER TO A POINT ON THE EAST LINE OF THE WEST 156.5 FEET OF THE EAST HALF OF SAID NORTHWEST QUARTER OF SECTION 15; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 156.5 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID US ROUTE 12; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF US ROUTE 12 TO A POINT ON THE WEST LINE OF SAID EAST HALF OF NORTHWEST QUARTER OF SECTION 15; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MARINE DRIVE; THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MARINE DRIVE EXTENDED SOUTHWESTERLY TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID MARINE DRIVE; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF MARINE DRIVE TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE WEST LINE OF LESCHER'S RESUBDIVISION, AS RECORDED FEBRUARY 28, 2003 AS DOCUMENT NO. 5138052; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LESCHER'S RESUBDIVISION TO THE MOST NORTHERLY CORNER THEREOF, SAID NORTHERLY CORNER ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID US ROUTE 12; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF US ROUTE 12 TO THE NORTHWEST CORNER OF LOT 5 IN BLOCK 2 OF MEYERS' BAYVIEW TERRACE SUBDIVISION, AS RECORDED AUGUST 11, 1950 AS DOCUMENT NO. 705667, SAID NORTHWEST CORNER OF LOT 5 IN BLOCK 2 ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KINGS ROAD (FKA LAKE AVE); THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF KINGS ROAD TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF THE PREMISES DESCRIBED IN DOCUMENT NO. 4953932 AS RECORDED JUNE 27, 2002, SAID SOUTHWESTERLY LINE BEGINNING 393.3 FEET SOUTHWESTERLY OF THE INTERSECTION OF LAKE AVENUE AND CHICAGO AVENUE AS SHOWN ON MILLER'S SUBDIVISION, AS RECORDED DECEMBER 21, 1914 AS DOCUMENT NO. 156813 AND ENDING AT A POINT OF INTERSECTION OF THE SHORELINE OF PISTAKEE LAKE AND A LINE MEASURED 120 FEET AND PERPENDICULAR FROM THE NORTHEAST RIGHT-OF-WAY LINE OF LAKEVIEW AVENUE (AKA LAKELAND AVENUE) AS SHOWN ON SAID MILLER'S SUBDIVISION; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF THE PREMISES DESCRIBED IN DOCUMENT NO. 4953932 TO SAID POINT ON THE SHORELINE OF PISTAKEE LAKE; THENCE NORTHEASTERLY, NORTHWESTERLY, WESTERLY AND

SOUTHWESTERLY ALONG THE SHORELINE OF PISTAKEE LAKE TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER TO A POINT WHICH IS 804.23 FEET SOUTH OF THE NORTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9; THENCE NORHTWESTERLY ALONG A LINE THAT IS PERPENDICULAR TO THE FORMER SOUTHEASTERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, 93.84 FEET; THENCE NORTHEASTERLY ALONG SAID FORMER SOUTHEASTERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF US ROUTE 12; THENCE SOUTHWESTERLY TWO COURSES, 118.08 FEET AND 158.48 FEET ALONG THE NORTHWESTERLY LINE OF THE PREMISES DESCRIBED IN THE QUITCLAIM DEED DOCUMENT NO. 3061759 AS RECORDED SEPTEMBER 12, 1991 TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAGLE POINT ROAD; THENCE NORTHWESTERLY AT A RIGHT ANGLE TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAGLE POINT ROAD TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF EAGLE POINT ROAD; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF EAGLE POINT ROAD TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MATTS ROAD; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MATTS ROAD TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 8 IN MATHEW DANIS SUBDIVISION, AS RECORDED JULY 1, 1954 AS DOCUMENT 829058 IN BOOK 1257 OF RECORDS PAGE 366 THROUGH 371; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF LOT 8 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAGOON ROAD; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LAGOON ROAD TO THE SOUTHWEST CORNER OF LOT 8 IN BARBARA TWEED'S PISTAKEE LAKE SUBDIVISION, AS RECORDED NOVEMBER 20, 1946 AS DOCUMENT NO. 605654; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 8 TO A POINT ON THE NORTH LINE OF THE SOUTH 40 FEET OF SAID LOT 8; THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 40 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8, SAID EAST LINE ALSO BEING THE WEST LINE OF PARCEL "C" IN SAID BARBARA TWEED'S PISTAKEE LAKE SUBDIVISION; THENCE NORTH ALONG SAID WEST LINE OF PARCEL "C" TO THE NORTHEAST CORNER OF LOT 10 IN SAID BARBARA TWEED'S PISTAKEE LAKE SUBDIVISION; THENCE EAST TO A POINT ON A LINE THAT IS 252.9 FEET EAST OF A PARALLEL TO SAID WEST LINE OF PARCEL "C", SAID POINT BEING 112.17 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF SAID LAGOON ROAD; THENCE NORTH ALONG SAID PARALLEL LINE TO A POINT WHICH IS 39.1 FEET SOUTH OF THE NORTH LINE OF LOT 25 IN SAID BARBARA TWEED'S PISTAKEE LAKE SUBDIVISION (AS MEASURED ALONG THE WESTERLY LINE OF SAID LOT 25) EXTENDED WESTERLY; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION TO A POINT THAT IS 203 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF SAID US ROUTE 12; THENCE NORTHWESTERLY ALONG A LINE TO A POINT ON THE SOUTH LINE OF THE NORTH 100.3 FEET OF SAID PARCEL "C", SAID POINT BEING 211 FEET WEST OF SAID WEST RIGHT-OF-WAY LINE OF US ROUTE 12 ALONG SAID SOUTH LINE OF THE NORTH 100.3 FEET; THENCE EAST ALONG SAID SOUTH LINE OF THE NORTH 100.3 FEET TO A POINT BEING 200 FEET WEST OF SAID WEST RIGHT-OF-WAY LINE OF US ROUTE 12; THENCE NORtherly ALONG A LINE 65 FEET WEST OF AND PARALLEL TO THE WEST LINE OF LOT 20 IN SAID BARBARA TWEED'S PISTAKEE LAKE SUBDIVISION TO A POINT ON THE SOUTH LINE OF THE NORTH 80.64 FEET OF SAID PARCEL "C"; THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 80.64 FEET TO A POINT ON THE EAST LINE OF THE

