

**AN ORDINANCE ADOPTING TAX INCREMENT FINANCING
FOR THE CUNNINGHAM AVENUE CORRIDOR REDEVELOPMENT PROJECT AREA
OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS**

FILED

DEC 21 2001

Mark Shelton
CHAMPAIGN COUNTY CLERK

WHEREAS, the City of Urbana, Champaign County, Illinois (the "Municipality"), acting through its City Council (the "Corporate Authorities") and other officers and representatives, has provided for a feasibility study on, and has duly noticed, held and conducted all proceedings, including the required public hearing and joint review board action preliminary to the designation of the Cunningham Avenue Corridor Redevelopment Project Area (as described in Exhibit A attached hereto, the "Redevelopment Project Area"), the approval of the Cunningham Avenue Corridor Redevelopment Plan including the related Redevelopment Projects described therein (the "Redevelopment Plan" and "Redevelopment Projects") and the adoption of tax increment financing to finance the Redevelopment Plan and the Redevelopment Project, all under and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the "TIF Act"); and

WHEREAS, pursuant to Ordinance No. 2001-10-128, adopted October 8, 2001, the Corporate Authorities set 7:15 p.m. on Monday, December 3, 2001, at the Municipal Building, 400 S. Vine Street, Urbana, Illinois, as the time and place for a public hearing as required under Section 11-74.4-5 of the TIF Act, which such public hearing was held and conducted at such time and place and thereafter completed and closed on such date.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, as follows:

Section 1. Findings. The Municipality, by its Corporate Authorities, hereby finds as follows:

- (1) The Redevelopment Project Area on the whole has not been subject to growth and development through investment by

private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

(2) The Redevelopment Plan and Redevelopment Projects conform to the comprehensive plan for the development of the Municipality as a whole.

Section 2. Adopt Tax Increment Financing. Under the TIF Act, the Municipality hereby adopts, approves and authorizes the application of tax increment financing with respect to the Redevelopment Plan, the Redevelopment Projects and the Redevelopment Project Area.

Section 3. Term. The Redevelopment Project Area and the estimated dates of completion of the Redevelopment Projects and the retirement of obligations issued to finance redevelopment project costs shall be not later than December 31 of the 24th year in connection with the receipt of incremental property taxes levied in the 23rd calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted.

Section 4. Incremental Taxes. The Municipality hereby adopts tax increment financing and directs that the ad valorem taxes, if any, arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts and tax rates determined in the manner provided in paragraph (c) of Section 11-74.4-9 of the TIF Act each year after the effective date of this Ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs incurred under the TIF Act have been paid shall be divided as follows:

(a) That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

(b) That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each property in the Redevelopment Project Area shall be allocated to and when collected shall be paid to the Municipality's treasurer who shall deposit such taxes into a special fund called the "**Special Tax Allocation Fund**" of the Municipality for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof.

Section 5. Filing. The City Clerk shall file a certified copy of this Ordinance with the County Clerk of Champaign County, Illinois, and under the TIF Act shall obtain a certificate from such County Clerk as to the total initial equalized assessed value of all taxable property in the Redevelopment Project Area. In providing such certification, such County Clerk shall use the year **2000** in determining such total initial equalized assessed value.

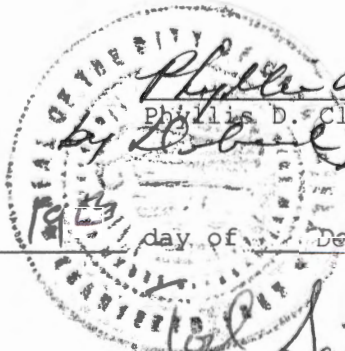
PASSED by the City Council this 17th day of December,
2001 .

AYES: Chynoweth, Hayes, Huth, Otto, Patt, Wyman

NAYS:

ABSTAINS:

APPROVED by the Mayor this 19th day of December,
2001 .


Phyllis D. Clark
Phyllis D. Clark, City Clerk
Robert
Deputy Clerk
Tod Satterthwaite
Tod Satterthwaite, Mayor

TIF 4 Legal Description

A part of Sections 32 and 33 in Township 20 North, and Sections 4, 5, 8, 9 and 10 in Township 19 North, all in Range 9 East of the Third Principal Meridian, Champaign County, Illinois, being more particularly described as follows:

Beginning at the center of said Section 4, thence, westerly, along the north line of the Southwest Quarter of said Section 4, to its intersection with the northeasterly Right-of-Way line of F.A.I. Route 74; thence, southeasterly, 443.95 feet, along said northeasterly Right-of-Way line, to a bend point in said Right-of-Way line; thence, easterly, along the northerly Right-of-Way line of said F.A.I. Route 74, to a point on the easterly Corporate Limits of the City of Urbana; thence, southwesterly, perpendicular to said northerly Right-of-Way line, along said easterly Corporate Limits of the City of Urbana, to the southerly Right-of-Way line of said F.A.I. Route 74; thence, southwesterly, along the southeasterly Right-of-Way line of said F.A.I. Route 74 to a platted bend point; thence, continuing southwesterly along said southeasterly Right-of-Way line, to a platted bend point, said point being on the north line of the South 4 acres of the North 4.063 acres of Lot Two (2) of a Subdivision of Lot One (1) of a Subdivision of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Four (4); thence, easterly, along said north line, to the east line of the Southwest Quarter of the Southwest Quarter of said Section 4; thence, southerly, along said east line, to the south Right-of-Way line of Perkins Road; thence, westerly, along said south Right-of-Way line of Perkins Road to its intersection with the northerly extension of the east line of Northgate Plaza; thence, southerly, along said east line of Northgate Plaza and the northerly extension thereof, to the southeast corner of said Northgate Plaza; thence, westerly, along the south line of said Northgate Plaza, and the westerly extension thereof, to the east Right-of-Way line of Boyden Street; thence, southerly, along said east Right-of-Way line of Boyden Street, to its intersection with the easterly extension of the north line of Lot 8 of "Barr and Ford's Subdivision of Lot 12 of a Subdivision of W ½ of NW ¼ of Sec. 9 and part of Lot 17 of Subdivision of NE ¼ of Sec. 8, T. 19 N., R. 9 E., 3rd P. M."; thence, westerly, along the north line of said Lot 8 and said easterly extension thereof, to the northwest corner of said Lot 8; thence, southerly, along the west line of Lots 8 and 9 of said Barr & Ford's Subdivision, to the northerly Right-of-Way line of Kerr Avenue; thence, easterly, along said north Right-of-Way line, to its intersection with the east Right-of-Way line of Boyden Street; thence, southerly, along the southerly extension of said east Right-of-Way line of Boyden Street, to the south Right-of-Way line of Kerr Avenue, said point also being at the northwest corner of Greenwood Cemetery; thence, southerly, along the west line of said Greenwood Cemetery, to the southwest corner of said Greenwood Cemetery; thence, easterly, along the south line of said Greenwood Cemetery, to the southeast corner of said Greenwood Cemetery; thence, northerly, along the east line of said Greenwood Cemetery, and the northerly extension thereof, to the north Right-of-Way line of Kerr Avenue; thence, easterly, along said north Right-of-Way line, to the east line of the West Half of the Northwest Quarter of Section 9, Township 19 North, Range 9 East of the 3rd P.M.; thence, southerly, along said east line, to the south line of the Northwest Quarter of said Section 9; thence, easterly, along said south line, to the southeast corner of said Northwest Quarter of Section 9; thence, northerly, along the east line of said Northwest Quarter of Section 9, and the northerly extension thereof, to the north Right-of-Way line of Perkins Road; thence, easterly, along said north Right-of-Way line of Perkins Road, to the its intersection with the northerly extension of the west line of Lot 2 of a Subdivision of the East Half of the Northwest Quarter of the Northeast Quarter of Section 9, as shown on a plat dated April

