

Tax Increment Financing Redevelopment Plan & Project

.....
LINCOLN TRAIL
REDEVELOPMENT PROJECT AREA
.....

Prepared for
City of Fairview Heights, Illinois

Prepared by
PGAVURBANCONSULTING

April 16, 2007

TABLE OF CONTENTS

	PAGE
SECTION I	INTRODUCTION 1
SECTION II	STATUTORY BASIS FOR TAX INCREMENT FINANCING AND SUMMARY OF FINDINGS 2
	A. Introduction 2
	B. Summary of Findings 3
SECTION III	BASIS FOR ELIGIBILITY OF THE AREA AND FINDINGS 4
	A. Introduction 4
	B. Statutory Qualifications 4
	C. Investigation and Analysis of Blighting Factors 7
	D. Analysis of Conditions in the Area 7
	E. Summary of Eligibility Factors for the Area 12
SECTION IV	REDEVELOPMENT PLAN 14
	A. Introduction 14
	B. General Land Use Plan 14
	C. Objectives 15
	D. Program Policies to Accomplish Objectives 16
	E. Redevelopment Projects 16
	F. Estimated Redevelopment Project Costs 17
	G. Description of Redevelopment Project Costs 19
SECTION V	OTHER FINDINGS AND REQUIREMENTS 24
	A. Conformance with Comprehensive Plan 24
	B. Area, on the Whole, Not Subject to Growth and Development 24
	C. Would Not be Developed “but for” TIF 25
	D. Assessment of Financial Impact 26
	E. Estimated Date for Completion of the Redevelopment Projects 26

F.	Most Recent Equalized Assessed Valuation	26
G.	Redevelopment Valuation.....	27
H.	Source of Funds.....	27
I.	Nature and Term of Obligations.....	27
J.	Fair Employment Practices and Affirmative Action	28
K.	Reviewing and Amending the TIF Plan.....	28

TABLES

1 – Summary of Eligibility Factors.....	8
2 – Comparison of EAV Growth Rates (2001-2005)	11
3 – Estimated Redevelopment Project Costs.....	18

APPENDIX

Attachment A – Maps

- A – Redevelopment Project Area Boundary Map
- B – Existing Land Use Map
- C – Existing Conditions Map
- D – General Land Use Plan

Attachment B – Boundary Description

Attachment C – Photographs

Attachment D – Pin List, Property Owners & 2005 EAV

SECTION I

INTRODUCTION

In January of 2007 the City of Fairview Heights retained PGAV Urban Consulting to undertake a feasibility study to determine the eligibility of establishing a tax increment finance (TIF) redevelopment project area for a portion of the City. The area being considered for designation as a TIF area generally includes properties southwest of the Interstate 64 and US Route 159 interchange and properties that front Lincoln Trail west of Anaghan Drive to Bunkum Road. This area includes a mixture of commercial, industrial, institutional, and residential properties. The area is referred to herein as the Lincoln Trail Redevelopment Project Area (the "Area"). The boundaries of the Area are as shown on **Exhibit A - Redevelopment Project Area Boundary Map** located in the Appendix as **Attachment A**. Refer also to the **Boundary Description** contained in the **Appendix** as **Attachment B**.

The Area contains approximately 162 acres, inclusive of public rights-of-way. There are a total of 160 parcels of real property, of which 97% have improvements thereon (e.g., buildings, parking areas, etc). Much of the built environment in this Area, including improvements in public rights-of-way, suffers from advanced age, obsolescence, and physical deterioration. Not all properties have conditions that would cause them to qualify individually under the definitions contained in the Act. However, the area "as a whole" clearly meets the eligibility requirements of the Act.

The City may consider the use of tax increment financing, as well as other economic development resources, as available, to facilitate private redevelopment of the Area. It is the intent of the City to induce the investment of significant private capital in the Area, which will also induce spillover investment in neighboring areas. Furthermore, in accordance with Section 11-74.4-3(n)(5) of the Act, a housing impact study need not be performed since the City has expressly stated in this Plan that it is not reasonably expected that the proposed redevelopment plan will result in the displacement of ten (10) or more inhabited housing units.

The Act sets forth the requirements and procedures for establishing a Redevelopment Project Area and a Redevelopment Plan. The following sections of this report present the findings of eligibility and the Redevelopment Plan and Project for the Area, as well as other findings, evidence and documentation required by the Act.

SECTION II

STATUTORY BASIS FOR TAX INCREMENT FINANCING AND SUMMARY OF FINDINGS

A. Introduction

Tax increment financing (TIF) is a local funding mechanism created by the "Tax Increment Allocation Redevelopment Act." The Act is found at 65 ILCS 5/11-74.4-1 et. seq.

As used herein, the term **redevelopment project** means any public and private development project in furtherance of the objectives of a redevelopment plan. The term **redevelopment project area** means an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas. **Redevelopment Plan** means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area.

The concept behind the tax increment law is straightforward and allows a municipality to carry out redevelopment activities on a local basis. Redevelopment that occurs in a designated redevelopment project area results in an increase in the equalized assessed valuation (EAV) of the property and, thus, generates increased real property tax revenues. This increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure, and other redevelopment project costs as permitted by the Act.

The Illinois General Assembly made various findings in adopting the Tax Increment Allocation Redevelopment Act, among them were:

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 and welfare.

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

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment plan. One of these requirements is that the municipality must demonstrate that a redevelopment project area qualifies under the provisions of the Act. With the definitions set forth in the Act, a redevelopment project area may qualify either as a blighted area, a conservation area, or a combination of both blighted area and conservation area, or an industrial park conservation area.

B. Summary of Findings

The following findings and evidentiary documentation are made with respect to the proposed Redevelopment Project Area:

1. The Area as a whole meets the statutory requirements as a **conservation area**. Furthermore, the factors necessary to make this finding are present to a meaningful extent and are reasonably distributed throughout the Area.
2. The Redevelopment Project Area encompasses approximately 162 acres of land and therefore exceeds the statutory minimum size of 1-1/2 acres.
3. The Redevelopment Project Area contains contiguous parcels of real property.
4. If a Redevelopment Plan and Redevelopment Project are adopted and implemented by the City, it is reasonable to say that all properties included in the Redevelopment Project Area would substantially benefit from being included in the Area.
5. The Redevelopment Project Area, as a whole, has not been subject to growth and development through investment by private enterprise and the same would not reasonably be anticipated to occur without public assistance.

SECTION III

BASIS FOR ELIGIBILITY OF THE AREA AND FINDINGS

A. Introduction

A Redevelopment Project Area, according to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, is that area designated by et seq. (the Act) a municipality in which the finding is made that there exist conditions that cause the area to be classified as a blighted area, conservation area, or combination of blighted and conservation areas, or an industrial park conservation area. The criteria and the individual factors defining each of these categories of eligibility are defined in the Act.

This Report documents the relevant statutory requirements and how the subject Area meets the eligibility criteria.

B. Statutory Qualifications

The Act defines the factors that must be present in order for an area to qualify for TIF. The following provides the statutory definitions of the qualifying factors relating to a conservation area:

“**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 (3) or more of the following factors is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:

1. Dilapidation. An advanced state of disrepair, or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required, or the defects are so serious and so extensive that the buildings must be removed.
2. Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
3. Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors,

windows, porches, gutters, downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

4. Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
5. Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
6. Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
7. Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
8. Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
9. Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions

warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels, or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

10. Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
11. Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.
12. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
13. The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an

annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years for which information is available.

C. Investigation and Analysis of Blighting Factors

In determining whether or not the proposed Redevelopment Project Area meets the eligibility requirements of the Act, research and field surveys were conducted. These included:

- Contacts with City officials knowledgeable as to Area conditions and history, age of buildings and site improvements, conditions of related items, as well as examination of existing information related to the Area.
- On-site field examination of conditions within the proposed Redevelopment Project Area by experienced staff of PGAV. These personnel are trained in techniques and procedures of determining conditions of real property, streets, etc. and determination of eligibility of designated areas for tax increment financing.
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing which became effective on January 10, 1977.
- Examination of St. Clair County real property tax assessment records.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these is that the municipality must demonstrate that the Redevelopment Project Area qualifies. An analysis of the physical conditions and presence of blighting factors was commissioned by the City. The result and documentation of this effort is summarized below.

D. Analysis of Conditions in the Area

In January 2007, PGAV staff conducted field investigations to document existing conditions in the Area. This field work was supplemented with subsequent building code violation and property assessment research by City officials. One of the outcomes of this survey was an inventory of existing land uses, which are illustrated on **Exhibit B - Existing Land Use Map in Attachment A of the Appendix**.

Table 1 - Summary of Eligibility Factors, provides a quantitative summary of the conditions that were documented in the Lincoln Trail Redevelopment Project Area. In making the determination of eligibility, it is not required that each and every property or building in the Redevelopment Project Area be blighted or otherwise qualify. Rather, it is the area “as a whole” that must be determined to be eligible.

Table 1
ELIGIBILITY FACTORS MATRIX
Lincoln Trail Redevelopment Project Area
City of Fairview Heights, Illinois

	Total	%
Total parcels	160	100%
No. of buildings	136	100%
No. of buildings 35 years or older	87	64%
Housing Units	40	-
Occupied Housing Units	40	-
Number of Blocks	18	
IMPROVED LAND FACTORS:		
No. parcels with deteriorating conditions	77	48%
No. of parcels with dilapidated conditions	12	9%
No. of obsolete buildings	17	13%
No. of structures below minimum code	2	1%
No. of buildings lacking ventilation, light or sanitation facilities	nd ¹	
No. of building with illegal uses	nd ¹	
No. of buildings with excessive vacancies	27	20%
No. of parcels with excessive land coverage or overcrowding of structures	81	51%
Inadequate utilities (by block)	4	22%
Deleterious land use or layout (by block)	0	0%
Lack of community planning (by block)	14	78%
Declining or Sub-par EAV Growth	Yes	

¹ Not determined

1. Findings on Improved Area

- a. Summary of Findings on Age Of Structures: Age is a prerequisite factor in determining an Area's qualification as a "conservation area". As is clearly set forth in the Act, 50% or more of the structures must have an age of 35 years or greater in order to meet this criteria. The Redevelopment Project Area contains 136 buildings, of which 87 (64%) are 35 years

of age or older as determined by field surveys. Thus, more than 50% of the buildings exceed 35 years of age and, therefore, the age threshold is met for qualifying the Area as a conservation area.

- b. Summary of Findings on Obsolescence: Of the 136 buildings in the Area, 17 (13%) are obsolete. Most of these buildings were originally built as residential structures and are now being used as commercial or have had excessive vacancies due to outmoded design.
- c. Summary of Findings on Deterioration: Deteriorating conditions were recorded on 77 (48%) of the parcels in the Area. The field survey of exterior building conditions in the Redevelopment Project Area found structures with major defects in the secondary structural components, including windows, doors, gutters, downspouts, masonry and other fascia materials, etc. These deteriorated buildings are scattered throughout the Area. Deteriorated site improvements, such as cracked or crumbling parking lots, were also found on the improved parcels in the Area.
- d. Summary of Findings on Excessive Vacancies: Excessive vacancies were recorded on 26 (20%) of the 133 buildings in the Area. In addition, an estimated 23% of the total commercial floor area is vacant in the Area. This is a relatively high rate of vacancy and suggests the commercial district is underperforming. According to industry standards¹, the median vacancy rate for community and neighborhood shopping centers ranges between 5 and 6%. Although the Area is not totally comprised of contiguous commercial strip retail, which the industry standards specifically address, commercial vacancies above 12-15% are generally considered excessive for any type of commercial district. The frequency and extent of the vacancies in the Area represent an adverse influence on the Area.
- e. Summary of Findings on Inadequate Utilities: Inadequate utilities were recorded on 4 (22%) of the 18 blocks in the Area. Inadequate utilities were found in the right-of-way of Commerce Lane and Market Place, which lack street lighting.

¹ Urban Land Institute and International Council of Shopping Centers. *Dollars and Cents of Shopping Centers/The SCORE 2006*. Washington DC: ULI ICSC, 2006.