WEST 67 FEET OF SAID PARCEL "C"; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 67 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "C", SAID NORTH LINE ALSO BEING THE SOUTH LINE OF LOT 33 IN JOHN L. TWEED'S SECOND PISTAKEE LAKE SUBDIVISION, AS RECORDED OCTOBER 16, 1928 AS DOCUMENT NO. 326183 IN BOOK "T" OF PLATS, PAGE 35; THENCE WEST ALONG SAID SOUTH LINE OF LOT 33 TO A POINT ON THE EAST LINE OF THE WEST 150 FEET OF SAID LOT 33; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 150 FEET A DISTANCE OF 292.4 FEET; THENCE WEST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF LOT 33 EXTENDED WESTERLY TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PISTAKEE LAKE ROAD; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF PISTAKEE LAKE ROAD, 40.0 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF LOT 33 A DISTANCE OF 322.0 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SKILLEN LANE, SAID POINT BEING ON A CURVE IN SAID RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG A RADIAL LINE OF SAID CURVE TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID SKILLEN LANE; THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF GRAND AVENUE (FKA MAIN STREET); THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF GRAND AVENUE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID PISTAKEE LAKE ROAD; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF PISTAKEE LAKE ROAD TO A POINT OF INTERSECTION WITH THE EASTERN EXTENSION OF THE SOUTH LINE OF LOT 3 IN SAID JOHN L. TWEED'S SECOND PISTAKEE LAKE SUBDIVISION; THENCE WEST ALONG SAID EASTERN EXTENSION AND THE SOUTH LINE OF LOT 3 TO A POINT ON THE EASTERN SHORELINE OF SAID PISTAKEE LAKE; THENCE NORTHERLY ALONG SAID SHORELINE OF PISTAKEE LAKE TO A POINT ON THE SOUTH LINE OF LOT 66 IN JOHN L. TWEED'S PISTAKEE LAKE SUBDIVISION AS RECORDED JULY 31, 1911 AS DOCUMENT NO. 136805; THENCE EAST ALONG SAID SOUTH LINE TO A POINT BEING 128.5 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTHEASTERLY A DISTANCE OF 29.74 FEET TO A POINT ON A LINE THAT IS 20 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF LOT 66; THENCE EAST ALONG SAID PARALLEL LINE EXTENDED EASTERLY TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID PISTAKEE LAKE ROAD; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF SAID PISTAKEE LAKE ROAD TO THE SOUTHWEST CORNER OF LOT 34 IN SAID JOHN L. TWEED'S PISTAKEE LAKE SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF LOTS 34 THROUGH 26, INCLUSIVE, TO THE SOUTHEAST CORNER OF SAID LOT 26; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 26, EXTENDED NORTHERLY, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MEADE COURT; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF MEADE COURT TO A POINT ON THE WEST LINE OF THE EAST 40 FEET OF LOT 21 IN SAID JOHN L. TWEED'S PISTAKEE LAKE SUBDIVISION; THENCE NORTH ALONG SAID WEST LINE OF THE EAST 40 FEET OF LOT 21 TO A POINT ON THE NORTH LINE OF THE SOUTH 150 FEET OF SAID LOT 21; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 150 FEET TO A POINT ON THE EAST LINE OF LOT 20 IN SAID JOHN L. TWEED'S PISTAKEE LAKE SUBDIVISION; THENCE NORTH ALONG SAID EAST LINE OF LOT 20 TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF LOTS 20 THROUGH 14, INCLUSIVE, TO THE NORTHWEST CORNER OF LOT 14 THEREOF; THENCE NORTHWESTERLY TO A POINT NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID PISTAKEE LAKE ROAD, SAID POINT BEING PERPENDICULAR AND ADJACENT TO SAID NORTHWEST CORNER OF LOT 14; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID PISTAKEE LAKE ROAD TO THE SOUTHEAST CORNER OF LOT 57 IN SAID JOHN L. TWEED'S PISTAKEE LAKE SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 57 TO A POINT ON