23, 1871, and recorded in Deed Record Book 24 at page 150 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, southerly, along the west line of said Lot 2 and its northerly extension thereof, to the southwest corner of said Lot 2; thence, southeasterly, along the south line of said Lot 2, to the east line of said Lot 2, said point also being on the east line of Lot 1 of said Subdivision of the East Half of the Northwest Quarter of the Northeast Quarter of Section 9; thence, southerly, along said east line of Lot 1, and the southerly extension thereof, to a point 1468.5 feet southerly of the north line of the Northeast Quarter of said Section 9; thence, easterly, along a line parallel with said north line, 95 feet; thence, northerly, along a line parallel with the east line of said Lot 1, a distance of 474 feet; thence, westerly, along a line parallel with said north line of the Northeast Quarter of Section 9, a distance of 95 feet, to the east line of said Lot 2; thence, northerly along said east line, and the northerly extension thereof, to the north Right-of-Way line of Perkins Road; thence, easterly, along said north Right-of-Way line, to its intersection with the northerly extension of the west line of the East Half of the Northeast Quarter of said Section 9; thence, continuing easterly, along said north Right-of-Way line of Perkins Road 376 feet; thence, southerly, along a line parallel with and 376 feet easterly of, said west line of the East Half of the Northeast Quarter, to the southerly Right-of-Way line of said Perkins Road; thence, continuing along said parallel line, 547 feet; thence, easterly 119 feet, thence, northerly, along a line parallel with and 495 feet easterly of said west line of the East Half of the Northeast Quarter, and the northerly extension thereof, to the north Right-of-Way line of Perkins Road; thence, easterly, along said north Right-of-Way line of Perkins Road, to the southwesterly Right-of-Way line of F.A.I. Route 74; thence, northeasterly, perpendicular to said southwesterly Right-of-Way line of F.A.I. Route 74, to the northeasterly Right-of-Way line of said F.A.I. Route 74; thence, southeasterly, along said northeasterly Right-of-Way line, to a platted bend point; thence northeasterly, along said northeasterly Right-of-Way line, to a platted bend point; thence, southeasterly, along said northeasterly Right-of-Way line, to a point on the easterly Corporate Limits of the City of Urbana; thence, southwesterly, along said Corporate Limits, perpendicular to said northeasterly Right-of-Way line of F.A.I. Route 74, to the southwesterly Right-of-Way line of said F.A.I. Route 74; thence, southerly, along a line 165 feet westerly of the east line of said Section 9, 342.80 feet, to a point 165 feet, by perpendicular measurement, west of the intersection of the centerline of a drainage ditch also known as the Saline Ditch, with said east line of Section 9; thence, easterly 165 feet, to the intersection of the centerline of said Saline Ditch, with said east line of Section 9; thence, northeasterly, along said centerline of the Saline Ditch, to the northeasterly Right-of-Way line of F.A.I. Route 74; thence, southeasterly, along said northeasterly Right-of-Way line, to a platted bend point; thence, northeasterly, along said northeasterly Right-of-Way line to a platted bend point, said point also being on the east line of the East Half of the Northwest Quarter of Section 10, Township 19 North, Range 9 East of the 3rd P.M.; thence, easterly, along the northerly Right-of-Way line of said F.A.I. Route 74, to a platted bend point; thence, southerly, along said northerly Right-of-Way line to a platted bend point; thence, southeasterly, along the northeasterly Right-of-Way line of said F.A.I. Route 74, to the easterly Corporate Limits of the City of Urbana, said point being located perpendicular to the intersection of the southwesterly Right-of-Way line of said F.A.I. Route 74 with the west line of the East Half of the Northwest Quarter of said Section 10; thence, southwesterly, along said Corporate Limits, and perpendicular to the southwesterly Right-of-Way line of said F.A.I. Route 74, to the intersection of said southwesterly Right-of-Way line with the west line of the East Half of the Northwest Quarter of said Section 10; thence, southeasterly, along said southwesterly Right-of-Way line, to the north line of "Buel S. Brown's Subdivision of Lot Four (except the West Twenty feet thereof) of a

Subdivision of the Northwest Quarter of Section Ten, Township Nineteen North, Range Nine East of the Third Principal Meridian"; thence, westerly, along said north line of said Buel S. Brown's Subdivision, to the northwest corner of Lot 8 of said Buel S. Browns' Subdivision; thence, southerly, along the west line of said Lot 8, to the southwest corner of said Lot 8, said point also being on the south line of the Northwest Quarter of said Section 10; thence, westerly, along the south line of said Northwest Quarter, to the northeast corner of the Southeast Quarter of Section 9, Township 19 North, Range 9 East of the 3rd P.M.; thence, southwesterly, along the northerly line of Guardian West 1st Subdivision, to the northeast corner of Lot 4 of Butzow Industrial Subdivision; thence, westerly, along the north line of said Butzow Industrial Subdivision, to the northwest corner of said Butzow Industrial Subdivision; thence southerly, along the west line of said Butzow Industrial Subdivision, and the southerly extension thereof, to the south Right-of-Way line of University Avenue (U.S. Route 150); thence westerly, along said south Right-of-Way line, to its intersection with the southerly extension of the west Right-of-Way line of Cottage Grove Avenue (formerly Oak Street); thence northerly, along said southerly extension and the west Right-of-Way line of Cottage Grove Avenue, and the northerly extension thereof, to a point 13 feet northerly of the northeast corner of Lot 1 of Crowley's Second Addition to Urbana, Illinois; thence, easterly, along a line parallel with and 13 feet northerly of, the north line of said Crowley's Second Addition, to the east line of the West Half of the Southwest Quarter of said Section 9; thence, northerly, along said east line, to a point 603.77 feet southerly of the northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 9; thence, westerly, to the east line of the west 3.0 acres of the North 923 feet of Lot 6 of a Subdivision of the West One-Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 9, Township 19 North, Range 9 East of the Third Principal Meridian; thence, southerly, along said east line, to a point 13 feet northerly of the north line of Lot 5 of said Crowley's Second Addition; thence, westerly, along a line parallel with, and 13 feet northerly of, the north line of Lots 5, 6 and 7 of said Crowley's Second Addition, to the east Right-of-Way line of Hickory Street; thence, northerly, along said east Right-of-Way line, to its intersection with the north line of Mrs. E. Barr's Subdivision of the South 10 Acres of Lots 4 and 5 of the West One-Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 9, Township 19 North, Range 9 East of the Third Principal Meridian; thence, westerly, along said north line of Mrs. E. Barr's Subdivision, said line being the north line of a public alley, to the east Right-of-Way line of Sycamore Street; thence, southerly, along said east Right-of-Way line, and the southerly extension thereof, to the south Right-of-Way line of University Avenue (U. S. Route 150); thence, westerly, along said south Right-of-Way line, to the northwest corner of Lot 1 of East University Subdivision, said point also being on the east Right-of-Way line of Maple Street; thence, northerly, along the northerly extension of said east Right-of-Way line, to the north Right-of-Way line of University Avenue; thence, westerly, along said north Right-of-Way line, to the east Right-of-Way line of Maple Street; thence, northerly, along said east Right-of-Way line, to the northwest corner of "Tract C" as shown on a plat of survey prepared by Godfrey Sperling of the Urbana Armory Grounds, made for the Illinois Armory Board in 1954 and recorded in Plat Book "L" at Page 115 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, easterly, along the north line of said "Tract C" to the northeast corner of said "Tract C"; thence, northerly, along the west line of "Tract B" on said Sperling plat, to the centerline of the "Saline Drainage Ditch"; thence, westerly, along said centerline, to the westerly Right-of-Way line of Cunningham Avenue (U. S. Route 45); thence, southwesterly, along said westerly Right-of-Way line, to the south line of a tract shown on a plat of survey, prepared by Charles S. Danner, Illinois Professional Land Surveyor Number 1470, dated July 24, 1974; thence, northwesterly, along said south line, to the west line of