- f. Summary of Findings Regarding Excessive Land Coverage and Overcrowding of Structures and Community Facilities: 81 (51%) of the 160 parcels in the Area exhibit excessive coverage. As defined in the Act, one of the main findings with respect to excessive coverage is lack of proper access to a public right-of-way. Lincoln Trail (Route 50) is a four-lane Illinois State Highway. The portion of Lincoln Trail that exists within the Area is approximately 1.5 miles. There are 5 stoplights in the 1.5 mile length. There are 70 points of ingress-egress from establishments that front Lincoln Trail. The existing points of ingress-egress have not been altered over time in conjunction with the expansion of Lincoln Trail. Contemporary transportation access management guidelines encourage safe and even traffic flow by minimizing the amount of access points to main arterial roads by utilizing cross-access routes between commercial properties. Few of the commercial properties that front Lincoln Trail utilize cross-access routes, and the presence of 70 points of access to Lincoln Trail from commercial properties demonstrates that the Area was developed without conformance to these traffic safety and management guidelines and constitutes a lack of proper access to a public right-of-way.
- g. Summary of Findings Regarding Lack of Community Planning: 14 (78%) of the 18 blocks in the Area exhibit a lack of community planning. The Redevelopment Project area was developed prior to or without the benefit of a community plan. The first comprehensive plan for the City of Fairview Heights was developed and passed in 1972. The majority of the structures in the Area were built before this date, and the majority of the parcels in the Area were likely platted prior to this date. As a result, there are many instances of parcels of inadequate shape and size to meet contemporary development standards. Many parcels fronting Lincoln Trail were originally developed as single-family residential parcels. As Lincoln Trail has been widened over the years, all of these single family uses were rendered obsolete. This is reflected in the 1972 Comprehensive Plan which depicts commercial uses for every parcel fronting Lincoln Trail. To date, however, the residential platting of these parcels continues to exist, as do some of the residential structures which have been converted to commercial uses. The persistence of residential platting has contributed to the excess of access points to the Highway as discussed above. The *Lincoln Trail and Marketplace Area Urban Design Plan* adopted by the City in 2004 identifies 220' as an appropriate depth for commercial uses and 150' between access points. Less than 10% of the parcels fronting Lincoln Trail meet these standards for dimensions of par-

cels. Consequently a lack of community planning has resulted in many instances of parcels of inadequate shape and size to meet contemporary development standards.

- h. Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation: This factor is applicable to vacant land as well as improved land. The annual change in the total equalized assessed valuation (EAV) for the Area has lagged behind the EAV of the City as a whole, for three (3) of the last four (4) calendar years for which certified EAV data is available. A comparison of EAV for the Area and the balance of the City are shown as **Table 2, Comparison of EAV Growth Rates (2001-2005)**.

Table 2
COMPARISON OF EAV GROWTH RATES (2001 - 2005)
Lincoln Trail Redevelopment Project Area
Fairview Heights, Illinois

Assessment Year	Project Area EAV ¹	EAV Balance of the City ²	Area Growth Rate Less Than City?
2001	\$ 18,136,883	\$243,508,210	
2002	\$ 18,898,142	\$259,062,679	
Annual Percent Change	4.2%	6.4%	YES
2003	\$ 19,576,456	\$283,687,406	
Annual Percent Change	3.6%	9.5%	YES
2004	\$ 20,902,122	\$300,416,436	
Annual Percent Change	6.8%	5.9%	NO
2005	\$ 22,242,923	\$328,982,140	
Annual Percent Change	6.4%	9.5%	YES

¹ Equalized Assessed Valuation (EAV) for the Project Area. Source: St. Clair County Assessor's Office.

² Source: St. Clair County Assessor's Office.

E. Summary of Eligibility Factors for the Area

It is found that the Area contains conditions that qualify it as a **conservation area**. The number of buildings that are 35 years old or older exceeds the statutory threshold of 50% (prerequisite for a “conservation area”). The developed (improved) portion of the Area contains a relatively high incidence of at least three blighting factors, which causes the improved land to qualify as a conservation area. These qualifying factors are present to a meaningful extent and are distributed throughout the Area. The following summarizes the existence of the most predominant conservation factors existing within the Area:

- **Age** – 64% of the buildings are over 35 years of age, thus exceeding the threshold for being considered a “conservation area.”
- **Deterioration** – 48% of the parcels in the Area exhibit signs of deterioration as defined in the Act. This is a relatively high incidence of deterioration which may increase if conditions are allowed to continue.
- **Excessive Vacancies** – 20% of the buildings in the Area are vacant or at least partially vacant. This is a high incidence of vacancy as measured by commercial industry standards.
- **Excessive Land Coverage** – Excessive land coverage exists on 53% of the improved parcels located within the Area, which is inconsistent with contemporary development standards.
- **Lack of Community Planning** – Lack of community planning was recorded on 14 (78%) of the eighteen blocks in the Area. The Area was developed prior to the institution of a community plan and, as a result, there are many instances of parcels of inadequate shape and size to meet contemporary development standards.
- **Sub-par EAV Growth** – The conditions summarized above help explain, in part, why the Area lags behind the balance of the City in terms of growth in EAV. This has held true for three (3) out of the last four (4) calendar years.

In addition, the various eligibility factors are present to a meaningful extent and reasonably distributed throughout the Area (See **Exhibit C– Existing Conditions Map in Attachment A of the Appendix**). In addition, photos of various properties located in the Area are provided in the **Appendix as Attachment C**.

It is found that the Redevelopment Project Area contains conditions that qualify it as a conservation area and that these parcels will continue to exhibit conditions that lead to blight without a program of intervention to induce private and public investment in the Area. This finding can be made when considering the numerous qualifying factors present to a meaningful extent that are distributed throughout the Area. The conservation conditions that exist in the Redevelopment Project Area are detrimental to the Area, as a whole, and the long-term interests of the taxing districts. The Project contemplated in this tax increment program will serve to reduce or eliminate the deficiencies which cause the Area to qualify under the TIF Act and are consistent with the community development strategies of the City of Fairview Heights.

It can be concluded that public intervention is necessary because of the conditions documented herein and that private investment in the Area is lacking. The Board of Aldermen should review this analysis and, if satisfied with the findings contained herein, proceed with the adoption of these findings in conjunction with the adoption of the Redevelopment Plan and establishment of the Redevelopment Project Area.

SECTION IV

REDEVELOPMENT PLAN

A. Introduction

This section presents the Redevelopment Plan and Project for the Lincoln Trail Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an area qualifies as either conservation, blighted, combination of conservation and blighted areas, or industrial park conservation area, a Redevelopment Plan must be prepared. A **Redevelopment Plan** is defined in the Act as "the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a blighted area or conservation area or combination thereof or industrial park conservation area, and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area".

B. General Land Use Plan

The proposed General Land Use Plan for the Redevelopment Project Area is presented on **Exhibit D – General Land Use Plan, located in Attachment A of the Appendix**. The general land uses proposed in this Redevelopment Plan and Project are consistent with the *Urban Design Plan for the Lincoln Trail and Market Place Area* which amends and updates the Official Comprehensive Plan, as adopted by the City. In addition, all development in the Redevelopment Project Area will comply with applicable codes and ordinances as may be in effect at that time. The City's *Urban Design Plan for the Lincoln Trail and Market Place Area* sets several goals for the development of an area including the Redevelopment Area. This Urban Design Plan recognizes that:

The intersections of Illinois Route 159 and Lincoln Trail [Route 50]...should be redesigned to reflect their roles as key entry points to the plan area. Design of these intersections should consider existing utility infrastructure, signage, impact of continuous private property current use, and relative spatial limitations that these minor gateways must fit within.

Further:

The goal of these Implementation Strategies is to provide public/City financial assistance to leverage private and other public funding sources to improve the public realm and induce private investment and redevelopment of the existing conditions. Objectives to implement these strategies include the following...2. The City should assist with the rede-

velopment of Market Place through financial and staff assistance for public realm improvements...

The Urban Design Plan contemplates the use of TIF specifically:

Tax Increment Financing (TIF) Districts may be established by the City of Fairview Heights to provide a funding mechanism to promote and assist redevelopment in specific areas of the City. A TIF District must meet Illinois State Statute criteria for "blighted or conservation areas". The TIF District enables the City to capture incremental property taxes generated from improvements occurring within the TIF boundaries over the 23-year life of the TIF. TIF funds generated within the district are typically used for public activities including acquisition of property, infrastructure improvements, and low interest loans. The City may also create a TIF District and enter into a redevelopment agreement with individual businesses or developers to improve or replace existing facilities in the district. Through the agreement, the business agrees to complete the project and the City agrees to reimburse the business an agreed upon amount of funds derived from the increase in property taxes the project generates. Funds must be used for eligible project costs as specified in the Statute.

C. Objectives

The objectives of the Redevelopment Plan are:

1. Reduce or eliminate those conditions that qualify the Redevelopment Project Area as eligible for tax increment financing by carrying out the Redevelopment Plan including building rehabilitation and redevelopment and installing the needed public improvements stated herein. These improvements may include other actions permitted by the Act and infrastructure needs as identified during the implementation of the Redevelopment Plan.
2. Enhance the real estate tax base for the City and all other taxing districts, which extend into the Redevelopment Project Area through the implementation and completion of the activities identified herein.
3. Encourage and assist private investment, redevelopment and rehabilitation within the Redevelopment Project Area through the provision of financial assistance for new development and rehabilitation as permitted by the Act.
4. Provide for safe and efficient traffic circulation, facilitate effective emergency response time and accessibility, and general access within the Redevelopment Area. To this end, modern principles of site planning and design will be followed in new development or redevelopment.

5. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner.

D. Program Policies to Accomplish Objectives

The City of Fairview Heights has determined that it is appropriate to provide limited financial incentives for private investment within the Redevelopment Planning Area. It has been determined through discussions with property owners and developers, that tax increment financing constitutes a key component of leveraging private investment within the Redevelopment Project Area. The City will incorporate appropriate provisions within any redevelopment agreement entered into between the City and private parties to assure that redevelopment projects make progress towards achieving the objectives stated herein and to achieve the various redevelopment projects described below.

E. Redevelopment Projects

To achieve the Plan objectives and the overall project proposed in the Plan, a number of public and private activities will need to be undertaken. This includes a combination of private developments and public investment in infrastructure improvements. Improvements and activities necessary to implement the Plan may include the following:

1. Private Redevelopment Activities:

Rehabilitation of existing properties or new construction or reconstruction of private buildings within the Project Area.

2. Public Redevelopment Activities:

Public improvements and support activities will be used to induce and complement private investment. These may include, but are not limited to: street and sidewalk improvements, land assembly and site preparation, public utilities, traffic signalization, marketing of properties, as well as other programs of financial assistance, as may be provided by the City.

3. Land Assembly, Displacement Certificate & Relocation Assistance:

In order to achieve the objectives of the Plan, land assembly by the City and eventual conveyance to private entities may be necessary in order to attract private development interest. Therefore, any property located within the Redevelopment Project Area may be acquired by the City, as necessary, to

assemble various parcels of land to achieve marketable tracts, or if such property is necessary for the implementation of a specific public or private redevelopment project. This may include the displacement of inhabited housing units located in the Project Area (see below).

Displacement Certificate:

Under Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Tax Increment Allocation Redevelopment Act, the City hereby certifies that this Redevelopment Plan will not result in the displacement of more than nine (9) inhabited residential units. If at some time in the future, a redevelopment project is proposed that will result in the displacement of ten (10) or more inhabited residential units, the City will prepare, or cause to prepare, the requisite housing impact study as specified in the TIF Act.

Relocation Assistance:

In the event that households of low-income or very low-income persons inhabit any residential housing units where relocation of the occupants is required, relocation assistance will be provided to such persons. Affordable housing and relocation assistance shall not be less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria. Affordable housing may be either in existing or newly constructed buildings. For purposes of this requirement in the TIF Act, “low-income households”, “very low-income households”, and “affordable housing”, have the meanings set forth in the Illinois Affordable Housing Act.