SAID SHORELINE OF PISTAKEE LAKE; THENCE NORTHERLY ALONG SAID SHORELINE OF PISTAKEE LAKE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HILLTOP AVENUE; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF HILLTOP AVENUE TO THE SOUTHEAST CORNER OF LOT 5 IN SAID JOHN L. TWEED'S PISTAKEE LAKE SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 5 AND THE EAST LINE OF LOT 3 IN SAID JOHN L. TWEED'S PISTAKEE LAKE SUBDIVISION TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID PISTAKEE LAKE ROAD; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF PISTAKEE LAKE ROAD TO THE SOUTHEAST CORNER OF LOT 47 IN SAID JOHN L. TWEED'S PISTAKEE LAKE SUBDIVISION, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID PISTAKEE LAKE ROAD; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PISTAKEE LAKE ROAD TO A POINT ON THE SOUTH LINE OF THE NORTH 165 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE WEST ALONG THE SAID SOUTH LINE OF THE NORTH 165 FEET TO A POINT ON SAID SHORELINE OF PISTAKEE LAKE; THENCE NORTHERLY ALONG SAID SHORELINE OF PISTAKEE LAKE TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE WEST ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER TO A POINT ON A LINE THAT IS 475 FEET SOUTHWESTERLY OF AND PARALLEL TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID US ROUTE 12; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 4; THENCE NORTH ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF US ROUTE 12; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF US ROUTE 12 TO A POINT ON THE SOUTHEASTERLY LINE OF AFORESAID WATT'S ISLAND SUBDIVISION; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF WATT'S ISLAND SUBDIVISION TO THE MOST SOUTHERLY CORNER THEREOF; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID WATT'S ISLAND SUBDIVISION TO THE SOUTHWEST CORNER OF PARCEL 2 IN SAID WATT'S ISLAND SUBDIVISION; THENCE NORtherly ALONG THE WESTERLY LINE OF SAID PARCEL 2 A DISTANCE OF 223 FEET, MORE OR LESS TO THE NORTHWESTERLY END OF A LINE THAT CROSSES PARCEL 2, SAID LINE BEGINS ON THE EASTERLY LINE OF SAID PARCEL 2 A DISTANCE OF 250 FEET NORtherly OF THE SOUTHEAST CORNER THEREOF AND PASSES THROUGH A POINT WHICH IS 220 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF SAID PARCEL 2 AS MEASURED ALONG THE NORtherly EXTENSION OF THE FIRST COURSE OF THE WESTERLY LINE OF SAID PARCEL 2 FROM SAID SOUTHWEST CORNER; THENCE SOUTHEASTERLY ALONG SAID LINE TO SAID POINT BEING 250 FEET NORtherly OF THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE NORTHEASTERLY, NORTHWESTERLY, NORTHEASTERLY, NORtherly AND NORTHEASTERLY ALONG SAID EASTERLY LINE OF PARCEL 2 TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF US ROUTE 12; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF US ROUTE 12 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM;