said tract, said line also being the west line of Hiram Shepard's Addition to the City of Urbana; thence, northerly, along said west line, and the northerly extension thereof, to the north Right-of-Way line of Crystal Lake Drive; thence, easterly, along said north Right-of-Way line, to the west line of Lot 1 of "The Robert F. Cox First Addition to the City of Urbana, Illinois"; thence, northerly, along said west line of Lot 1, to the northwest corner of said Lot 1; thence, easterly, along said north line, to the southerly extension of the west line of "Assessor's Plat of a Sub of so much of Lot 3 of the Subdivision of the East ½ of the SE ¼ of Sec. 8-19-9, as lies West of Heater Road"; thence, northerly, along said west line, and the northerly extension thereof, to the north Right-of-Way line of Barr Avenue; thence, easterly, along said north Right-of-Way line, to the west line of Lot 3 of Andrew Barr's Subdivision of the South one-fourth (S ¼) of Lots Twenty-nine (29) and Thirty (30) of a Subdivision of the Northeast Quarter (NE ¼) of Section Eight (8) Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian; thence, northerly, along said west line, to the north line of said Andrew Barr's Subdivision; thence, westerly, along said north line, to a point 62.98 feet easterly of the west line of Lot 30 of a Subdivision of the Northeast Quarter (¼) of Section Eight (8) and the West Half (½) of the Northwest Quarter (¼) of Section Nine (9), Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian; thence, northerly, along a line parallel with and 62.98 feet easterly of the west line of said Lot 30, and the northerly extension thereof, to the north Right-of-Way line of Kerr Avenue; thence, easterly, along said north Right-of-Way line, and the easterly extension thereof, to the east Right-of-Way line of Geraldine Avenue, said point also being on the west line of Lot 16 of Tipton's Replat; thence, northerly, along said east Right-of-Way line, to the northwest corner of said Lot 16; thence, easterly, along the north line of said Lot 16, to the northeast corner of said Lot 16; thence, northerly, along the east lines of Lots 15, 14, 13, 12 and 11 of said Tipton's Replat, to the northeast corner of said Lot 11; thence, northerly, along the east lines of Lots 10, 9 and 8 of said Tipton's Replat, to the northeast corner of said Lot 8, said point also being on the south line of Lot 5 of said Tipton's Replat; thence, easterly, along the south line of Lots 5 and 4 of said Tipton's Replat, to the southeast corner of said Lot 4; thence, northerly, along the east line of said Lot 4, and the northerly extension thereof, to the south line of Lot 15 of said Subdivision of the Northeast Quarter (¼) of Section Eight (8) and the West Half (½) of the Northwest Quarter (¼) of Section Nine (9), Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian; thence, easterly, along the south line of Lots 15 and 16 of said Subdivision of the Northeast Quarter (¼) of Section Eight (8) and the West Half (½) of the Northwest Quarter (¼) of Section Nine (9), Township Nineteen (19) North, Range Nine (9) East of the Third Principal Meridian, to the westerly Right-of-Way line of Cunningham Avenue (U.S. Route 45); thence, northeasterly, along said westerly Right-of-Way line, to an iron pin 70.66 feet northeasterly of the south line of Lot 9 of "Lillian M. Nelson's Subdivision of the South Half of Lot 2 of a Subdivision of the Southwest Quarter of the Southwest Quarter of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian as shown by a plat recorded in Book "E" of Plat Records in the Recorder's Office of Champaign County, Illinois at page 458", said iron pin being on the southerly line of an unnamed tract shown on a plat dated September 27, 1971, prepared by Charles S. Danner, Illinois Professional Land Surveyor Number 1470; thence, northwesterly, along said southerly line, to an iron pin at the southwesterly corner of said tract; thence, northeasterly, along the westerly line of said tract, to the north line of said tract; thence, westerly, along the westerly extension of said north line, to an iron pin on the westerly line of Lot 8 of said Lillian M. Nelson's Subdivision; thence, northeasterly, along the westerly line of Lots 8, 5 and 4, and the northerly extension thereof, of said Lillian M. Nelson's Subdivision, to the north line of Lot 2 of said Lillian