F. Estimated Redevelopment Project Costs

The estimated costs associated with the eligible public redevelopment activities are presented in **Table 3** entitled **Estimated Redevelopment Project Costs**. This estimate includes reasonable or necessary costs incurred, or estimated to be incurred, in the implementation of this Redevelopment Plan. These estimated costs are subject to refinement as specific plans and designs are finalized and experience is gained in implementing this Redevelopment Plan and do not include financing costs or interest payments that may be incurred in conjunction with redevelopment projects.

In addition to the proposed TIF funding, the City may seek the assistance of various State of Illinois Departments (Department of Transportation, Department of Commerce and Economic

Opportunity, etc), or appropriate agencies of the Federal Government to assist in funding site preparation, infrastructure, or other required projects or improvements. To the extent additional funds can be secured from the State of Illinois, or any federal program or other public or private sources, the City may use such funding sources in furtherance of the Redevelopment Plan and Projects.

Table 3
ESTIMATED REDEVELOPMENT PROJECT COSTS
Lincoln Trail Redevelopment Project Area
City of Fairview Heights, Illinois

Description	Estimated Cost
A. Public Works or Improvements <i>(Improvement of streets, curb and gutters, utilities, and other public improvements)</i>	\$2,000,000
B. Property Assembly	\$1,000,000
C. Building Rehabilitation	\$750,000
D. Relocation	\$100,000
E. Taxing District Capital Costs	\$100,000
F. Interest Costs Incurred by Developers	\$100,000
G. Planning, Legal & Professional Services	\$100,000
H. General Administration	\$100,000
I. Financing Costs	See Note 3
J. Contingency	\$100,000
Total Estimated Budget	\$4,350,000

Notes:

1. All costs shown are in 2007 dollars.
2. Adjustments may be made among line items within the budget to reflect program implementation experience.
3. Total estimated redevelopment project costs exclude any financing costs such as interest expense, capitalized interest, and cost of issuance of obligations. These costs are subject to prevailing market conditions and will be considered part of the total redevelopment project cost if and when such financing costs are incurred.
4. Private redevelopment costs and investment are in addition to the above.
5. The total estimated redevelopment project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Plan adoption per statutory requirements.

G. Description of Redevelopment Project Costs

Costs that may be incurred by the City in implementing the Redevelopment Plan may include project costs and expenses as itemized in **Table 3**, subject to the definition of “redevelopment project cost” as contained in the TIF Act, and the “Contingency” line item may include any other costs that are eligible under said definition. Itemized below is the statutory listing of “redevelopment project costs” currently permitted by the TIF Act [bold typeface added for emphasis]. Note that some of the narrative below has been paraphrased (see full definitions in the TIF Act).

1. **Costs of studies, surveys, development of plans and specifications**, wetland mitigation plans, implementation and administration of the Redevelopment Plan, including but not limited to staff and professional service costs for architectural, engineering, legal, environmental, financial, planning or other services, subject to certain limitations:
 - a. There are limitations on contracts for certain professional services with respect to term, services, etc.
 - b. Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan.
 - c. Marketing costs are allowable so long as they relate to marketing sites within the redevelopment project area to prospective businesses, developers, and investors.
2. **Property assembly costs**, including but not limited to acquisition of land and other property, real or personal or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground level environmental contamination, including but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
3. **Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings**, fixtures, and leasehold improvements; and the cost of replacing an existing public building if, pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.

4. **Cost of construction of public works or improvements**, except that redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that it is not intended to replace an existing public building as provided for in paragraph 3 above, unless either:
 - a. the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to January 1, 1999; or
 - b. the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan.
5. **Cost of job training** and retraining projects, including the cost of “welfare to work” programs **implemented by businesses** located within the redevelopment project area.
6. **Financing costs**, including but not limited to, all necessary and incidental expenses related to the issuance of obligations, and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.
7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a **taxing district's capital costs** resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project.
 - a. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units), an elementary, secondary, or unit **school district's increased costs attributable to assisted housing units located within the redevelopment project area** for which the developer or redeveloper receives financial assistance through and agreement with the

municipality or because the municipality incurs the cost of necessary infrastructure improvement projects within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, shall be paid by the municipality from the Special Tax Allocation Fund under certain conditions. For specific conditions and formulae used to determine payments due to a school district, see Subsection 11-74.4-3 (q) (7.5) of the TIF Act.

8. **Relocation costs** to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or in order to satisfy Subsection 11-74.4-3 (n) (7) of the TIF Act (re: federal Uniform Relocation Assistance and Real Property Acquisition Policies Act requirements).
9. Payments in lieu of taxes.
10. **Costs of job training**, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, **incurred by one or more taxing districts**, provided that such costs:
 - a. are related to the establishment and maintenance of additional job training, advanced vocational education or career education or career education programs for persons employed or to be employed by employers located in a redevelopment project area: and
 - b. when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the programs to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and types of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the terms of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.

11. **Interest costs incurred by a redeveloper** related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 - b. such payments in any one-year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d. the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs, excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;
 - e. the cost limits set forth in subparagraphs (b) and (d) above shall be modified for the financing of rehabilitation or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d) above;
 - f. Instead of the eligible costs provided by subparagraphs (b) and (d) above, as modified in this subparagraph, and notwithstanding any other provision of the TIF Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. For further provisions on financing and eligible costs, see Subsection 11-74.4-3 (q) (11) of the TIF Act.

12. Unless explicitly stated herein, the cost of construction of new privately owned buildings *shall not* be an eligible redevelopment project cost.

13. None of the redevelopment project costs enumerated above shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area, while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area; but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

SECTION V

OTHER FINDINGS AND REQUIREMENTS

It was determined that the Redevelopment Project Area, as a whole, qualifies as a conservation area. This section examines other factors that need to be addressed in order to designate an area as a conservation area under the Act. A municipality must provide evidence indicating that the redevelopment project area, on the whole, has not been subject to growth and development through investment by private enterprise.

In addition, this section provides estimates of future growth in equalized assessed valuation (EAV) of real property if redevelopment investment were to take place. The growth in EAV can then be translated into an estimate of future tax increment that could be used to help underwrite eligible redevelopment project costs.

A. Conformance with Comprehensive Plan

Development projects proposed to be undertaken in implementing this Redevelopment Plan will conform to the Official Comprehensive Plan for the City of Fairview Heights. In addition, all development in the Redevelopment Planning Area will comply with applicable codes and ordinances.

B. Area, on the Whole, not Subject to Growth and Development

While Fairview Heights has experienced tremendous growth and development, there has been a relatively limited amount of private investment in the Project Area. This fact is evidenced by the excessive amount of commercial vacancy present within the Area. As stated before, vacancies were recorded on 27 (20%) of the 136 buildings in the Area. In addition, an estimated 23% of the total commercial floor area is vacant in the Area. This is a relatively high rate of vacancy and suggests the commercial district is underperforming. According to industry standards², the median vacancy rate for community and neighborhood shopping centers ranges between 5 and 6%. Although the Area is not totally comprised of contiguous commercial strip retail, which the industry standards specifically address, commercial vacancies above 12-15% are generally considered excessive for any type of commercial district. Many of the commercial properties are also occupied with Class D tenants such as tattoo parlors, palm readers, nail salons, or second-hand discount warehouse retailers. As more commercial properties along US Route 159 are developed, this will divert commercial activity away from the western portion of Lincoln

² Urban Land Institute and International Council of Shopping Centers. *Dollars and Cents of Shopping Centers/The SCORE 2006*. Washington DC: ULI ICSC, 2006.

Trail and the retail fronting Commerce Lane. Although some new development has taken place on the eastern edge of the Project Area, this development has been localized and has occurred at the expense of commercial properties further west. The City of Fairview Heights' commercial base has historically been one of the most active centers for retail and commercial activity in the Metro-East portion of the St. Louis Metropolitan region. The City's residential development patterns support a strong retail and commercial presence along IL Route 159 and U.S. Highway 50. More recently, communities to the east of Fairview Heights (i.e. O'Fallon, Shiloh, and Swansea) have been subject to rapid residential growth and development. Commercial and retail development has also moved into these communities, providing local and neighborhood shopping and/or services targeting the local communities. Within the past two to three years, the commercial and retail development in these eastern communities has attracted retail and commercial businesses targeting community shopping centers (i.e. retail centers with a trade area of approximately 15 minutes and large anchor retailers). These community shopping centers have had two major impacts on the City of Fairview Heights. First, these community shopping centers have altered the shopping habits and patterns of consumers from these eastern communities (and arguably consumers in Fairview Heights) by providing a location for goods and services in closer proximity than the IL Route 159 and U.S. Highway 50 commercial district in the City of Fairview Heights. In most cases, consumers are less likely to shop in Fairview Heights for goods and services if these same goods and services (or quality of goods and services) are available at businesses closer to their home. Second, retail and commercial business entities have relocated to these newer, larger commercial formats in other communities, leaving behind vacant or underutilized retail and commercial spaces in the City. The availability and affordability of additional development locations in other communities is likely to encourage the continued pattern of a shrinking Fairview Heights market area for consumers and an increasing competitiveness for existing or new commercial businesses.

C. Would Not be Developed "but for" TIF

The City has found that the Redevelopment Project Area would not reasonably be developed without the use of tax increment revenues. The City further commits that such incremental revenues will be utilized for the development and revitalization of the Redevelopment Project Area as provided in the Act. Underscoring the economic need for municipal financial assistance in the form of tax increment financing is the fact that without the City's commitment to provide such municipal financial assistance, there will not be commitments for private development and revitalization.

Furthermore, the eligibility factors documented in this report contribute to the "but for" argument. These conditions are a discouragement to private investment, as the potential return on investment is too small relative to the risk or simply does not make economic sense. Acquiring and consolidating properties in order to put together a site that meets contemporary development

standards and demolishing obsolete structures and site improvements represent extraordinary costs that discourage private investment.

It is the intent of this TIF Redevelopment Plan to help overcome the economic disincentives which have caused the Project Area to lag behind the remainder of the City in property value growth. Without financial incentives to overcome these barriers, investment by private enterprise will not take place to the degree necessary to realize significant revitalization and/or redevelopment within the Area. Recent reinvestment in the Area, such as the renovation of the former Target store, has been induced through the use of a sales tax rebate.

D. Assessment of Financial Impact

The City finds that the Plan and Project proposed by this Redevelopment Plan will not place significant additional demands on facilities or services for any local taxing body. Currently, police and fire services and facilities appear to be adequate for the foreseeable future.

The City and Joint Review Board will monitor the progress of the TIF program and its future impacts on all local taxing bodies. In the event significant adverse impacts are identified that increase demands for facilities or services in the future, the City will consider utilizing tax increment proceeds or other appropriate actions, to the extent possible, to assist in addressing the needs.

E. Estimated Date for Completion of the Redevelopment Projects

The estimated date for completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31st of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted.

F. Most Recent Equalized Assessed Valuation

The most recent total equalized assessed valuation (EAV) for the Redevelopment Project Area has been estimated by the City to be approximately \$22,242,923. A listing of the **parcels of real property located in the Project Area, and the 2005 Assessment Year EAV**, is located in the **Appendix as Attachment D**. The County Clerk of St. Clair County will verify the base EAV amount of each property after adoption of the City ordinances approving the Redevelopment Plan and establishing the Redevelopment Project Area.

G. Redevelopment Valuation

Contingent on the adoption of this Tax Increment Redevelopment Plan and commitment by the City to the Redevelopment Program, it is anticipated that the private redevelopment investment in this Redevelopment Project Area will cause the equalized assessed valuation to increase by approximately \$3 to \$4 million (2007 dollars).