THAT PART OF THE EAST HALF OF SAID SECTION 9, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF PISTAKEE VIEW HIGHLANDS SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SAID SECTION 9, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1946 AS DOCUMENT NO. 584041; THENCE NORtherly ALONG THE WESTERLY LINE OF SAID PISTAKEE VIEW

HIGHLANDS SUBDIVISION TO THE SOUTHEASTERLY CORNER OF LOT 4 IN SAID PISTAKEE VIEW HIGHLANDS SUBDIVISION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WEST LINES OF LOTS 4 THRU 13 INCLUSIVE IN SAID PISTAKEE VIEW HIGHLANDS SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTHERLY ALONG A LINE TO THE SOUTHWEST CORNER OF LOT 14 IN SAID PISTAKEE VIEW HIGHLANDS SUBDIVISION; THENCE NORTHERLY, EASTERLY AND NORTHERLY ALONG THE WEST LINES OF SAID LOT 14 AND LOTS 15 AND 16 IN SAID PISTAKEE VIEW HIGHLANDS SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE EASTERLY ALONG THE NORTH LINES OF SAID LOT 16 AND LOT 17 IN SAID PISTAKEE VIEW HIGHLANDS SUBDIVISION AND ALONG THE EASTERN EXTENSION THEREOF TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE METRA RAIL LINE (F.K.A. THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD); THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT 21 IN SAID PISTAKEE VIEW HIGHLANDS SUBDIVISION; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE EASTERN LINE OF SAID PISTAKEE VIEW HIGHLANDS SUBDIVISION TO THE SOUTHEAST CORNER OF THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ARLINGTON ROAD (F.K.A. SAYTON ROAD); THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

Appendix 2: List of PINs in Business District

PIN in Central BD	2016 EAV
05-04-300-008*	\$ -
05-04-300-009	\$ 14,364
05-04-304-004	\$ 66,948
05-04-304-005	\$ 280,543
05-04-304-006	\$ 44,770
05-04-304-007	\$ 69,149
05-04-304-009	\$ 36,049
05-04-400-008	\$ 18,685
05-04-400-009	\$ 2,141
05-04-400-010	\$ 392,484
05-04-400-011	\$ 124,876
05-04-400-012	\$ 137,139
05-04-400-013	\$ -
05-04-400-015	\$ 64,785
05-04-400-016	\$ -
05-04-400-017	\$ 54
05-04-400-019	\$ -
05-04-400-020*	\$ -
05-04-400-021-8900*	
05-04-402-022	\$ 26,542
05-04-402-024	\$ 70,562
05-04-402-025	\$ 79,283
05-04-402-052	\$ 112,510
05-04-402-063	\$ 184,154
05-04-402-064*	\$ -
05-04-403-002	\$ 54
05-04-403-003	\$ 54
05-04-403-004	\$ 54
05-04-403-019	\$ -
05-04-403-037	\$ -
05-04-403-039*	\$ -
05-04-403-040	\$ -
05-04-404-001	\$ 55,973
05-04-404-002	\$ 75,597
05-04-404-003	\$ 42,719

PIN in Central BD	2016 EAV
05-04-404-004	\$ 41,234
05-04-404-005	\$ 118,500
05-04-404-006	\$ 9,067
05-04-404-007	\$ 49,879
05-04-404-008	\$ 6,851
05-04-404-009	\$ 32,752
05-04-404-010	\$ 25,549
05-04-404-011	\$ 3,326
05-04-404-012	\$ 27,442
05-04-404-013	\$ 28,544
05-04-404-014	\$ 56,780
05-04-404-015*	\$ -
05-09-200-001	\$ 141,305
05-09-200-009	\$ 20,208
05-09-200-010	\$ 41,977
05-09-200-011*	\$ -
05-09-200-012	\$ -
05-09-200-013	\$ 47,101
05-09-200-014	\$ 55,524
05-09-200-015	\$ 885
05-09-200-016	\$ 41,820
05-09-200-017	\$ 120,836
05-09-200-018	\$ 46,820
05-09-200-019	\$ 60,585
05-09-200-020	\$ 54
05-09-200-021	\$ 37,852
05-09-200-022	\$ 23,213
05-09-200-023	\$ 69,660
05-09-200-028	\$ 119,789
05-09-200-029	\$ 24,309
05-09-200-030	\$ 25,245
05-09-200-031	\$ 38,110
05-09-200-033	\$ 55,292
05-09-200-034	\$ 87,270
05-09-200-035	\$ 22,120