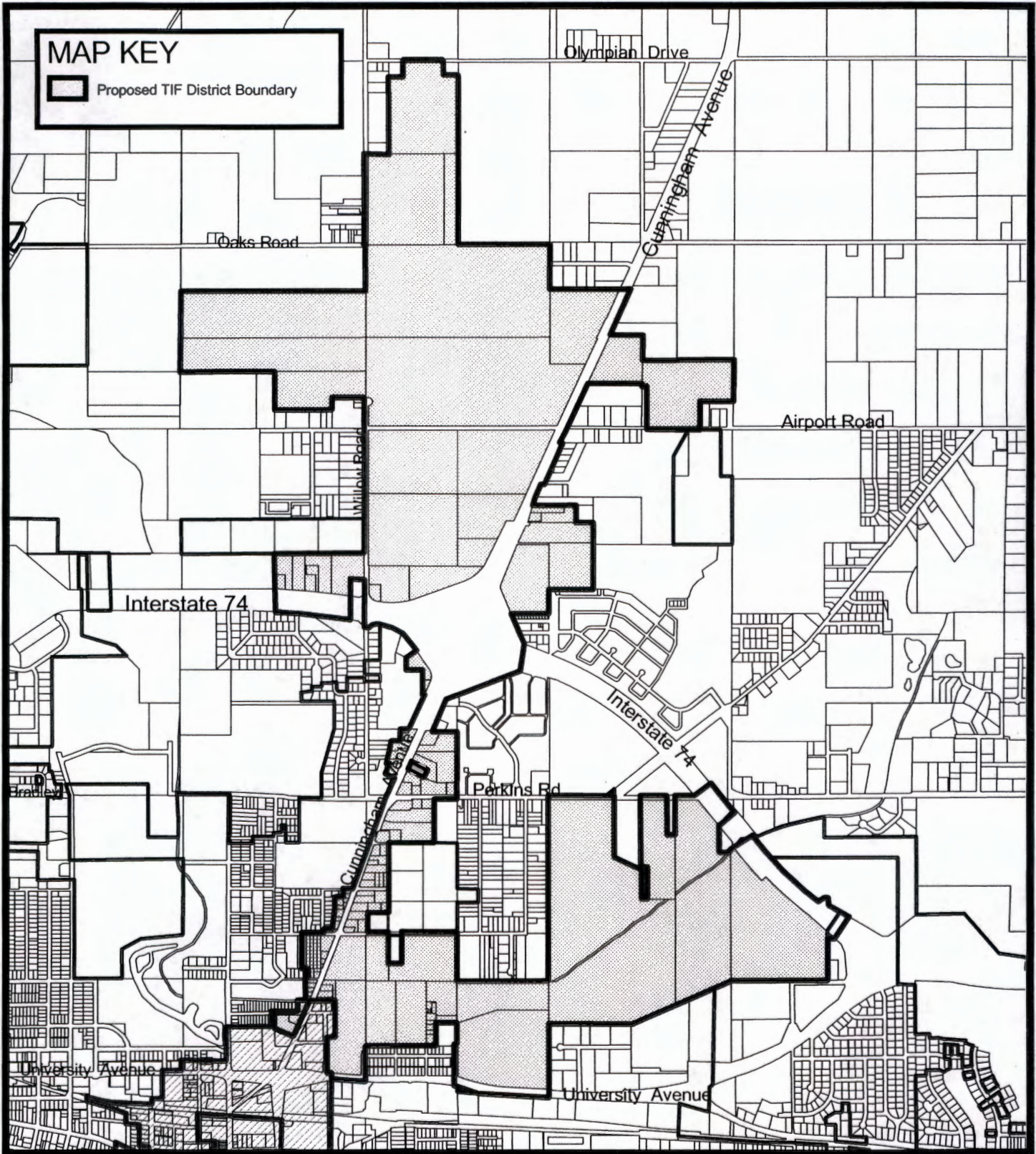
M. Nelson's Subdivision; thence, easterly, along the north line of said Lot 2, to the northeast corner of said Lot 2; thence, northerly, along the west line of Tract 2, and the northerly extension thereof, as shown on a plat of survey, dated May 28, 1999, and prepared by Orville J. Hewkin III, Illinois Professional Land Surveyor Number 2338, to the south line of Tract 1, as shown on said plat of survey; thence, easterly, along the south line of said Tract 1, to the westerly Right-of-Way line of Cunningham Avenue (U. S. Route 45), as shown on said plat of survey; thence, northeasterly, along said westerly Right-of-Way line, to the southeast corner of a tract described in a Warranty Deed, dated November 1, 1985, and recorded October 15, 1990 as Document Number 90R20616 in Book 1711 at page 304 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, westerly, along the south line of said tract, 22.01 feet, to the southwest corner of said tract; thence, northerly, along the west line of said tract, 210.75 feet, to the northwest corner of said tract, said point also being the southwest corner of a tract described as "Exhibit A" in a Memorandum of Lease dated December 5, 1977, and recorded January 12, 1978 as Document Number 78R1299 in Book 1144 at page 94 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, northerly, along the west line of said tract described in a Memorandum of Lease, 136.67 feet; thence, westerly, along a south line of said Lease tract, 240.00 feet; thence, northerly, along a west line of said Lease tract, 182.00 feet, to a southerly corner of Lot 1 of Peoples Bank Trust Subdivision, as shown on a plat recorded June 6, 1991 as Document Number 91R11060, in Plat Book "BB" at page 119 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, northeasterly, along the southeasterly line of said Lot 1, to the southerly Right-of-Way line of F.A.I. Route 74 (Kenyon Road); thence, northwesterly, along said southerly Right-of-Way line, to a point of curvature on said Right-of-Way line; thence, continuing along said southerly Right-of-Way line, along a curve to the left, concave to the southwest, to the northeast corner of Lot 1 of Reinhold Acres; thence, along the north line of said Lot 1, said line also being the southerly Right-of-Way line of F.A.I. Route 74 (Kenyon Road), to a point on the Corporate Limits of the City of Urbana, said point being perpendicular to a platted bend point on the westerly Right-of-Way line of Willow Road; thence, westerly, along said Corporate Limits, to the westerly Right-of-Way line of Willow Road, said point being at the intersection of the westerly Right-of-Way line of Willow Road, with the southerly Right-of-Way line of F.A.I. Route 74 (Kenyon Road); thence, northerly, along a line parallel with, and 30 feet west of the east line of the Southeast Quarter of Section 5, Township 19 North, Range 9 East of the Third Principal Meridian, said line being the west Right-of-Way line of Willow Road and the northerly extension thereof, to a southeast corner of Lot 3 of Harry Gill 2nd Subdivision; thence, westerly, along a south line of said Lot 3, to a southeasterly corner of said Lot 3; thence, southerly, along an easterly line of said Lot 3, and the southerly extension thereof, to the southerly Right-of-Way line of F.A.I. Route 74 (Kenyon Road); thence, northwesterly, along said southerly Right-of-Way line of F.A.I. Route 74 (Kenyon Road), to the west line of the East Half of the Northeast Quarter of said Section 5; thence, northerly, along said west line, to the northwest corner of Lot 2 of a "Replat of Lot 1 of Harry Gill Subdivision"; thence, easterly, along the north lines of said "Replat of Lot 1 of Harry Gill Subdivision", "Harry Gill Subdivision" and "Harry Gill 2nd Subdivision", to the west Right-of-Way line of Willow Road; thence, northerly, along said west Right-of-Way line, to a point being 440 feet northerly of the south line of the Southeast Quarter of Section 32, Township 20 North, Range 9 East of the Third Principal Meridian, said point also being at the southwest corner of a vacated portion of Willow Road; thence, westerly, along a line parallel with and 440 feet northerly of, the south line of said Southeast Quarter, to the northerly extension of the east line of Bartlow's First Subdivision, as shown on a plat recorded in Plat Book "O" at page 92 in the Office of the Recorder of Deeds,

Champaign County, Illinois; thence, southerly, along said northerly extension to the northeast corner of said Bartlow's First Subdivision; thence, westerly, along the north line of said Bartlow's First Subdivision, and the westerly extension thereof, to the west line of the East Half of said Southeast Quarter of Section 32; thence, northerly, along said west line, to the south line of Lot 1 of Frasca Industrial Air Park, as shown on a plat recorded in Plat Book "AA" at page 280 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, westerly, along said south line, to the southwest corner of said Lot 1, said point also being on the west line of said Southeast Quarter of Section 32; thence, northerly, along the west line of said Lot 1, and the west line of said Southeast Quarter of Section 32, to the south line of the North Half of the North Half of said Southeast Quarter; thence, easterly, along said south line, to the east line of said Southeast Quarter; thence, northerly, along said east line, to the south Right-of-Way line of Oaks Road; thence, westerly, along said south Right-of-Way line, to the southerly extension of the west Right-of-Way line of Willow Road; thence, northerly, along said southerly extension and the west Right-of-Way line of Willow Road, to its intersection with the westerly extension of the north line of the Southwest Quarter of the Northwest Quarter of Section 33, Township 20 North, Range 9 East of the Third Principal Meridian; thence, easterly, along said north line and the westerly extension thereof, to the west line of the East 30 acres of the Northwest Quarter of the Northwest Quarter of said Section 33; thence, northerly, along said west line, to a point 233.345 feet south of the north line of said Northwest Quarter of the Northwest Quarter; thence, easterly, along a line parallel with and 233.345 feet southerly of said north line, to a point 233.345 feet easterly of the west line of said East 30 acres of the Northwest Quarter of the Northwest Quarter; thence, northerly, along a line parallel with and 233.345 feet easterly of, said west line of the East 30 acres of the Northwest Quarter of the Northwest Quarter, to the southerly Right-of-Way line of Olympian Drive; thence, easterly, along said southerly Right-of-Way line, to a point 208.71 feet westerly of the east line of said Northwest Quarter of the Northwest Quarter of Section 33; thence, southerly, along a line parallel with and 208.71 feet westerly of said east line of the Northwest Quarter of the Northwest Quarter, to a point 208.71 feet southerly of the north line of said Northwest Quarter of the Northwest Quarter; thence, easterly, along a line parallel with and 208.71 feet southerly of, the north line of said Northwest Quarter of the Northwest Quarter, to the east line of said Northwest Quarter of the Northwest Quarter; thence, southerly, along said east line and the east line of the Southwest Quarter of the Northwest Quarter of said Section 33, to the north line of the Southwest Quarter of said Section 33; thence, easterly, along said north line, to the northwest corner of the Southeast Quarter of said Section 33; thence, southerly, along the west line of said Southeast Quarter, to the south line of Triumph Industrial Park, as shown on a plat recorded in Plat Book "P" at page 38 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, easterly, along said south line, and the easterly extension thereof, to the easterly Right-of-Way line of U.S. Route 45 (Cunningham Avenue); thence, southwesterly, along said easterly Right-of-Way line, to a point being 1137.41 feet south of and 1702.64 feet westerly of the Northeast corner of the Southeast Quarter of said Section 33; thence, continuing along said easterly Right-of-Way line, 206.78 feet; thence, East, 463.6 feet; thence, South 357.66 feet; thence, easterly, to the east line of the Southeast Quarter of said Section 33; thence, southerly, along said east line, to a point 383 feet northerly of the southeast corner of said Southeast Quarter; thence, westerly, along a line parallel with and 383 feet northerly of the south line of said Southeast Quarter, 503 feet; thence, southerly to the south Right-of-Way line of Airport Road; thence, westerly, along said south Right-of-Way line, to a point 72 feet east of the southerly extension of the west line of the Southeast Quarter of the Southeast Quarter of said Section 33; thence, northerly, along a line parallel with and 72 feet