H. Source of Funds

The primary source of funds to pay for Redevelopment Project Costs associated with implementing the Redevelopment Plan and Projects shall be funds collected pursuant to tax increment allocation financing to be adopted by the City of Fairview Heights. Under such financing, tax increment revenue resulting from increases in the EAV of property, in each Redevelopment Project Area shall be allocated to a special fund each year (the "Special Tax Allocation Fund"). The assets of the Special Allocation Fund shall be used to pay Redevelopment Project Costs and retire any obligations incurred to finance Redevelopment Project Costs.

In order to expedite the implementation of the Redevelopment Plan and Projects and construction of the public improvements, the City of Fairview Heights, pursuant to the authority granted to it under the TIF Act, may issue bonds or other obligations to pay for the eligible Redevelopment Project Costs. These obligations may be secured by future revenues to be collected and allocated to the Special Allocation Fund.

If available, revenues from other economic development funding sources, public or private, will be utilized. These may include State and Federal programs, local retail sales tax, applicable revenues from any adjoining Tax Increment Financing Areas, and land disposition proceeds from the sale of land in the Redevelopment Project Area, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made a part of a bond ordinance.

I. Nature and Term of Obligations

Without excluding other methods of City or private financing, the principal source of funding will be those deposits made into the Special Allocation Fund of monies received from the taxes on the increased value (above the initial equalized assessed value) of real property in the Area. These monies may be used to repay private or public sources for the expenditure of funds made as Redevelopment Project Costs for applicable public or private redevelopment activities noted above, or may be used to amortize Tax Increment Revenue obligations, issued pursuant to this Redevelopment Plan and Project, for a term not to exceed 20 years bearing an annual interest rate as permitted by law. Revenues received in excess of 100% of funds necessary for the

payment of principal and interest on the bonds and not needed for other redevelopment project costs or early bond retirements may be declared as surplus and become available for distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the project. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan.

J. Fair Employment Practices and Affirmative Action

The City of Fairview Heights will insure that all private and public redevelopment activities are constructed in accordance with fair employment practices and affirmative action by any and all recipients of Tax Increment Financing assistance.

K. Reviewing and Amending the TIF Plan

This Redevelopment Plan may be amended in accordance with the provisions of the TIF Act. Also, the City shall adhere to all reporting requirements and other statutory provisions.

APPENDIX









ATTACHMENT A

Maps

Exhibit B Existing Land Use Map

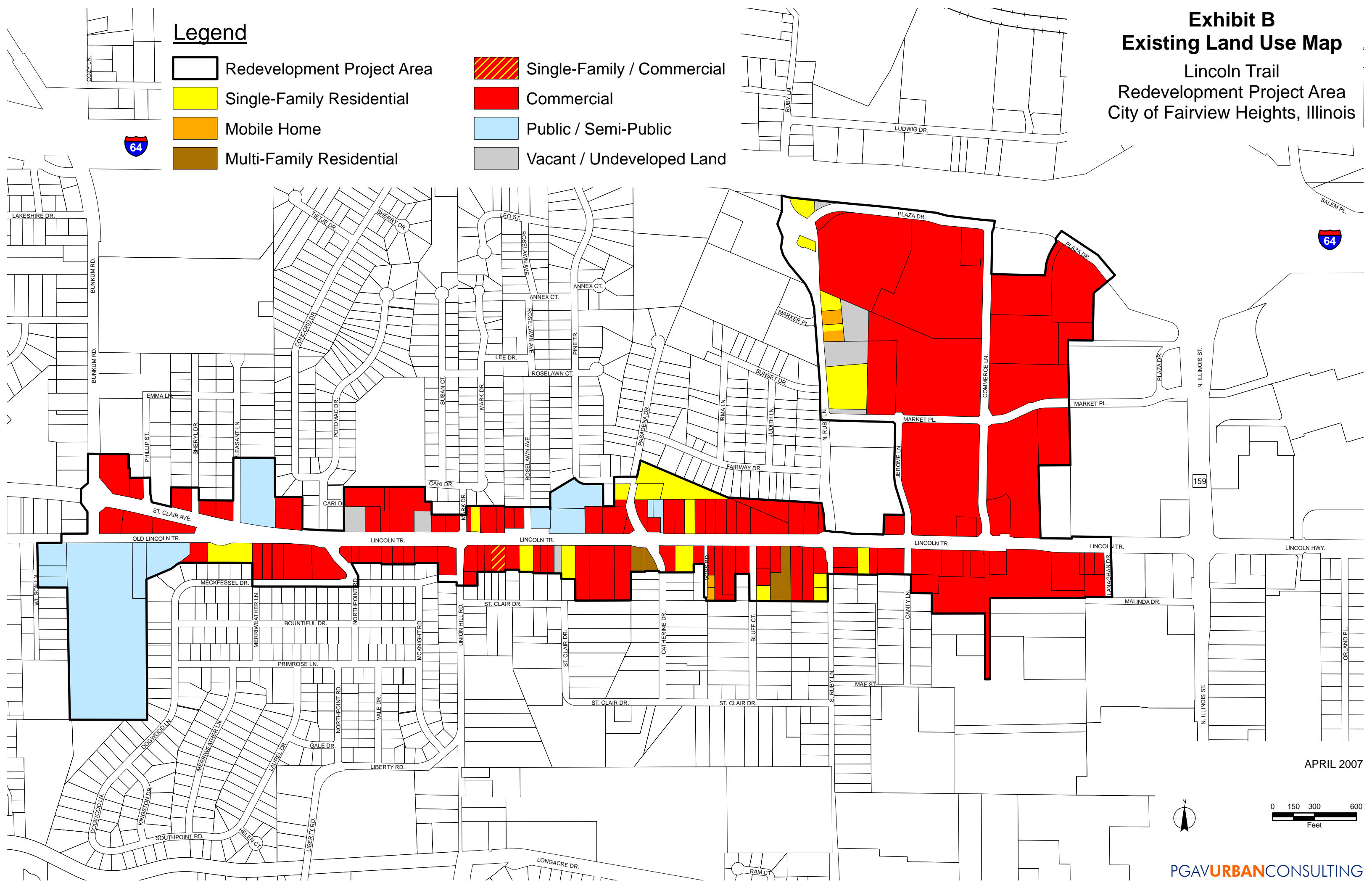
Lincoln Trail
Redevelopment Project Area
City of Fairview Heights, Illinois

Legend

-  Redevelopment Project Area
-  Single-Family Residential
-  Mobile Home
-  Multi-Family Residential
-  Single-Family / Commercial
-  Commercial
-  Public / Semi-Public
-  Vacant / Undeveloped Land



159














APRIL 2007



Exhibit C Existing Conditions (East)

Lincoln Trail
Redevelopment Project Area
City of Fairview Heights, Illinois

Legend

-  Redevelopment Project Area Boundary
-  Over 35 Years of Age
-  Deterioration
-  Dilapidation
-  Site Deterioration
-  Site Dilapidation
-  Excessive Coverage
-  Obsolete Building
-  Below Code
-  Excessive Vacancies
-  Inadequate Utilities



APRIL 2007

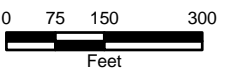


Exhibit C Existing Conditions (West)

Lincoln Trail
Redevelopment Project Area
City of Fairview Heights, Illinois

Legend

- Redevelopment Project Area Boundary
- * Over 35 Years of Age
- Deterioration
- ▲ Dilapidation
- Site Deterioration
- △ Site Dilapidation
- × Excessive Coverage
- Obsolete Building
- ⊙ Below Code
- ∨ Excessive Vacancies



APRIL 2007



ATTACHMENT B

Boundary Description
The Lincoln Trail Redevelopment Project Area

PART OF U.S. SURVEY 768 AND PARTS OF SECTIONS 28 AND 29 IN TOWNSHIP 29 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF LANAGHAN DRIVE WITH THE NORTHERLY LINE OF MALINDA DRIVE, FAIRVIEW HEIGHTS, ILLINOIS; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID MALINDA DRIVE, A DISTANCE OF 190 FEET MORE OR LESS TO THE NORTHWESTERLY EXTREMITY OF SAID MALINDA DRIVE; THENCE SOUTH ALONG THE WESTERLY EXTREMITY OF SAID MALINDA DRIVE, A DISTANCE OF 10.18 FEET MORE OR LESS TO THE NORTHEASTERLY CORNER OF PART OF LOT 2 OF "CROSSROADS CENTRAL" ASSESSMENT PLAT, AN UNRECORDED ASSESSMENT PLAT; THENCE WESTERLY ALONG THE NORTHERLY LINE OF PART OF LOT 2 OF SAID "CROSSROADS CENTRAL" ASSESSMENT PLAT, A DISTANCE OF 686.33 FEET TO THE NORTHWESTERLY CORNER OF SAID PART OF LOT 2; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID PART OF LOT 2 AND PART OF LOT 3, A DISTANCE OF 578.49 FEET, MORE OR LESS; THENCE WESTERLY AT RIGHT ANGLES TO COURSE LAST DESCRIBED, A DISTANCE OF 35 FEET; THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT 9 AND 10 OF SAID "CROSSROADS CENTRAL ASSESSMENT PLAT", A DISTANCE OF 468.15 FEET MORE OF LESS, TO THE NORTHEASTERLY CORNER OF SAID LOT 9; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 9, A DISTANCE OF 374.39 FEET TO THE SOUTHWESTERLY CORNER OF LOT 8 OF SAID "CROSSROADS CENTRAL ASSESSMENT PLAT"; THENCE NORTH ALONG THE WESTERLY LINE OF SAID LOT 8, A DISTANCE OF 142 FEET TO THE NORTHEASTERLY CORNER OF LOT 2 OF "MATILDA M. CANTY NO. 2", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 57 ON PAGE 29; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2 TO THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE NORTH ALONG THE WESTERLY LINE OF LOT 1 OF SAID "MATILDA M. CANTY NO. 2", A DISTANCE 129.5 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE NORTHERLY LINE OF LOT 1 OF "MATILDA M. CANTY TRACTS", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 146 ON PAGE 22, A DISTANCE OF 243.5 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE NORTH ALONG THE WESTERLY LINE OF SAID "MATILDA M. CANTY TRACTS", A DISTANCE OF 20 FEET, MORE OR LESS; THENCE WESTERLY ALONG A LINE PARALLEL TO THE SOUTHERTHLY LINE OF U.S. HIGHWAY 50, A DISTANCE OF 313 FEET, MORE OR LESS, TO THE EASTERLY LINE OF RUBY LANE; THENCE WESTERLY OVER AND ACROSS RUBY LANE TO THE EASTERLY LINE OF LOT 23 OF "ST. CLAIR HILLS", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 28 ON PAGE 3; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 23, A DISTANCE OF 200 FEET, MORE OR LESS, TO THE SOUTHEASTERLY CORNER OF SAID LOT 23; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID "ST. CLAIR HILLS" AND ITS WESTERLY EXTENSION TO THE POINT OF INTERSECTION OF SAID LINE WITH THE WESTERLY LINE OF BLUFF COURT; THENCE NORTH ALONG THE WESTERLY LINE OF BLUFF COURT, A DISTANCE OF 200 FEET, MORE OR LESS; THENCE WESTERLY AT RIGHT ANGLES TO THE COURSE LAST DESCRIBED, A DISTANCE OF 100 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH THE EASTERLY LINE OF LOT 17 OF SAID "ST. CLAIR HILLS"; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID LOT 17 OF "ST. CLAIR HILLS", A DISTANCE OF 200 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 17; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOTS 16 AND 17 OF "ST. CLAIR HILLS" TO THE SOUTHWESTERLY CORNER OF SAID LOT 16; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 16 TO THE SOUTHEASTERLY CORNER OF VOSS DRIVE; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF VOSS DRIVE A DISTANCE OF 25 FEET TO THE SOUTHWESTERLY CORNER OF SAID VOSS DRIVE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID VOSS DRIVE, A DISTANCE OF 247.7 FEET;