PIN in Central BD	2016 EAV
05-09-200-036	\$ 198,444
05-09-200-037	\$ 151,809
05-09-200-038	\$ 43,755
05-09-200-039	\$ 84,825
05-09-200-041*	\$ -
05-09-200-042	\$ -
05-09-200-043	\$ -
05-09-200-044	\$ 75,058
05-09-200-046	\$ -
05-09-200-047	\$ 19,606
05-09-200-049-8900*	
05-09-200-049-8901*	
05-09-200-049-8902*	
05-09-200-050-8900*	
05-09-200-051	\$ 82,349
05-09-200-052	\$ 70,255
05-09-200-054*	\$ -
05-09-200-055*	\$ -
05-09-200-056*	\$ -
05-09-200-057*	\$ -
05-09-200-058*	\$ -
05-09-200-059*	\$ -
05-09-200-061*	\$ -
05-09-200-066*	\$ -
05-09-201-002	\$ 133,001
05-09-201-003	\$ 491,794
05-09-201-016*	\$ -
05-09-201-017	\$ 48,479
05-09-201-019	\$ 72,477
05-09-201-020	\$ 41,758
05-09-201-021	\$ 47,195
05-09-201-024	\$ 54,513
05-09-201-025	\$ 24,423
05-09-201-028	\$ -
05-09-201-031	\$ -
05-09-201-032	\$ 282,746
05-09-201-033 [a]	\$ 149,522
05-09-201-034*	
05-09-201-035 [b]	\$ 45,426

PIN in Central BD	2016 EAV
05-09-202-009	\$ 62,682
05-09-202-012	\$ 27,427
05-09-202-014	\$ 49,315
05-09-202-024	\$ 43,747
05-09-202-026	\$ 211,344
05-09-202-027	\$ 196
05-09-202-028	\$ 2,954
05-09-202-029	\$ 27,539
05-09-206-002	\$ 50,270
05-09-206-006	\$ 25,620
05-09-206-007	\$ 25,628
05-09-207-001	\$ 97,594
05-09-207-002	\$ 84,992
05-09-208-001	\$ 37,107
05-09-208-002	\$ 12,782
05-09-208-004	\$ 45,051
05-09-208-005	\$ 21,076
05-09-208-006	\$ 45,652
05-09-208-007	\$ 16,902
05-09-208-008	\$ 12,304
05-09-208-009	\$ 35,835
05-09-208-013	\$ 18,520
05-09-208-015	\$ 118,181
05-09-208-016	\$ 2,121
05-09-208-017	\$ 32,029
05-09-209-013	\$ -
05-09-211-009	\$ 37,607
05-09-211-010	\$ 29,556
05-09-211-011	\$ 24,922
05-09-211-012	\$ 109,830
05-09-211-013	\$ 98,466
05-09-211-014	\$ 3,780
05-09-211-015	\$ 174,202
05-09-211-016	\$ 10,767
05-09-211-017	\$ 21,448
05-09-211-018	\$ 5,646
05-09-211-019	\$ 169,843
05-09-211-020	\$ 37,768
05-09-211-021	\$ 25,486

PIN in Central BD	2016 EAV
05-09-211-022	\$ 14,116
05-09-211-023	\$ 32,226
05-09-212-008	\$ 92,940
05-09-212-009	\$ 84,261
05-09-212-013	\$ 151,483
05-09-212-014	\$ 24,714
05-09-212-015	\$ 47,981
05-09-212-016	\$ 7,898
05-09-212-017	\$ 23,594
05-09-212-018	\$ 23,594
05-09-212-019	\$ 29,490
05-09-212-020	\$ 472,665
05-09-212-023	\$ 7,898
05-09-213-009	\$ 55,326
05-09-213-010*	\$ -
05-09-214-010	\$ 20,955
05-09-214-011	\$ 10,009
05-09-214-012	\$ 63,385
05-09-214-015	\$ 67,249
05-09-214-016	\$ 96,358
05-09-214-017	\$ 326
05-09-214-018	\$ 124,390
05-09-215-001	\$ 63,097
05-09-215-002	\$ 95,793
05-09-215-003	\$ 53,705
05-09-215-004	\$ 44,309
05-09-215-005	\$ 69,491
05-09-215-010	\$ 57,668
05-09-215-011	\$ 79,976
05-09-215-012	\$ 98,143
05-09-215-013	\$ 58,129
05-09-215-014	\$ 33,134
05-09-216-001	\$ 46,063
05-09-217-001	\$ 12,474
05-09-217-002	\$ 100,776
05-09-218-001	\$ 67,133
05-09-218-002	\$ 73,728
05-09-218-003	\$ 70,284
05-09-219-001	\$ 600,071