easterly of said west line, and the southerly extension thereof, to a point 605 feet northerly of the south line of said Southeast Quarter of the Southeast Quarter; thence, westerly, to said west line of the Southeast Quarter of the Southeast Quarter, thence, northerly, along said west line, to the south line of the North 10 acres of that part of the south west $\frac{1}{4}$ of the south east $\frac{1}{4}$ of Section 33, Township 20 North, Range 9 East of the Third Principal Meridian, which lies east of U. S. Route 45, as described in a Warranty Deed, dated February 26, 1993, and recorded March 2, 1993 as Document Number 93R04894 in Book 1889 at page 863 in the Office of the Recorder of Deeds, Champaign County, Illinois; thence, westerly, along said south line, to the easterly Right-of-Way line of U.S. Route 45 (Cunningham Avenue); thence, southwesterly, along said easterly Right-of-Way line, to the northerly line of proposed O'Brien Drive Right-of-Way, dedicated to the City of Urbana by deed dated October 23, 2001; thence, southeasterly, along said northerly Right-of-Way line, 47.82 feet; thence, continuing along said northerly Right-of-Way line, along a non-tangent curve to the left, having a radius of 488.00 feet, an arc length of 184.45 feet, a chord bearing of South 79 degrees 41 minutes 51 seconds East (an assumed bearing) and a chord length of 183.36 feet; thence, continuing along said northerly Right-of-Way line, along a tangent line, North 89 degrees 28 minutes 26 seconds East a distance of 59.58 feet; thence, continuing along said northerly Right-of-Way line, along a tangent curve to the left having a radius of 288.00 feet, an arc length of 90.14 feet, a chord bearing of North 80 degrees 30 minutes 26 seconds East a chord length of 89.78 feet; thence North 89 degrees 28 minutes 27 seconds East a distance of 100.84 feet, to a point on the easterly Right-of-Way line of proposed Anthony Drive; thence South 00 degrees 31 minutes 33 seconds East, along said easterly Right-of-Way line, a distance of 24.01 feet, to a point 249.72 feet northerly of the south line of the Northwest Quarter of the Northeast Quarter of Section 4, Township 19 North, Range 9 East of the Third Principal Meridian; thence, easterly along a line parallel with, and 249.72 feet northerly of said south line, to a point 225.00 feet westerly of the east line of the West Half of the Northwest Quarter of the Northeast Quarter of said Section 4; thence, southerly, along a line parallel with, and 225.00 feet westerly of, said east line, to a line that is 36 feet south of the East and West Half Quarter line in the North Half of said Section 4; thence, easterly, to the east line of the West Half of the South Half of the South Half of the Northwest Quarter of the Northeast Quarter of said Section 4; thence, southerly, along said east line, to the north line of Columbia Village; thence, westerly, along said north line, to the west line of the Northeast Quarter of said Section 4; thence, southerly, along said west line, to the center of said Section 4, and the Point of Beginning.

EXCEPT:

Lot 3 of Sarah's First Subdivision, as shown on a plat dated July 7, 1999, and recorded August 2, 1999, as Document Number 99R23092 in the Office of the Recorder of Deeds, Champaign County, Illinois.



Cunningham Avenue Corridor Redevelopment Plan
 Proposed Tax Increment Finance District



revised November 28, 2001 - RAB

Cunningham Avenue Corridor Redevelopment Plan (TIF #4)

P.I.N.s and equalized assessed values (EAV's) submitted for certification by County Clerk

Submitted on Dec. 14, 2001 by Reed Berger, City of Urbana Community Development Services