THENCE WESTERLY, A DISTANCE OF 75 FEET TO THE EASTERLY LINE OF LOT 14 OF SAID "ST. CLAIR HILLS"; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF LOT 14, A DISTANCE OF 60 FEET; THENCE WESTERLY, A DISTANCE OF 250 FEET, MORE OR LESS, TO THE WESTERLY LINE OF CATHERINE AVENUE; THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT 3 OF "DOYLE'S SUBDIVISION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 44, PAGE 7 A DISTANCE OF 10 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER OF SAID LOT 3; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 100 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1 OF SAID "DOYLE'S SUBDIVISION"; THENCE SOUTH ALONG THE EASTERLY LINE OF LOT 2 OF SAID "DOYLE'S SUBDIVISION", A DISTANCE OF 3.85 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 100 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE SOUTH ALONG THE WESTERLY LINES OF LOTS 3, 4, AND 5 OF SAID "DOYLE'S SUBDIVISION" TO THE SOUTHWESTERLY CORNER OF SAID LOT 5 OF "DOYLE'S SUBDIVISION"; THENCE WESTERLY ALONG THE SOUTH LINE OF LOTS 9, 10, AND 11 OF SAID "ST. CLAIR HILLS" SUBDIVISION TO THE SOUTHWESTERLY CORNER OF SAID LOT 9; THENCE NORTH ALONG THE WESTERLY LINE OF SAID LOT 9, A DISTANCE OF 155 FEET; THENCE WESTERLY A DISTANCE OF 100 FEET, AT RIGHT ANGLES TO THE COURSE LAST DESCRIBED, TO THE EASTERLY LINE OF LOT 7 OF SAID "ST. CLAIR HILLS" SUBDIVISION; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF LOT 7, A DISTANCE OF 35 FEET; THENCE WESTERLY, AT RIGHT ANGLES TO THE COURSE LAST DESCRIBED, A DISTANCE OF 200 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH THE WESTERLY LINE OF LOT 6 OF SAID "ST. CLAIR HILLS" SUBDIVISION; THENCE NORTH ALONG THE WESTERLY LINE OF SAID LOT 6, A DISTANCE OF 10 FEET; THENCE WESTERLY, AT RIGHT ANGLES TO THE COURSE LAST DESCRIBED, A DISTANCE OF 100 FEET TO THE WESTERLY LINE OF LOT 5 OF SAID "ST. CLAIR HILLS" SUBDIVISION; THENCE NORTH ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 15 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE COURSE LAST DESCRIBED, A DISTANCE OF 100 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH THE WESTERLY LINE OF LOT 4 OF SAID "ST. CLAIR HILLS" SUBDIVISION; THENCE SOUTH ALONG THE WESTERLY LINE OF SAID LOT 4, A DISTANCE OF 25 FEET; THENCE WESTERLY, AT RIGHT ANGLES TO THE COURSE LAST DESCRIBED, A DISTANCE OF 200 FEET TO THE EASTERLY LINE OF LOT 1 OF SAID "ST. CLAIR HILLS" SUBDIVISION; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 100 FEET; THENCE WESTERLY, A DISTANCE OF 100 FEET TO THE EASTERLY LINE OF UNION HILL ROAD; THENCE WESTERLY OVER AND ACROSS UNION HILL ROAD TO THE POINT OF INTERSECTION OF SAID LINE WITH THE WESTERLY LINE OF UNION HILL ROAD; THENCE NORTH ALONG THE WESTERLY LINE OF UNION HILL ROAD TO THE NORTHEASTERLY CORNER OF LOT 1 OF "LAKELAND TERRACE", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE SAID RECORDER'S OFFICE IN BOOK OF PLATS 55, ON PAGE 26; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 OF "LAKELAND TERRACE" TO THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE SOUTHERLY EXTENSION AND THE EASTERLY LINE OF LOT 42 OF "BOUNTIFUL HEIGHTS", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE SAID RECORDER'S OFFICE IN BOOK OF PLATS 54 ON PAGE 4, TO THE NORTHEASTERLY CORNER OF SAID LOT 42; THENCE WESTERLY ALONG THE NORTHERLY LINE OF LOTS 41 AND 42 TO THE NORTHWESTERLY CORNER OF SAID LOT 41; THENCE SOUTH ALONG THE WESTERLY LINE OF SAID LOT 41, A DISTANCE OF 10 FEET; THENCE WESTERLY ALONG A LINE LYING 10 FEET SOUTHERLY OF AND PARALLEL TO THE NORTHERLY LINE OF LOTS 40, 39 AND 38, A DISTANCE OF 240 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH THE WESTERLY LINE OF SAID LOT 38; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 38, A DISTANCE OF 10 FEET TO THE NORTHEASTERLY CORNER OF LOT 37 OF SAID "BOUNTIFUL HEIGHTS" SUBDIVISION; THENCE WESTERLY ALONG THE NORTHERLY LINE OF LOTS 37 AND 36 AND THEIR WESTERLY EXTENSION TO THE POINT OF INTERSECTION OF SAID LINE

WITH THE NORTHEASTERLY LINE OF NORTH POINT ROAD; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID NORTH POINT ROAD, A DISTANCE OF 107.85 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH NORTHERLY LINE OF MECKFESSEL DRIVE; THENCE SOUTHERLY TO THE INTERSECTION OF THE SOUTHERLY LINE OF SAID MECKFESSEL DRIVE WITH THE EASTERLY LINE OF NORTHPOINT ROAD; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF MECKFESSEL DRIVE TO THE INTERSECTION OF SAID SOUTHERLY LINE OF MECKFESSEL DRIVE WITH THE WESTERLY LINE OF MERRIWEATHER LANE; THENCE NORTHERLY ALONG SAID WESTERLY LINE AND THE EASTERLY LINE OF LOT 29 OF SAID "BOUNTIFUL HEIGHTS" SUBDIVISION TO THE NORTHEASTERLY CORNER OF SAID LOT 29; THENCE WESTERLY ALONG THE NORTHERLY LINES OF LOT 29, 28, 27, 26, 25, AND 24 TO THE NORTHWESTERLY CORNER OF SAID LOT 24 OF "BOUNTIFUL HEIGHTS" SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF LOTS 23 AND 22 TO THE NORTHWESTERLY CORNER OF SAID LOT 22, ALSO BEING A POINT IN THE EASTERLY LINE OF PART OF LOT 12 OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PART OF LOT 12 TO THE SOUTHEASTERLY CORNER OF SAID PART OF LOT 12; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF PART OF LOT 12 AND THE SOUTHERLY LINE OF PART OF LOT 11B OF SAID SECTION, TO THE SOUTHWESTERLY CORNER OF SAID LOT 11B; THENCE NORTH ALONG THE WESTERLY LINE OF SAID LOT 11B A DISTANCE OF 945.25 FEET, MORE OR LESS; THENCE WESTERLY A DISTANCE OF 208.75 FEET TO THE EASTERLY LINE OF WILSON LANE; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE POINT OF INTERSECTION OF SAID EASTERLY LINE WITH THE SOUTHERLY LINE OF OLD LINCOLN TRAIL; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF OLD LINCOLN TRAIL TO THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 10 OF "MEYER PLACE" SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 38 ON PAGE 42; THENCE NORTHERLY OVER AND ACROSS OLD LINCOLN TRAIL ALONG SAID SOUTHERLY PROLONGATION OF SAID WESTERLY LINE OF LOT 10 TO THE SOUTHWESTERLY CORNER OF SAID LOT 10, ALSO BEING THE NORTHERLY LINE OF SAID OLD LINCOLN TRAIL; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF OLD LINCOLN TRAIL TO THE POINT OF INTERSECTION OF SAID LINE WITH THE WESTERLY LINE OF BUNKUM ROAD; THENCE NORTHERLY ALONG THE WESTERLY LINE OF BUNKUM ROAD TO THE INTERSECTION OF SAID WESTERLY LINE WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 1 OF "HINTERTHEER ADDITION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 54 ON PAGE 24; THENCE EASTERLY OVER AND ACROSS BUNKUM ROAD TO THE POINT OF INTERSECTION OF SAID NORTHERLY LINE WITH THE EASTERLY LINE OF SAID BUNKUM ROAD; THENCE CONTINUING EASTERLY ALONG THE COURSE LAST DESCRIBED, A DISTANCE OF 216.81 FEET MORE OR LESS; THENCE SOUTHERLY AT RIGHT ANGLES TO THE COURSE LAST DESCRIBED TO THE POINT OF INTERSECTION OF SAID LINE WITH THE LINE LYING 139.24 FEET NORTHERLY OF THE NORTHERLY LINE OF U.S. HIGHWAY 50; THENCE EASTERLY AT RIGHT ANGLES TO THE COURSE LAST DESCRIBED, A DISTANCE OF 97.64 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH THE WESTERLY LINE OF PHILLIP STREET; THENCE CONTINUING EASTERLY ALONG THE COURSE LAST DESCRIBED TO THE POINT OF INTERSECTION OF SAID LINE WITH THE EASTERLY LINE OF SAID PHILLIPS STREET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PHILLIP STREET TO THE POINT OF INTERSECTION OF SAID LINE WITH THE NORTHERLY LINE OF U.S. HIGHWAY 50; THENCE EASTERLY ALONG THE NORTHERLY LINE OF U.S. HIGHWAY 50 TO THE SOUTHWEST CORNER OF LOT 19 OF "KOMBRINK SUBDIVISION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 51 PAGE 96; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 19, A DISTANCE OF 139.4 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 19; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 19 AND IT'S EASTERLY EXTENSION, A DISTANCE OF 200

FEET TO THE EASTERLY LINE OF SHERYL DRIVE; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SHERYL DRIVE A DISTANCE OF 90 FEET TO THE SOUTHWESTERLY CORNER OF LOT 17 IN SAID "KOMBRINK SUBDIVISION"; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOT 17 AND LOT 2 IN SAID "KOMBRINK SUBDIVISION", A DISTANCE OF 250 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH THE WESTERLY LINE OF PLEASANT LANE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF PLEASANT LANE TO THE POINT OF INTERSECTION OF SAID LINE WITH THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 1 OF "BATHA SUBDIVISION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 51, PAGE 52; THENCE EASTERLY ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 322.6 FEET TO THE SOUTHEASTERLY CORNER OF LOT 1 OF SAID "BATHA SUBDIVISION", SAID SOUTHEASTERLY CORNER ALSO BEING IN THE WESTERLY LINE OF "BOUNTIFUL HEIGHTS NORTH", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 58, PAGE 79; THENCE SOUTH ALONG THE WESTERLY LINE OF SAID "BOUNTIFUL HEIGHTS NORTH" TO THE SOUTHWESTERLY CORNER OF LOT 7 OF SAID "BOUNTIFUL HEIGHTS NORTH" SUBDIVISION; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOT 7 AND LOT 6 TO THE SOUTHEASTERLY CORNER OF SAID LOT 6 OF "BOUNTIFUL HEIGHTS NORTH" SUBDIVISION; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF PART OF LOT 4, 3, 2 AND 1 OF SAID "BOUNTIFUL HEIGHTS NORTH" SUBDIVISION TO THE POINT OF INTERSECTION OF SAID LINE WITH THE NORTHERLY LINE OF U.S. HIGHWAY 50; THENCE EASTERLY ALONG THE NORTHERLY LINE OF U.S. HIGHWAY 50 TO THE SOUTHEASTERLY CORNER LOT 31 OF SAID "BOUNTIFUL HEIGHTS NORTH" SUBDIVISION; THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOTS 31 AND 32 TO THE NORTHEASTERLY CORNER OF SAID LOT 32, SAID NORTHEASTERLY CORNER OF LOT 32 ALSO BEING ON THE WESTERLY LINE OF LOT 1 OF "CONCORD PLAZA" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 65, PAGE 7; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 OF "CONCORD PLAZA", A DISTANCE 140 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 580.07 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH THE WESTERLY LINE OF LOT 3 OF "BOUNTIFUL HEIGHTS NORTH SUBDIVISION THIRD ADDITION", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN THE PLAT BOOK 63, PAGE 109; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 106.2 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 46.24 FEET TO A POINT; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 1 OF "CONCORD PLAZA" AND THE EASTERLY LINE OF LOT 5 OF SAID "CONCORD PLAZA", A DISTANCE OF 92.8 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE COURSE LAST DESCRIBED ALONG A LINE LYING 125 FEET NORTHERLY OF AND PARALELL TO THE NORTHERLY LINE OF U.S. HIGHWAY 50, A DISTANCE OF 250 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH THE EASTERLY LINE OF MARK DRIVE; THENCE NORTHERLY ALONG THE EASTERLY LINE OF MARK DRIVE TO THE SOUTHWESTERLY CORNER OF LOT 1 OF "ELMDALE" SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT BOOK 54, PAGE 71; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOTS 1, 2 AND 3 OF SAID "ELMDALE" SUBDIVISION, A DISTANCE OF 274 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 3, ALSO BEING A POINT IN THE WESTERLY LINE OF "ROSELAWN HEIGHTS" SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT BOOK 41, PAGE 9; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 3 TO THE NORTHWESTERLY CORNER OF LOT 1 IN SAID "ROSELAWN HEIGHTS" SUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF LOTS 1, 2, 35, AND 36 IN SAID "ROSELAWN HEIGHTS" SUBDIVISION TO THE NORTHEASTERLY CORNER OF SAID LOT 36, ALSO BEING A POINT IN THE WESTERLY LINE OF LOT 5 IN "SUNNY HILL ACRES" SUBDIVISION, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID

RECORDER'S OFFICE IN PLAT BOOK 47, PAGE 1; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF LOT 5 TO THE NORTHWESTERLY CORNER OF SAID LOT 5; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, A DISTANCE OF 205.4 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 5, ALSO BEING A POINT IN THE SOUTHERLY LINE OF PINE TRAIL; THENCE EASTERLY ALONG THE NORTHERLY LINE OF LOTS 5, 4, AND 3, ALSO BEING THE SOUTHERLY LINE OF SAID PINE TRAIL, TO THE NORTHEASTERLY CORNER OF SAID LOT 3; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 160 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 3; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOT 2 OF "SUNNY HILL ACRES", A DISTANCE OF 80 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2 OF "SUNNYHILL ACRES" AND ITS NORTHERLY EXTENSION, A DISTANCE OF 210 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH THE NORTHERLY LINE OF PINE TRAIL; THENCE EASTERLY ALONG THE NORTHERLY LINE OF PINE TRAIL, AND ITS EASTERLY EXTENSION, TO THE POINT OF INTERSECTION OF SAID LINE WITH THE EASTERLY LINE OF PASADENA DRIVE; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF PASADENA DRIVE TO THE INTERSECTION OF SAID EASTERLY LINE WITH THE SOUTHWESTERLY LINE OF U.S. SURVEY 768; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID U.S. SURVEY 768 TO THE POINT OF INTERSECTION OF SAID LINE WITH THE SOUTHERLY LINE OF LOT 48 OF "MEADOWBROOK VILLAGE" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE SAID RECORDER'S OFFICE IN PLAT BOOK 44, PAGE 43; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 48, A DISTANCE OF 19.7 FEET TO THE SOUTHEAST CORNER OF SAID LOT 48; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOTS 49, 50, AND 51 TO THE SOUTHEAST CORNER OF SAID LOT 51 OF SAID "MEADOWBROOK VILLAGE" SUBDIVISION, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 1 OF "RUBY LANE PLACE", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE SAID RECORDER'S OFFICE IN PLAT BOOK 55, PAGE 10; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOTS 1, 2, AND 4 OF SAID "RUBY LANE PLACE" TO THE POINT OF INTERSECTION OF SAID SOUTHERLY LINE WITH THE WESTERLY LINE OF RUBY LANE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF RUBY LANE TO THE POINT OF INTERSECTION OF SAID LINE WITH THE NORTHERLY LINE OF U.S. HIGHWAY 50; THENCE EASTERLY ALONG THE NORTHERLY LINE OF U.S. HIGHWAY 50, ALSO KNOWN AS LINCOLN TRAIL, TO THE SOUTHWEST CORNER OF LOT 2 OF "MARKET PLACE PHASE 1", REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN PLAT BOOK 70, PAGE 41; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 140 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 145.50 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2, ALSO BEING A POINT IN THE WESTERLY LINE JEROME LANE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF JEROME LANE TO THE SOUTHERLY LINE OF MARKET PLACE; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF MARKET PLACE TO THE WESTERLY LINE OF RUBY LANE; THENCE NORTHERLY ON THE WESTERLY LINE OF RUBY LANE TO THE INTERSECTION OF SAID WESTERLY LINE WITH THE SOUTHERLY LINE OF FAI 64; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID FAI 64 TO THE POINT OF INTERSECTION OF SAID LINE WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF COMMERCE LANE; THENCE SOUTHERLY ALONG SAID PROLONGATION AND THE EASTERLY LINE OF SAID COMMERCE LANE TO THE SOUTHEASTERLY CORNER OF PART OF TRACT 1B; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PART OF TRACT 1B AND TRACT 2B TO THE EASTERLY LINE OF SAID PART OF TRACT 2B; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 380 FEET, AND THE NORTHEASTERLY PROLONGATION OF SAID CURVE TO THE POINT OF INTERSECTION OF SAID LINE WITH THE SOUTHERLY LINE OF SAID FAI 64; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID FAI 64 TO THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE NORTHEASTERLY

PROLONGATION OF PART OF THE EASTERLY LINE OF TRACT 1A; THENCE SOUTHWESTERLY ALONG SAID PROLONGATION OF SAID PART OF THE EASTERLY LINE OF SAID TRACT 1A TO THE NORTHEASTERLY CORNER OF SAID TRACT 1A; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG TRACT 1A AND SOUTHERLY ALONG THE EASTERLY LINE OF TRACT 1C TO THE SOUTHEASTERLY CORNER OF SAID TRACT 1C.; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF TRACT 1C, A DISTANCE OF 181.85 FEET; THENCE SOUTHERLY AT RIGHT ANGLE TO THE COURSE LAST DESCRIBED, A DISTANCE OF 169 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER OF PART OF LOT 10B IN SAID FRACTIONALIZED SECTION 28; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PART OF LOT 10B AND THE EASTERLY LINE OF LOT 4B TO THE SOUTHEASTERLY CORNER OF SAID LOT 4B; THENCE WESTERLY AT RIGHT ANGLES TO THE COURSE LAST DESCRIBED ALONG THE SOUTHERLY LINE OF LOT 4B, A DISTANCE OF 225 FEET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF "MARKET PLACE PHASE 2", TO THE POINT OF INTERSECTION OF SAID LINE WITH THE NORTHERLY LINE OF U.S. HIGHWAY 50 (LINCOLN HIGHWAY); THENCE EASTERLY ALONG SAID NORTHERLY LINE OF U.S. HIGHWAY 50 (LINCOLN HIGHWAY) TO THE POINT OF INTERSECTION OF SAID LINE WITH THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LANAGHAN DRIVE; THENCE SOUTHERLY ALONG THE NORTHERLY EXTENSION OF SAID EASTERLY LINE OF LANAGHAN DRIVE TO THE POINT OF INTERSECTION OF SAID EASTERLY LINE OF LANAGHAN DRIVE WITH THE NORTHERLY LINE OF MALINDA DRIVE, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SITUATED IN THE CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, ILLINOIS.

ATTACHMENT C

Photographs



The former Rhodes Furniture store is vacant.



The former Lay-Z-Boy store is vacant.



Vacant commercial building located on Lanagham.



This vacant lot fronting Ruby still has some debris from the house that stood here.



This mobile home fronting Ruby is deteriorated. Note large branches on carport roof.



One of the mobile homes fronting Ruby is sitting vacant and deteriorated.



The vacant K&G store has severe storm damage.



The parking lot for the WellnessOne is cracked and crumbling.



The parking lot in the rear of Screamin' Demon Tattoo is severely deteriorated and contains large puddles of water.



The fence is falling down in front of one of the single-family homes fronting Pasadena.



This commercial building fronting Lincoln Trail sits vacant.



This gutter on this single-family is sagging badly and there is a missing section of shutter where the siding was replaced.



This strip mall along Lincoln Trail contains several vacancies. Note roof cap is rusting.



This mobile home behind the Fix-O-Flat is severely deteriorated and has tires stored in and around it.



This accessory structure for the Fix-O-Flat has severe step cracking and the wall is falling inward.



The parking lot for this multi-tenant commercial building is cracked and crumbling.



The Donut House is another vacant business along Lincoln Trail .



Best Cleaners is a vacant commercial building along Lincoln Trail.



The roof on Fairview Sports & Hardware is sagging and has no shingles.



This mobile home fronting Voss is dilapidated and has been declared unsafe for human occupancy by the City.



This former body shop is now vacant. Note step cracking on the front and sides of the building.



This parking lot for Fortel's Pizza Den is severely deteriorated.



The signage and awning on the front of this vacant commercial building fronting Canty are broken and missing sections.

ATTACHMENT D

PIN LIST, PROPERTY OWNERS & 2005 EAV

PIN LIST, PROPERTY OWNERS & 2005 EAV
Lincoln Trail Redevelopment Project Area
Fairview Heights, IL