PIN in Central BD	2016 EAV
05-09-219-002	\$ 29,473
05-09-219-003*	\$ -
05-09-220-001	\$ 179,281
05-09-222-019	\$ 67,561
05-09-222-020	\$ 103,829
05-09-222-021	\$ 93,453
05-09-222-022	\$ 20,335
05-09-222-023	\$ 117,549
05-09-222-024	\$ 39,775
05-09-222-025	\$ 39,736
05-09-222-027	\$ 27,910
05-09-222-030	\$ 25,328
05-09-222-032	\$ 33,638
05-09-222-033	\$ 225,442
05-09-222-034*	\$ -
05-09-223-001	\$ -
05-09-223-002	\$ 27,451
05-09-223-003	\$ 60,460
05-09-400-001	\$ 71,696
05-09-400-002*	\$ -
05-09-400-003	\$ 82,179
05-09-400-006	\$ 102,511
05-09-400-010*	\$ -
05-09-400-012	\$ 265,108
05-09-400-033	\$ 87,470
05-09-400-034	\$ 45,641
05-09-400-035	\$ 889,235
05-09-400-069	\$ 72,841
05-09-400-139	\$ 293,471
05-09-400-140	\$ 29,403
05-09-400-142	\$ 5,305
05-09-400-143	\$ 108,458
05-09-400-155	\$ 404,497
05-09-400-195*	\$ -
05-09-400-198	\$ 385,471
05-09-400-199	\$ 369,653
05-09-400-201	\$ 70,398
05-09-400-202	\$ 14,640
05-09-400-206	\$ 348,083

PIN in Central BD	2016 EAV
05-09-400-207	\$ 244,718
05-09-400-208	\$ 366,297
05-09-400-210	\$ 3,175
05-09-400-213*	\$ -
05-09-400-215*	\$ -
05-09-400-217*	\$ -
05-09-400-223	\$ 28,077
05-09-400-225	\$ 135,881
05-09-400-235	\$ 167,165
05-09-400-236	\$ 670,651
05-09-400-239	\$ 97,635
05-09-400-240	\$ 28,756
05-09-400-241	\$ 22,526
05-09-400-242	\$ 23,563
05-09-400-243	\$ 21,486
05-09-400-244	\$ 28,756
05-09-400-245	\$ 22,526
05-09-400-246	\$ 23,563
05-09-400-247	\$ 21,486
05-09-400-248	\$ 38,104
05-09-400-249	\$ 38,104
05-09-400-250	\$ 38,104
05-09-400-251	\$ 37,066
05-09-400-252	\$ 37,066
05-09-400-253	\$ 37,066
05-09-400-254	\$ 21,486
05-09-400-255	\$ 21,486
05-09-400-256	\$ 21,486
05-09-400-257	\$ 21,486
05-09-400-258	\$ 21,486
05-09-400-259	\$ 21,486
05-09-400-260	\$ 21,486
05-09-400-261	\$ 38,104
05-09-400-262	\$ 36,026
05-09-400-263	\$ 36,026
05-09-400-264	\$ 36,026
05-09-400-265	\$ 36,026
05-09-400-266	\$ 38,104
05-09-402-006*	\$ -