PIN	2000 EAV	OWNER	ADDR2	CITY	STATE	ZIP1	ZIP2	HOUSE_	HALF	DIR	STREET	USE
25-15-32-426-005	11,270	FRASCA<INTERNATIONAL	906 E AIRPORT	URBANA	IL	61801	0000	0000				8100
25-15-32-476-013	4,370	FRASCA<ASSOCIATES	906 E AIRPORT	URBANA	IL	61801	0000	0000				8100
25-15-33-100-013	8,160	FRASCA<RUDOLF	906 E AIRPORT RD	URBANA	IL	61801	0000	0000				8100
25-15-33-100-019	12,060	FRASCA<ASSOCIATES	906 E AIRPORT	URBANA	IL	61801	0000	0000				8100
30-21-04-100-004	29,120	PETROLANE<INC	6821 BAKER BLVD #A	FT WORTH	TX	76118	0000	0000				3000
30-21-04-100-005	517,300	FARM<& FLEET MONROE	P O BOX 391	JANESVILLE	WI	53547	0391	0000				3000
30-21-04-100-006	24,920	LEE<HARLAN	102 E N MAIN	OAKWOOD	IL	61858	0000	0000				3000
30-21-04-100-007	5,340	FITTING<LOREL	3016 GOLF TERRACE	DANVILLE	IL	61832	0000	0000				1100
30-21-04-201-017	10,610	DESSEN<EDWARD H	2502 N CUNNINGHAM	URBANA	IL	61801	0000	0000				1100
30-21-04-201-018	19,020	DESSEN<EDWARD H	2502 N CUNNINGHAM	URBANA	IL	61801	0000	0000				1100
30-21-04-251-001	254,510	CHAMPAIGN<HOTEL VENTURE	2408 N CUNNINGHAM	URBANA	IL	61801	0000	2408		N	CUNNINGHAM AV	5000
30-21-04-351-020	5,930	EMRO<MARKETING CO.	539 S MAIN ST	FINDLAY	OH	45840	0000	1705		N	CUNNINGHAM	1100
30-21-04-351-021	130,860	EMRO<MARKETING CO.	539 S MAIN ST	FINDLAY	OH	45840	0000	1605		N	CUNNINGHAM	3000
30-21-04-351-025	27,150	HAYS<PATRICIA	2201 S VINE ST	URBANA	IL	61801	0000	0000				1100
30-21-04-351-029	61,310	RAUP<RONALD	R R 1 BOX 107	THOMASBORO	IL	61878	0000	0000				1100
30-21-04-352-012	36,810	GERHARDT<WALTER B	14762 S MISSION	OAK FOREST	IL	60452	0000	0000				3000
30-21-04-352-013	54,370	UNITED<FUEL CO	1802 N CUNNINGHAM	URBANA	IL	61801	0000	0000				3000
30-21-09-200-001	0	URBANA<& CHAMPAIGN	PO BOX 669	URBANA	IL	61803	0669	0000				6001
91-15-32-476-014	8,560	FRASCA<RUDOLF	1504 WAVERLY	CHAMPAIGN	IL	61821	0000	3001		N	WILLOW RD	8100
91-15-33-100-020	2,020	FRASCA<ASSOCIATES	906 E AIRPORT	URBANA	IL	61801	0000	0000			LANDLOCKED	
91-15-33-300-001	27,260	FRASCA<RUDOLF	1504 WAVERLY	CHAMPAIGN	IL	61821	0000	3001		N	WILLOW RD	8100
91-15-33-300-005	1,214,690	FRASCA<RUDOLF	1504 WAVERLY	CHAMPAIGN	IL	61821	0000	0906		E	AIRPORT RD	2000
91-15-33-402-006	15,570	FRASCA<RUDOLF	1504 WAVERLY DR	CHAMPAIGN	IL	61821	0000	3007		N	CUNNINGHAM AV	8100
91-15-33-452-001	48,700	ROECO<ENTERPRISES INC	PO BOX 583	RANTOUL	IL	61866	0000	3008		N	CUNNINGHAM AV	3000
91-15-33-476-009	22,380	ROECO<ENTERPRISES INC	PO BOX 583	RANTOUL	IL	61866	0000	1806		E	AIRPORT RD	3000
91-21-04-100-001	24,510	FRASCA<RUDOLF	906 E AIRPORT	URBANA	IL	61801	0000	1201		E	AIRPORT RD	8100
91-21-04-100-002	10,270	FRASCA<ASSOCIATES	906 E AIRPORT	URBANA	IL	61801	0000	2400		N	WILLOW RD	8100
91-21-04-100-008	13,990	MATZ<REBECCA P TRUSTEE	3506 S MICHIGAN ST	SOUTH BEND	IN	46614	0000	2302		N	CUNNINGHAM AV	8100
91-21-04-151-001	83,690	BRAHLER<RICHARD W. & MARY	2501 PAYSON RD	QUINCY	IL	62301	0000	2306		N	WILLOW RD	2000
91-21-04-151-002	148,480	VALENTINE<KENNETH D	2206 NOEL DR	CHAMPAIGN	IL	61821	0000	1106		E	ANTHONY DR	2000
91-21-04-251-002	3,600	MATZ<REBECCA P TRUSTEE	3506 S MICHIGAN ST	SOUTH BEND	IN	46614	0000	0000				8100
91-21-04-301-013	33,150	FORTNEY<MICHAEL & FLOYD K	2001 KENYON RD	URBANA	IL	61801		2001		W	KENYON RD	
91-21-04-301-015	239,790	SNYDER<CORPORATIONS	202 N PROSPECT RD	BLOOMINGTON	IL	61704	0000	2005		W	KENYON RD	3000
91-21-04-351-016	13,930	TURNER<MERCER	202 N PROSPECT	BLOOMINGTON	IL	61704	0000	0000				1150
91-21-04-351-017	9,560	TURNER<MERCER	202 N PROSPECT	BLOOMINGTON	IL	61704	0000	0000				3000
91-21-04-352-007	367,230	TATMAN<PAUL L	3103 TATMAN CT	URBANA	IL	61802	0000	1602		N	CUNNINGHAM AV	3000
91-21-04-352-008	47,980	TATMAN<PAUL L	3103 TATMAN CT	URBANA	IL	61802	0000	0806		E	PERKINS RD	3000
91-21-04-352-016	34,420	TATMAN<PAUL L.	3103 TATMAN CT	URBANA	IL	61802	0000	1604		N	CUNNINGHAM AV	3000
91-21-04-352-020	38,750	TATMAN<PAUL R	805 PERKINS RD	URBANA	IL	61801	0000	0000				3000
91-21-04-352-021	34,030	MUHICH<FRANK	404 NORTH SHORE DR	MAHOMET	IL	61853	0000	1710		N	CUNNINGHAM AV	3000
91-21-04-352-022	10,910	BURCH<JAMES	2404 N MATTIS	CHAMPAIGN	IL	61826	3337	1706		N	CUNNINGHAM AV	3000
91-21-04-352-024	4,800	BURCH<JAMES	PO BOX 3337	CHAMPAIGN	IL	61826	0000	1002		E	PERKINS RD	3000