Parcel ID	Land Value	Building Value	Total Assessed Value	Owner	Owner Address		
3280102040	26,715	42,808	69,523	CHAND SANTOSH P TR - NG TRUST	10315 LINCOLN TRL	FAIRVIEW HEIGHTS, IL	622081829
3280102043	11,927	70,121	82,048	N-G TRUST DTD	10315 LINCOLN TRL	FAIRVIEW HEIGHTS, IL	622081829
3280102044	12,159	12,268	24,427	WASSELL, JOSEPH L	10321 LINCOLN TRL	FAIRVIEW HEIGHTS, IL	622081829
3280102048	22,450	23,218	45,668	CHAPMAN, EARL J	2 SCHMITTLING LN	FREEBURG, IL	622434059
3280102049	14,146	54,624	68,770	CHAND SANTOSH P TR - NG TRUST	10315 LINCOLN TRL	FAIRVIEW HEIGHTS, IL	622081829
3280104030	0	0	0	FIRST BAPTIST CHURCH OF FAIRVI	10401 LINCOLN TR	FAIRVIEW HEIGHTS, IL	62208
3280104032	4,909	29,593	34,502	SMITH, TERRILL	125 NORTH LAKE DR	GLEN CARBON, IL	62034
3280104037	0	0	0	FIRST BAPTIST CHURCH OF FAIRVI	10401 LINCOLN TR	FAIRVIEW HEIGHTS, IL	62208
3280104038	27,768	76,835	104,603	FELDMANS & HOFFMANS	10419 LINCOLN TR	FAIRVIEW HEIGHTS, IL	62208
3280104039	36,243	56,995	93,238	DICKERSON STATIONS INC	10425 LINCOLN TR	FAIRVIEW HEIGHTS, IL	62208
3280106008	1,949	17,431	19,380	HINDMAN, HARRY	141 N RUBY LN	FAIRVIEW HEIGHTS, IL	622081926
3280111023	6,429	28,185	34,614	KISSLER, DONALD P & CATHERINE	11 PASADENA DR	FAIRVIEW HEIGHTS, IL	62208
3280111024	5,845	33,781	39,626	TRAME, FLOYD & DENISE	17 PASADENA DR	FAIRVIEW HEIGHTS, IL	622081915
3280111029	4,853	0	4,853	CENTRAL ILLINOIS PUBLIC SERVIC	MAIL CODE 210	SAINT LOUIS, MO	631666149
3280111030	12,921	29,816	42,737	CENTRAL ILLINOIS PUBLIC SERVIC	MAIL CODE 210	SAINT LOUIS, MO	631666149
3280111031	8,769	0	8,769	MOODY, EVERETT W	10509 LINCOLN TR	FAIRVIEW HEIGHTS, IL	62208
3280111032	22,098	42,518	64,616	MOODY, EVERETT W	10509 LINCOLN TR	FAIRVIEW HEIGHTS, IL	62208
3280111033	8,769	20,195	28,964	EKSTASIS INC	1330 BOSSLER LN	O FALLON, IL	622697128
3280111034	8,769	94,506	103,275	FAULKNER, MICHAEL & PAMELA	10513 LINCOLN TRL	FAIRVIEW HEIGHTS, IL	622081911
3280111035	8,769	32,382	41,151	GROH, W & JABLONSKI M J ET AL	10515 LINCOLN TRL	FAIRVIEW HEIGHTS, IL	622081911
3280111036	14,614	6,448	21,062	DORIS, M BAER TRUSTEE	10517 LINCOLN TR	FAIRVIEW HEIGHTS, IL	62208
3280111037	8,769	35,089	43,858	WEIR, ROBERT W ET AL	10519 LINCOLN TR	FAIRVIEW HEIGHTS, IL	62208
3280111038	84,764	149,609	234,373	BIASBAS, BETTY C	2510 BARRETT STATION RD	BALLWIN, MO	63021
3280111042	13,152	65,919	79,071	NAPCO AUTOMOTIVE INC	10505 LINCOLN TR	FAIRVIEW HEIGHTS, IL	62208
3280111043	40,220	0	40,220	3635 FOREST PARK LP	2242 WHITNEY POINTE DR	CHESTERFIELD, MO	630054515
3280111044	87,890	154,902	242,792	3635 FOREST PARK LP	2242 WHITNEY POINTE DR	CHESTERFIELD, MO	630054515
3280111047	16,718	0	16,718	NAPCO AUTOMOTIVE INC	10501 LINCOLN TR	FAIRVIEW HEIGHTS, IL	62208
3280111048	2,456	0	2,456	DICKERSON STATIONS INC	10425 LINCOLN TR	FAIRVIEW HEIGHTS, IL	62208
3280111049	821	0	821	ASHLAND INC	3499 BLAZER PKWY	LEXINGTON, KY	405091850
3280111050	9,470	0	9,470	FAYETTE FUNDING LIMITED PARTNE	C/O AX DEPT	LEXINGTON, KY	405124000
3280111051	58,808	0	58,808	3635 FOREST PARK LP	2242 WHITNEY POINTE DR	CHESTERFIELD, MO	630054515
3280111052	73,070	60,752	133,822	ASHLAND INC	3499 BLAZER PKWY	LEXINGTON, KY	405091850
3280112001	2,772	12,554	15,326	BRUNS, ROBERT & MARY KAY	1134 CHATHAM DR	BELLEVILLE, IL	622217841
3280113001	250	0	250	BRUNS, ROBERT & MARY KAY	1134 CHATHAM DR	BELLEVILLE, IL	622217841
3280200003	3,682	3,068	6,750	GRAY, KEVIN	9612 HOLDENER PL	FAIRVIEW HEIGHTS, IL	622082305
3280200004	4,691	22,447	27,138	SMITH, FRANCES & GRAY KEVIN	9612 HOLDENER PL	FAIRVIEW HEIGHTS, IL	622082305
3280200021	7,717	0	7,717	MARXER, JAMES L & DEAN R	114 N RUBY LN	FAIRVIEW HEIGHTS, IL	62208
3280200027	5,230	18,241	23,471	GRAY, KEVIN	9612 HOLDENER PL	FAIRVIEW HEIGHTS, IL	622082305
3280200035	13,445	18,460	31,905	MARXER, JAMES L & DEAN R	114 N RUBY LN	FAIRVIEW HEIGHTS, IL	62208

PIN LIST, PROPERTY OWNERS & 2005 EAV
Lincoln Trail Redevelopment Project Area
Fairview Heights, IL

Parcel ID	Land Value	Building Value	Total Assessed Value	Owner	Owner Address		
3280200038	87,686	169,186	256,872	INGRAM FAMILY PARTNERSHIP LTD	555 W GOODALE ST	COLUMBUS, OH	432151104
3280200040	402,776	825,936	1,228,712	ASPEN CHASE INVESTMENT PROP 10	4529 BRANDYWINE LN	QUINCY, IL	623059047
3280200046	369,603	1,113,609	1,483,212	FAIRVIEW HGTS IMPROVEMENT LLC	C/O LC MANAGEMENT CORP	TARRYTOWN ,NY	105915198
3280200053	283,344	567,674	851,018	GIRAFFE PROPERTIES LLC	1 GEOFFREY WAY	WAYNE, NJ	74702035
3280200054	51,443	0	51,443	GIRAFFE PROPERTIES LLC	1 GEOFFREY WAY	WAYNE, NJ	74702035
3280200060	166,606	162,976	329,582	MDC COMMERCE LLC	125 COMMERCE LN	FAIRVIEW HEIGHTS, IL	622082030
3280200061	2,448	0	2,448	CASEYVILLE TWP SEWER SYSTEM	1 ECOLOGY DR	FAIRVIEW HEIGHTS, IL	62208
3280200062	922,690	1,519,955	2,442,645	FAIRVIEW HGTS IMPROVEMENT LLC	C/O LC MANAGEMENT CORP	TARRYTOWN ,NY	105915198
3280200064	312,765	699,600	1,012,365	SOUTH FILMORE PROPERTIES LLC	C/O THOMAS E PHILLIPS JR	SAINT LOUIS, MO	631191862
3280200067	346,647	681,402	1,028,049	COMBS, JAMES L TRUSTEE	C/O HILLIKER CORPORATION	SAINT LOUIS, MO	631441518
3280200068	22,085	0	22,085	FAIRVIEW HGTS IMPROVEMENT LLC	C/O LC MANAGEMENT CORP	TARRYTOWN ,NY	105915198
3280200074	297,580	290,726	588,306	COMBS, JAMES L TRUSTEE	C/O HILLIKER CORPORATION	SAINT LOUIS, MO	631441518
3280201002	43,844	99,098	142,942	UNITED STATES BEEF CORP	4923 E 49TH ST	TULSA, OK	741357002
3280202002	553,484	1,318,273	1,871,757	PK FAIRVIEW LLC	PO BOX 853	ZIONSVILLE, IN	460770853
3280202003	43,844	55,546	99,390	MIHALJEVIC INC	1050 N LINDBERGH BLV STE 250	SAINT LOUIS, MO	63132
3280203003	4,029	0	4,029	SCHILLING, ANDREW & LUDGER	CRAWFORD GREGG	NEW ATHENS, IL	622642010
3280203005	2,236	0	2,236	BIG RED LLC	C/O KOMAN PROPERTIES INC	SAINT LOUIS, MO	631051706
3280203006	93,830	813,099	906,929	SCOTT, JOE & LORETTA TRUSTEES	1065 EXECUTIVE PARKWAY DR STE	SAINT LOUIS, MO	631416368
3280204002	350,752	310,844	661,596	BIG RED LLC	C/O KOMAN PROPERTIES INC	SAINT LOUIS, MO	631051706
3280204003	87,686	0	87,686	YMCA OF SOUTHWEST ILLINOIS	424 LEBANON AVE	BELLEVILLE, IL	622204127
3280205001	7,418	0	7,418	CITY OF FAIRVIEW HGTS	0 COMMERCE LN	FAIRVIEW HEIGHTS, IL	62208
3280300003	22,450	6,832	29,282	BELSHEIM, HAROLD II	1002 E WESLEY DR STE 100	O FALLON, IL	622696136
3280300004	11,693	121,734	133,427	CROCKER, WILLIAM & LISA	149 SCARBOROUGH CT	O FALLON, IL	622697019
3280300005	2,281	11,851	14,132	KLUCKER, JAMES B & MILDRED H T	10318 LINCOLN TRL	FAIRVIEW HEIGHTS, IL	622081830
3280300007	12,275	29,704	41,979	CROCKER, WILLIAM & LISA	149 SCARBOROUGH CT	O FALLON, IL	622697019
3280300008	12,275	0	12,275	KLEIN, GILBERT J & AUDREY M	59 GAMLIN DR	FAIRVIEW HEIGHTS, IL	622081748
3280300009	11,693	16,730	28,423	KLEIN, GILBERT J & AUDREY M	59 GAMLIN DR	FAIRVIEW HEIGHTS, IL	622081748
3280300017	46,768	0	46,768	KLEIN, GILBERT & AUDREY	10338 LINCOLN TRL	FAIRVIEW HEIGHTS, IL	622081830
3280300020	56,120	80,447	136,567	ROMANO, MICHAEL L & BARBARA J	10404 LINCOLN TRL	FAIRVIEW HEIGHTS, IL	622081910
3280300021	23,381	25,956	49,337	MC REYNOLDS WILLIAM A JR	PO BOX 502	COLLINSVILLE, IL	622340502
3280300022	877	0	877	CASEY, CLOVER M ET AL	6 CATHERINE DR	FAIRVIEW HEIGHTS, IL	622082604
3280300041	19,875	55,970	75,845	SAFARIAN GROUP INC	PO BOX 1835	FAIRVIEW HEIGHTS, IL	622080035
3280300042	11,693	63,005	74,698	R & R CARWASHES INC	113 UNION HILL RD	FAIRVIEW HEIGHTS, IL	62208
3280300044	10,815	38,999	49,814	SAFARIAN, BRIAN & DAVID	PO BOX 1835	FAIRVIEW HEIGHTS, IL	622080035
3280300045	10,815	6,780	17,595	SAFARIAN, BRIAN & DAVID	PO BOX 1835	FAIRVIEW HEIGHTS, IL	622080035
3280300048	12,275	13,938	26,213	ATCHISSON, ROBERT H & GLORIA J	10322 LINCOLN TRL	FAIRVIEW HEIGHTS, IL	622081830
3280300049	12,275	20,531	32,806	WALTON, FRANK C SR	PO BOX 3213	FAIRVIEW HEIGHTS, IL	622083213
3280300057							
3280301001	15,198	8,486	23,684	DDK INC, DBA KECK JEWELERS	10450 LINCOLN TRL	FAIRVIEW HEIGHTS, IL	622081910

PIN LIST, PROPERTY OWNERS & 2005 EAV
Lincoln Trail Redevelopment Project Area
Fairview Heights, IL