PIN in Central BD	2016 EAV
05-09-402-007	\$ 25,711
05-09-402-008	\$ 279,796
05-09-402-009	\$ 15,404
05-09-402-010	\$ 169,264
05-09-402-011	\$ 2,055
05-09-402-012*	\$ -
05-09-406-006	\$ 25,629
05-09-406-007	\$ 24,937
05-09-406-008	\$ 178,766
05-09-410-006	\$ 210,754
05-09-410-007	\$ 28,131
05-09-410-008	\$ 26,793
05-09-410-009	\$ 25,457
05-09-410-010	\$ 24,128
05-09-413-002	\$ 23,696
05-09-413-003	\$ 88,424
05-09-413-004	\$ 75,891
05-09-413-009	\$ 107,236
05-09-413-010	\$ 23,695
05-09-413-011	\$ 74,263
05-09-413-012	\$ 79,452
05-10-100-031	\$ -
05-10-100-048	\$ -
05-10-100-049	\$ -
05-10-100-093	\$ 3,427
05-10-100-096	\$ 4,340
05-10-100-097	\$ 4,340
05-10-100-098	\$ 4,340
05-10-100-099	\$ 4,340
05-10-100-193	\$ 5,386
05-10-103-008	\$ 134,164
05-10-106-001	\$ 58,989
05-10-106-004	\$ 64,932
05-10-106-005	\$ 100,999
05-10-106-006	\$ 48,376
05-10-106-007	\$ 51,672
05-10-106-009	\$ 63,911
05-10-106-011	\$ 122,934
05-10-107-002	\$ 5,794

PIN in Central BD	2016 EAV
05-10-107-003	\$ 182,554
05-10-108-002	\$ 129,102
05-10-108-003	\$ 39,574
05-10-108-004	\$ 1,493,252
05-10-109-001	\$ 84,808
05-10-109-002	\$ 76,453
05-10-110-001	\$ 166,390
05-10-300-001	\$ 70,396
05-10-300-002	\$ 74,174
05-10-300-006	\$ 76,930
05-10-300-007	\$ 102,633
05-10-300-010	\$ 94,342
05-10-300-012	\$ 35,895
05-10-300-015	\$ 36,506
05-10-300-017	\$ 328,704
05-10-300-018	\$ 67,325
05-10-300-019	\$ 11,465
05-10-300-020	\$ 62,689
05-10-300-021	\$ 7,040
05-10-300-023	\$ 76,730
05-10-300-024	\$ 69,538
05-10-300-026	\$ 104,163
05-10-300-027	\$ 9,692
05-10-300-029	\$ 151,460
05-10-300-031*	\$ -
05-10-300-037	\$ -
05-10-300-038	\$ -
05-10-300-039*	\$ 54
05-10-300-040*	\$ 54
05-10-300-041	\$ 92,213
05-10-300-043	\$ 29,889
05-10-311-020	\$ 52,613
05-10-311-025	\$ 93,482
05-10-311-026	\$ 53,944
05-10-312-005	\$ -
05-10-312-006	\$ 39,273
05-10-315-001	\$ 89,756
05-10-315-008	\$ 229,657
05-10-316-007	\$ 321,245

PIN in Central BD	2016 EAV
05-15-100-001	\$ 251,909
05-15-100-002	\$ 65,897
05-15-100-006*	\$ 54
05-15-101-001	\$ 2,003
05-15-102-001*	\$ -
05-15-102-002	\$ 66,154
05-15-102-024*	\$ 54
05-15-102-025*	\$ 54
05-15-102-026*	\$ 54
05-15-102-027*	\$ 54
05-15-102-097	\$ 1
05-15-102-098	\$ 13,556
05-15-102-101	\$ 13,817
05-15-102-102	\$ 43,554
05-15-102-105	\$ 18,332
05-15-102-106	\$ 29,166
05-15-102-107	\$ 58,548
05-15-102-108	\$ 65,864
05-15-102-109	
05-15-102-110	
05-15-102-112	
05-15-102-113	
05-15-102-114	
05-15-102-115	
05-15-103-001*	\$ -
05-15-104-004*	\$ -
05-15-104-109	\$ 182,708
05-15-105-009	\$ 37,842
05-15-105-010	\$ 4,712
05-15-105-011	\$ 4,712
05-15-105-012	\$ 4,698
05-15-105-013	\$ 5,843
05-15-105-016*	\$ 54
05-15-105-017*	\$ 54
05-15-105-018*	\$ 54
05-15-105-019*	\$ 54
05-15-105-020*	\$ 54
05-15-105-021*	\$ 54
05-15-105-022*	\$ 54

PIN in Central BD	2016 EAV
05-15-105-023	\$ 77,803
05-15-105-024	\$ 43,195

PIN in Central BD	2016 EAV
05-16-201-019	\$ 419,075
Total EAV	\$ 25,819,068

* Parcelized rights-of-way excluded from analysis.

[a] PIN number recently changed by Lake County. 2016 EAV is for former PIN number 05-09-201-008.

[b] PIN number recently changed by Lake County. 2016 EAV is for former PIN number 05-09-201-009.

Source: Lake County, *SB Friedman*