91-21-05-276-006	128,700	YONCE<WAYNE & WANDA	PO BOX 638	URBANA	IL	61801	0000	0308		E	ANTHONY DR	3000
91-21-05-276-007	16,610	REYNOLDS<GREGORY	P O BOX 3188	URBANA	IL	61801	0000	0302		E	ANTHONY DR	3000
91-21-05-276-008	44,480	REYNOLDS<GREGORY	P O BOX 3188	URBANA	IL	61801	0000	0508		W	ANTHONY DR	3000
91-21-05-277-003	40,310	BANK<ILLINOIS	PO BOX 4028	CHAMPAIGN	IL	61824	4028	0506		E	ANTHONY DR	3000
91-21-05-277-008	361,770	FLEX<N GATE CORP	PO BOX 727	URBANA	IL	61803	0000	0502		E	ANTHONY DR	3000
91-21-05-277-009	35,810	MOOSEHEAD<HOLDINGS LLC	306 W CHURCH ST	CHAMPAIGN	IL	61820	0000	0406		E	ANTHONY DR	3000
91-21-05-277-010	8,240	MOOSEHEAD<HOLDINGS LLC	306 W CHURCH ST	CHAMPAIGN	IL	61820	0000	0402		E	ANTHONY DR	3000
91-21-08-278-012	40,890	CAMPO<RAY TRUSTEE	3401 LAKESHORE DR	CHAMPAIGN	IL	61821	0000	0504		E	KERR AV	3000
91-21-08-278-013	9,180	FOTZLER<NEIL	1010 S SECOND	CHAMPAIGN	IL	61820		1009	B	N	CUNNINGHAM AV	1200
91-21-08-278-014	6,060	FOTZLER<NEIL	1010 S SECOND	CHAMPAIGN	IL	61820		1009	A	N	CUNNINGHAM AV	1100
91-21-08-278-017	13,560	FOTZLER<NEIL	1010 S SECOND	CHAMPAIGN	IL	61820		1009	A	N	CUNNINGHAM AV	1100
91-21-08-278-018	12,350	BRODERICK<PAULINE	1009 N CUNNINGHAM	URBANA	IL	61801		1009		N	CUNNINGHAM AV	1150
91-21-08-278-019	32,950	FREDERICK<MICHAEL A	1007 N CUNNINGHAM	URBANA	IL	61801	0000	1007		N	CUNNINGHAM AV	3000
91-21-08-278-022	3,130	CAMPO<RAY TRUSTEE	3401 LAKESHORE DR	CHAMPAIGN	IL	61821	0000	1001		N	CUNNINGHAM AV	3000
91-21-08-278-023	7,890	FOTZLER<NEIL	1010 S SECOND	CHAMPAIGN	IL	61820	0000	1105		N	CUNNINGHAM AV	1100
91-21-08-278-025	36,670	EWING<WALLACE HARLAN	PO BOX 370	OAKWOOD	IL	61858	0000	1005		N	CUNNINGHAM AV	3000
91-21-08-278-026	4,820	FOTZLER<NEIL	1010 S SECOND	CHAMPAIGN	IL	61820	0000	1103		N	CUNNINGHAM AV	1100
91-21-08-278-027	12,420	FOTZLER<NEIL	1010 S SECOND ST	CHAMPAIGN	IL	61820	0000	1101		N	CUNNINGHAM AV	3000
91-21-08-279-001	35,210	OTG<INC	800 ROOSEVELT BLDG E	GLEN ELLYN	IL	60137	0000	1010		N	CUNNINGHAM AV	3000
91-21-08-279-002	78,950	HARNSBERGER<JAMES R	1008 N CUNNINGHAM	URBANA	IL	61801		1008		N	CUNNINGHAM AV	3000
91-21-08-279-006	42,960	BAILEY<RONALD L	1002 N CUNNINGHAM	URBANA	IL	61801	0000	1002		N	CUNNINGHAM AV	3000
91-21-08-279-009	50,300	FREDERICK<ENTERPRISES	PO BOX 111	URBANA	IL	61801	0000	0608		E	KERR AV	3000
91-21-08-279-010	94,350	LIVING<STONES CHRISTIAN B	1006 N CUNNINGHAM	URBANA	IL	61801	0000	1006		N	CUNNINGHAM AV	3000
91-21-08-280-009	12,320	PLUNK<SCOTT	403 E KERR	URBANA	IL	61801	0000	0403		E	KERR AV	1250
91-21-08-280-010	8,510	BOHLEN<JOHN	310 E NEWTON DR	MANSFIELD	IL	61854	0000	0405		E	KERR AV	1200
91-21-08-280-011	12,750	BOHLEN<JOHN H	310 E NEWTON ST	MANSFIELD	IL	61854	0000	0407		E	KERR AV	3000
91-21-08-280-012	11,430	CUNNINGHAM<MOTOR SALES	801 N CUNNINGHAM AVE	URBANA	IL	61801	0000	0409		E	KERR AV	1150
91-21-08-280-013	7,480	CUNNINGHAM MOTORS	801 N CUNNINGHAM	URBANA	IL	61801	0000	0411		E	KERR AV	1100
91-21-08-280-019	19,220	CUNNINGHAM<MOTOR SALES IN	801 N CUNNINGHAM AVE	URBANA	IL	61801	0000	0901		N	CUNNINGHAM AV	3050
91-21-08-280-020	7,740	CUNNINGHAM MOTORS SALES	801 N CUNNINGHAM	URBANA	IL	61801		0807		N	CUNNINGHAM AV	1100
91-21-08-280-021	5,430	CUNNINGHAM<MOTOR SALES IN	801 N CUNNINGHAM	URBANA	IL	61801	0000	0805		N	CUNNINGHAM AV	3000
91-21-08-280-027	5,560	SCOTT<WILLIAM R	306 BARR ST	URBANA	IL	61801		0312		E	BARR AV	1100
91-21-08-280-028	11,210	SCOTT<WILLIAM H	306 BARR	URBANA	IL	61801		0314		E	BARR AV	3000
91-21-08-280-029	9,260	CUNNINGHAM<MOTOR SALES IN	801 N CUNNINGHAM AVE	URBANA	IL	61801	0000	0803		N	CUNNINGHAM AV	1150
91-21-08-280-030	6,140	SCOTT<WILLIAM R	306 BARR AVE	URBANA	IL	61801		0801		N	CUNNINGHAM AV	3000
91-21-08-280-034	106,350	THE HEAD QUARTERS	909 D N. CUNNINGHAM	URBANA	IL	61801		0909	D	N	CUNNINGHAM AV	
91-21-08-281-001	0	EAST<LAWN BURIAL PK ASSOC	PO BOX 141	URBANA	IL	61803	0000	0802		N	CUNNINGHAM AV	6003
91-21-08-404-003	8,120	FITTON<MILDRED E.	713 N CUNNINGHAM	URBANA	IL	61801	0000	0713		N	CUNNINGHAM AV	1150
91-21-08-404-004	12,030	CUNNINGHAM<MOTOR SALES IN	801 N CUNNINGHAM	URBANA	IL	61801	0000	0711		N	CUNNINGHAM AV	1100
91-21-08-404-005	10,230	SCOTT JR<WILLIAM	801 N CUNNINGHAM	URBANA	IL	61801		0709		N	CUNNINGHAM AV	1100
91-21-08-404-006	8,810	SCOTT JR<WILLIAM	801 N CUNNINGHAM	URBANA	IL	61801		0707		N	CUNNINGHAM AV	1100
91-21-08-404-007	0	SALINE<D DISTRICT	215 N NEIL	CHAMPAIGN	IL	61820	0000	0705		N	CUNNINGHAM AV	6000
91-21-08-404-029	16,540	SIMPSON<GEORGE & WANDA	2114 SEATON CT	CHAMPAIGN	IL	61821	0000	0703		N	CUNNINGHAM AV	3000
91-21-08-405-018	64,010	R<& E PROPERTIES	814 W WASHINGTON	CHAMPAIGN	IL	61820	0000	0607		N	CUNNINGHAM AV	3000
91-21-08-405-026	260,890	MCDONALDS CORP #943-A	MCDONALD'S PLAZA	OAKBROOK	IL	60522	0000	0601		N	CUNNINGHAM AV	3000
91-21-08-428-006	0	DEPT<OF MILITARY AFFAIRS	1301 N MACARTHUR BLV	SPRINGFIELD	IL	62702	2399	0600		E	UNIVERSITY AV	6001
91-21-08-428-013	0	EAST<LAWN BURIAL PK ASSOC	PO BOX 141	URBANA	IL	61803	0000	0714		N	CUNNINGHAM AV	6003
91-21-08-429-003	51,280	MILLBERN<ROBERT D	501 TAYLOR DR	MAHOMET	IL	61853	0000	0712		N	CUNNINGHAM AV	3000