Parcel ID	Land Value	Building Value	Total Assessed Value	Owner	Owner Address		
3280301002	17,454	16,335	33,789	GAILIUS, FRANK J & BERNICE	10500 LINCOLN TRL	FAIRVIEW HEIGHTS, IL	622081912
3280301003	12,275	10,063	22,338	HARRISON, RUSSELL L	10 SCHAPERKOETTER DR	FAIRVIEW HEIGHTS, IL	622082232
3280301008	23,381	15,573	38,954	CHIU YIU KAI & YEE HING TRUST	4609 OLD CASEYVILLE RD	BELLEVILLE, IL	622237322
3280301036	12,275	75,343	87,618	B J DIVERSIFIED INC	10518 LINCOLN TRL	FAIRVIEW HEIGHTS, IL	622081937
3280301037	2,336	5,535	7,871	GREGORY, ROBERT L	4 RAINTREE WOODS DR	BELLEVILLE, IL	622234202
3280301038	2,336	5,257	7,593	RENNER, ROBERT L	9 VOSS DR	FAIRVIEW HEIGHTS, IL	622082601
3280301050	2,923	0	2,923	D D K INC	10450 LINCOLN TRL	FAIRVIEW HEIGHTS, IL	622081910
3280301053	10,558	0	10,558	B J DIVERSIFIED	GREGORY ROBERT L	BELLEVILLE, IL	622234202
3280301054	13,206	170,910	184,116	AUTO SPA	GREGORY ROBERT L	BELLEVILLE, IL	622234202
3280302005	2,923	26,231	29,154	LLOYD, ULANDA S	7 BLUFF CT	FAIRVIEW HEIGHTS, IL	622082630
3280302009	8,769	0	8,769	GIGER, STEVEN & JENIFER A	101 MAYILYN AV	SWANSEA, IL	62226
3280302012	21,514	105,983	127,497	USRFP FUNDING 2001-A C/O US RES	PO BOX 1671	ORLANDO, FL	328021671
3280302013	11,693	17,724	29,417	PHILLIPS, CHRISTOPHER & DEBRA	10 S RUBY LN	FAIRVIEW HEIGHTS, IL	622082610
3280302014	5,846	15,409	21,255	ISENHART, PHYLLIS & KECK BARB	14 S RUBY LN	FAIRVIEW HEIGHTS, IL	622082610
3280302037	17,534	99,664	117,198	HOWENSTEIN, LINDA TRUSTEE	9 RED FOX RD	BELLEVILLE, IL	622232239
3280302038	33,583	40,709	74,292	FISCUS, WAYNE	7009 W MAIN ST APT 20	BELLEVILLE, IL	622233047
3280302040	18,122	37,383	55,505	10600 LINCOLN TRAIL LAND TR	131 N MOSLEY RD	SAINT LOUIS, MO	631417624
3280302041	35,544	12,625	48,169	US RESTURANT PROPERTIES OPER	PO BOX 4919	ORLANDO, FL	328024919
3280302047	14,494	49,280	63,774	LONDON, GARY C	5 BLUFF CT	FAIRVIEW HEIGHTS, IL	622082630
3280400001	21,690	0	21,690	FAIRVIEW HGTS MEDICAL BLDG	10700 LINCOLN TRL	FAIRVIEW HEIGHTS, IL	622082037
3280400002	15,843	173,674	189,517	FAIRVIEW HGTS MEDICAL BLDG	10700 LINCOLN TRL	FAIRVIEW HEIGHTS, IL	622082037
3280400015	18,355	49,537	67,892	MASCALCO, ANTHONY F	10735 BURROW DR	SAINT LOUIS, MO	631281523
3280400018	70,150	62,976	133,126	SOUTHERN ILLINOIS PIZZA LLC	5332 BUTLER HILL RD	SAINT LOUIS, MO	631284152
3280400026	6,140	26,635	32,775	FAIRVIEW HGTS MEDICAL BLDG	10710 LINCOLN TRL	FAIRVIEW HEIGHTS, IL	622082008
3280401001	77,921	303,227	381,148	TDW INVESTMENT GROUP	10800 LINCOLN TR	FAIRVIEW HEIGHTS, IL	62208
3280401002	45,304	82,601	127,905	WEST POINTE TRUST NO 0200	5701 W MAIN ST	BELLEVILLE, IL	62226
3280401009	38,290	55,043	93,333	HIRSCH, BLUMA TRUSTEE	HIRSCH PHILLIP TRUSTEE	EVANSTION, IL	602031626
3280401011	20,112	9,820	29,932	HOMEMAKERS REALTY COMPANY	C/O ROY BISCHOFF JR	FAIRVIEW HEIGHTS, IL	622083100
3280401012	18,533	55,344	73,877	CRUNCLETON, JUANITA & HARRY TR	216 S FAIRWAY DR	BELLEVILLE, IL	622232229
3280401017	39,285	118,677	157,962	CAPITAL MANAGEMENT LLC	8008 CARONDELET AVE STE 100	CLAYTON, MO	631051724
3280401023	9,588	0	9,588	HOMEMAKERS REALTY COMPANY	C/O ROY BISCHOFF JR	FAIRVIEW HEIGHTS, IL	622083100
3280401025	50,622	135,542	186,164	BRADLEY OPERATING LTD PART	40 SKOKIE BL	NORTHBROOK, IL	60062
3280401027	133,868	487,359	621,227	BRADLEY OPERATING LTD PART	62 GRANDVIEW PL	FLORISSANT, MO	63033
3280401030	257,803	0	257,803	BRADLEY OPERATING LTD PART	40 SKOKIE BL	NORTHBROOK, IL	60062
3280401031	46,124	87,592	133,716	BRADLEY OPERATING LTD PART	40 SKOKIE BL	NORTHBROOK, IL	60062
3280401037	18,006	0	18,006	BERWALD SURGICAL MEDICAL INC	3478 BRIDGELAND	SAINT LOUIS, MO	63044
3280401038	33,144	110,299	143,443	LINCOLN TRAIL LLC	8008 CARONDELET AVE STE 100	SAINT LOUIS, MO	631051724
3284401029	0	125,209	125,209	CENTRO BRADLEY SPE 3 LLC	580 W GERMANTOWN PIKE STE 200	PLYMOUTH METTING, PA	19462
3290200005	8,769	19,886	28,655	BUI, DUI TRUNG	10271 LINCOLN TRL	FAIRVIEW HEIGHTS, IL	622081838

PIN LIST, PROPERTY OWNERS & 2005 EAV
Lincoln Trail Redevelopment Project Area
Fairview Heights, IL

Parcel ID	Land Value	Building Value	Total Assessed Value	Owner	Owner Address	
3290200006	8,769	17,719	26,488	LAUX, STEVEN J	3208 WOLF RIDGE DR	SWANSEA, IL 62226
3290200015	21,221	0	21,221	GREENBERG, ROBERT G TR	10251 LINCOLN HWY	FAIRVIEW HEIGHTS, IL 62208
3290200016	23,267	39,272	62,539	GREENBERG, ROBERT G TR	10251 LINCOLN HWY	FAIRVIEW HEIGHTS, IL 62208
3290200018	31,569	0	31,569	ALDI INC	0 LINCOLN HWY	FAIRVIEW HEIGHTS, IL 62208
3290200019	21,568	0	21,568	ALDI INC	0 LINCOLN HWY	FAIRVIEW HEIGHTS, IL 62208
3290200022	59,629	160,603	220,232	GREENBERG, ROBERT G TR	10251 LINCOLN HWY	FAIRVIEW HEIGHTS, IL 62208
3290200024	6,667	0	6,667	GREENBERG, ROBERT G TR	10251 LINCOLN HWY	FAIRVIEW HEIGHTS, IL 62208
3290200025	56,412	172,849	229,261	ALDI INC	0 LINCOLN HWY	FAIRVIEW HEIGHTS, IL 62208
3290203019	17,245	54,354	71,599	CHOE, YOUNG SUN & DO KYONG	10099 LINCOLN TRL	FAIRVIEW HEIGHTS, IL 622081826
3290203024	92,994	172,223	265,217	BUCKS INC	4973 DODGE ST	OMAHA, NE 681322954
3290204009	29,229	100,058	129,287	THOMAS, V JOSE MD & THREKKEDAM	10111 LINCOLN TRL	FAIRVIEW HEIGHTS, IL 622081825
3290205009	11,693	30,664	42,357	ANDERSON, ROBERT & LINDA	2 SHERYL DR	FAIRVIEW HEIGHTS, IL 622081819
3290205018	21,045	122,975	144,020	GARAGE PRODUCTIONS LTD	PO BOX 491	EDWARDSV 620252550
3290206009	0	0	0	ST JOHNS UNITED CH OF CHRIST	10207 LINCOLN TRL	FAIRVIEW HEIGHTS, IL 622081827
3290206068	7,018	264	7,282	KOMBRINK, LESLIE W & DOLORES F	10338 W BOLIVAR DR	SUN CITY, AZ 853512702
3290206069	26,308	15,329	41,637	KOMBRINK, LESLIE W & DOLORES F	10338 W BOLIVAR DR	SUN CITY, AZ 853512702
3290209002	32,445	73,816	106,261	SHAH, PANKAJ S	10035 LINCOLN TRL	FAIRVIEW HEIGHTS, IL 622081847
3290209004	37,300	105,486	142,786	PATEL, RATANJIBBAI & LAXMIBEN	3660 S LINDBERGH BLVD	SAINT LOUIS, MO 631271204
3290209005	30,806	18,130	48,936	SIMONS PROPERTIES LLC	12 PLEASANT LN	FAIRVIEW HEIGHTS, IL 622081814
3290308001	0	0	0	GRANT SCHOOL DIST 110	10110 LINCOLN TR	FAIRVIEW HEIGHTS, IL 62208
3290308002	0	0	0	TRUSTEES OF SCHOOL DIS #110	406 WILSON LN	FAIRVIEW HEIGHTS, IL 62208
3290308003	0	0	0	TRUSTEES OF SCHOOL DIST #110	406 WILSON LN	FAIRVIEW HEIGHTS, IL 62208
3290400001	0	0	0	GRANT COMMUNITY CONSOLIDATED	10110 OLD LINCOLN TR	FAIRVIEW HEIGHTS, IL 62208
3290400002	0	0	0	ST PAULS LUTHERAN MO SYNOD CH	10090 LINCOLN TRL	FAIRVIEW HEIGHTS, IL 622081847
3290400003	0	0	0	ST PAULS LUTHERAN MO SYNOD CH	10090 LINCOLN TRL	FAIRVIEW HEIGHTS, IL 622081847
3290400004	28,995	15,854	44,849	DRAKE, DEAN W	33 WESLAKE DR	FAIRVIEW HEIGHTS, IL 622081727
3290400017	21,863	91,371	113,234	STARR HOUSE PROPERTIES	1324 S CLINTON RD	CASEYVILLE, IL 622322275
3290400019	22,626	40,665	63,291	GONZALES, HECTOR & LINDA	10210 LINCOLN TRL	FAIRVIEW HEIGHTS, IL 622081828
3290400110	4,678	31,800	36,478	WOOTEN, JACQUELINE L	2445 PINEHURST DR	OVERLAND, MO 631141525
3290400111	11,693	26,656	38,349	KINSELLA, CORNELIA	10206 LINCOLN TRL	FAIRVIEW HEIGHTS, IL 62208
3290400115	19,173	34,127	53,300	STARR HOUSE PROPERTIES	1324 S CLINTON RD	CASEYVILLE, IL 622322275
3290400116	3,036	0	3,036	GONZALES, HECTOR & LINDA	10212 LINCOLN TRL	FAIRVIEW HEIGHTS, IL 622081828
3290400117	61,964	92,818	154,782	LIEBERT, CHARLES TRUST	11906 MANCHESTER RD STE 211	SAINT LOUIS, MO 631314505
3290400119	43,259	74,180	117,439	KECK, JOSEPH P JR, TRUST	10220 LINCOLN TR	FAIRVIEW HEIGHTS, IL 62208
3290401004	11,224	63,321	74,545	MAURER, RICHARD & MCMILLAN NOR	6299 STEFFENS RD	ELLIS GROVE, IL 622411113
3290401005	11,224	0	11,224	MAURER, RICHARD & MCMILLAN NOR	6299 STEFFENS RD	ELLIS GROVE, IL 622411113
3290401007	23,035	98,937	121,972	FIRST FINANCIAL BANK FSB	ATTN: FACILITIES MANAGEMENT	STEVENS POINT, WI 544812830
3290401015	34,782	46,097	80,879	FIRST FINANCIAL BANK FSB	ATTN: FACILITIES MANAGEMENT	STEVENS POINT, WI 544812830
3290401016	936	0	936	MAURER, RICHARD & MCMILLAN NOR	6299 STEFFENS RD	ELLIS GROVE, IL 622411113

PIN LIST, PROPERTY OWNERS & 2005 EAV
Lincoln Trail Redevelopment Project Area
Fairview Heights, IL

Parcel ID	Land Value	Building Value	Total Assessed Value	Owner	Owner Address		
3290401018	936	0	936	MAURER, RICHARD & MCMILLAN NOR	6299 STEFFENS RD	ELLIS GROVE, IL	622411113
3290401020	12,159	39,419	51,578	GREEN, CLAIRE H TRUSTEE	254 DIAMOND A RANCH RD	CARBONDALE, CO	816238860
3290401024	7,018	0	7,018	WOOTEN, JACQUELINE L	2445 PINEHURST DR	OVERLAND, MO	631141525
3290401025	24,323	40,835	65,158	UMIYA INC	10226 LINCOLN TRL	FAIRVIEW HEIGHTS, IL	622081841
	7,514,004	14,728,919	22,242,923				

PGAV**URBAN**CONSULTING

200 North Broadway, Suite 1000 • Saint Louis, Missouri 63102
1900 West 47th Place, Suite 100 • Westwood, Kansas 66205

www.pgav.com