91-21-08-429-004	68,340	ALLEN<MARK RICHARD	1969 SHORE PAK DR	DECATUR	IL	62521	0000	0710		N	CUNNINGHAM AV	3000
91-21-09-102-001	8,900	KERR<MCGEE RIFINING CORP	P O BOX 25861	OKLAHOMA CITY	OK	73125	0000	1302		N	CUNNINGHAM AV	3000
91-21-09-102-002	9,420	BENDER<THOMAS D	1201 E S ARROWHEAD	URBANA	IL	61801	0000	0609		E	THOMPSON ST	3000
91-21-09-102-003	198,560	BENDER<THOMAS D	1201 E S ARROWHEAD	URBANA	IL	61801	0000	1212		N	CUNNINGHAM AV	3000
91-21-09-102-004	5,230	BENDER<THOMAS D	1201 E S ARROWHEAD	URBANA	IL	61801	0000	1208		N	CUNNINGHAM AV	3000
91-21-09-102-005	175,800	BENDER<THOMAS D	1206 N CUNNINGHAM	URBANA	IL	61801	0000	1206		N	CUNNINGHAM AV	3000
91-21-09-102-006	53,670	BENDER<DONALD H.	1113 BRAD DR	URBANA	IL	61801	0000	1108		N	CUNNINGHAM AV	3000
91-21-09-102-007	10,690	UNITED<INSURANCE CO	#1 E WACKER DR	CHICAGO	IL	60601	0000	1106		N	CUNNINGHAM AV	3000
91-21-09-102-008	8,230	UNITED<INSURANCE CO	#1 E WACKER DRIVE	CHICAGO	IL	60601	0000	0606		E	OAKLAND AV	1100
91-21-09-102-009	14,570	UNITED<INSURANCE CO	#1 E WACKER DR	CHICAGO	IL	60601	0000	0608		E	OAKLAND AV	1100
91-21-09-102-010	10,780	UNITED<INSURANCE CO	#1 E WACKER DRIVE	CHICAGO	IL	60601	0000	0610		E	OAKLAND AV	1100
91-21-09-103-001	72,550	BEAUMONT<SMALL ANIMAL CL.	2619 W SPRINGFIELD	CHAMPAIGN	IL	61821	0000	1304		N	CUNNINGHAM AV	3050
91-21-09-103-015	129,490	TATMAN<PAUL	3103 TATMAN CT	URBANA	IL	61802	0000	0805		E	PERKINS RD	3000
91-21-09-103-016	15,740	TATMAN<P & ABBOTT C	805 PERKINS RD	URBANA	IL	61802	0000	0809		E	PERKINS RD	3000
91-21-09-103-019	103,360	CENTRAL<ILLINOIS BANK	PO BOX 110	SIDNEY	IL	61877	0000	1510		N	CUNNINGHAM AV	3000
91-21-09-103-020	465,000	LUCKY STORES INC #88	PO BOX 67	ROCK ISLAND	IL	61201		1508		N	CUNNINGHAM AV	3000
91-21-09-103-022	359,350	C<B TRUST 43-344	P O BOX 140	CHAMPAIGN	IL	61824	0140	1504		N	CUNNINGHAM AV	3000
91-21-09-103-023	74,440	DEVONSHIRE<REALTY	P O BOX 140	CHAMPAIGN	IL	61824	0140	1502		N	CUNNINGHAM AV	3000
91-21-09-151-006	21,800	GULLIFORD<RUSS E	1009 N BOYDEN ST	URBANA	IL	61802	1917	1009	*	N	BOYDEN ST	3000
91-21-09-151-007	11,990	GULLIFORD<RUSS E	1009 N BOYDEN ST	URBANA	IL	61802	0000	1009		N	BOYDEN ST	3000
91-21-09-151-009	58,350	NAIK<BHUPENDRA A	1102 CUNNINGHAM	URBANA	IL	61801	0000	1102		N	CUNNINGHAM AV	5000
91-21-09-151-010	53,090	CHO<BYUNG HUI	3909 CLUBHOUSE DR	CHAMPAIGN	IL	61821	0000	1104		N	CUNNINGHAM AV	3000
91-21-09-151-011	89,860	OAKLAND<AVE STORAGE	800 OAKLAND AVE	URBANA	IL	61802	0000	0609		E	OAKLAND AV	3000
91-21-09-152-001	0	EAST<LAWN BURIAL PK ASSOC	PO BOX 141	URBANA	IL	61803	0000	0802		N	CUNNINGHAM AV	6003
91-21-09-152-003	0	URBANA<PARK DIST	303 W UNIVERSITY	URBANA	IL	61801	0000	1001		E	KERR AV	6004
91-21-09-200-008	0	URBANA<PARK DIST	303 W UNIVERSITY	URBANA	IL	61801	0000	1801		E	PERKINS RD	6004
91-21-09-301-001	0	DEPT<OF MILITARY AFFAIRS	1301 N MACARTHUR BLV	SPRINGFIELD	IL	62702	2399	0606		N	SYCAMORE ST	6001
91-21-09-301-002	0	URBANA<& CHAMPAIGN	PO BOX 669	URBANA	IL	61803	0669	1100		E	UNIVERSITY AV	6001
91-21-09-306-001	0	URBANA<& CHAMPAIGN	PO BOX 669	URBANA	IL	61803	0669	1100		E	UNIVERSITY AV	6001
91-21-09-306-002	0	URBANA<& CHAMPAIGN	PO BOX 669	URBANA	IL	61803	0669	0722		N	HICKORY ST	6001
91-21-09-306-003	0	URBANA<& CHAMPAIGN	PO BOX 669	URBANA	IL	61803	0669	0720		N	HICKORY ST	6001
91-21-09-306-004	0	URBANA<& CHAMPAIGN	PO BOX 669	URBANA	IL	61803	0669	0718		N	HICKORY ST	1100
91-21-09-306-005	0	URBANA<& CHAMPAIGN	PO BOX 669	URBANA	IL	61803	0669	0718	*	N	HICKORY ST	6001
91-21-09-306-006	0	URBANA<& CHAMPAIGN	PO BOX 669	URBANA	IL	61803	0669	0714		N	HICKORY ST	6001
91-21-09-306-007	0	URBANA<& CHAMPAIGN	PO BOX 669	URBANA	IL	61803	0669	0712		N	HICKORY ST	6001
91-21-09-306-008	0	URBANA<& CHAMPAIGN	PO BOX 669	URBANA	IL	61803	0669	0710		N	HICKORY ST	1100
91-21-09-306-009	0	URBANA<& CHAMPAIGN	PO BOX 669	URBANA	IL	61803	0669	0708		N	HICKORY ST	6001
91-21-09-306-014	0	URBANA<& CHAMPAIGN	PO BOX 669	URBANA	IL	61803	0669	0702		N	HICKORY ST	1100
91-21-09-306-017	0	URBANA<& CHAMPAIGN	PO BOX 669	URBANA	IL	61803	0669					1100
91-21-09-326-001	0	URBANA<& CHAMPAIGN	PO BOX 669	URBANA	IL	61803	0669	1100		E	UNIVERSITY AV	6001
91-21-09-326-002	0	URBANA<& CHAMPAIGN	PO BOX 669	URBANA	IL	61803	0669	1000		E	UNIVERSITY AV	6001
91-21-09-401-007	0	CITY<OF URBANA	400 S VINE	URBANA	IL	61801	0000	1210		E	UNIVERSITY AV	6000
91-21-10-151-005	0	C-U<SOLID WASTE DISP SYS	400 S VINE	URBANA	IL	61801	0000	0901		N	SMITH RD	6000

STATE OF ILLINOIS)
) SS.
COUNTY OF CHAMPAIGN)

**FILING CERTIFICATE AND
CERTIFICATION AS TO INITIAL
EQUALIZED ASSESSED VALUATION**

The undersigned, County Clerk of the County of Champaign, Illinois, hereby receipts, acknowledges and certifies, as follows:

(A) On the 21st day of December, 2001, there has been filed in my office a certified copy of each of:

- Ord. # 2001-12-164* ✓ (1) AN ORDINANCE ADOPTING AND APPROVING THE REDEVELOPMENT PLAN AND THE RELATED REDEVELOPMENT PROJECTS FOR THE PROPOSED CUNNINGHAM AVENUE CORRIDOR REDEVELOPMENT PROJECT AREA OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, adopted December 17, 2001;
- Ord. # 2001-12-165* ✓ (2) AN ORDINANCE DESIGNATING THE CUNNINGHAM AVENUE CORRIDOR REDEVELOPMENT PROJECT AREA OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, adopted December 17, 2001; and
- Ord. # 2001-12-166* ✓ (3) AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE CUNNINGHAM AVENUE CORRIDOR REDEVELOPMENT PROJECT AREA OF THE CITY OF URBANA, CHAMPAIGN COUNTY, ILLINOIS, adopted December 17, 2001.

(B) Pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended, I do hereby certify that the "initial equalized assessed value" of all taxable property in the Redevelopment Project Area (defined in (A)(1), (2) and (3) above) for the year **2000** shall be certified as soon after the filing hereof as is reasonably practicable.

Dated this 21 day of December, 2001.

(SEAL)

Mark Shellen
Champaign County Clerk