

ORDINANCE NO. 008-2008

**AN ORDINANCE EXTENDING THE TERM OF THE CITY OF ROCK ISLAND
DOWNTOWN TAX INCREMENT REDEVELOPMENT PROJECT AREA AND
REDEVELOPMENT PLAN AND PROJECT DATED FEBRUARY 12, 1985 AND
AS AMENDED OCTOBER 3, 2000**

WHEREAS, the City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended, to establish redevelopment project areas established in accordance with the Act; and,

WHEREAS, pursuant to the Act, the City has adopted the City of Rock Island Downtown Tax Increment Redevelopment Project Area and Redevelopment Plan and Project dated February 12, 1985, as amended on October 3, 2000 with respect to the Redevelopment Project Area referred to therein, and the City of Rock Island, Illinois; and,

WHEREAS, the City, to achieve the objectives of the Redevelopment Plan, and in accordance with the uses set forth therein, has requested the Illinois General Assembly to enact such legislation necessary and appropriate to extend the term of the Downtown Rock Island Redevelopment District to its 35th year, ending December 31, 2020; and,

WHEREAS, the Illinois General Assembly enacted Public Act P.A. 91-0763, which was signed into law by the Governor of the State of Illinois, amending the Illinois Municipal Code and authorizing the extension of the term of the City of Rock Island Downtown Tax Increment Redevelopment Project Area and Redevelopment Plan and Project dated February 12, 1985, as amended October 3, 2000 with respect to the Redevelopment Project Area referred to therein, to December 31, 2020; and,

WHEREAS, the City believes that the extension of the term of the City of Rock Island Downtown Tax Increment Redevelopment Project Area and Redevelopment Plan and Project dated February 12, 1985, as amended October 3, 2000 with respect to the Redevelopment Project Area referred to therein is in the vital and best interest of the City and the welfare of its residents and is in accordance with the public purpose provisions of applicable federal, state and local laws and that the same will increase employment opportunities in the City, stimulate growth and development by private enterprise and, therefore, improve both the sales and real estate tax base of the City.

**NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF
THE CITY OF ROCK ISLAND, LLINOIS THAT:**

Section 1: The findings made in the prefatory portion of this Ordinance are hereby adopted.

Section 2: The City of Rock Island Downtown Tax Increment Redevelopment Project Area and Redevelopment Plan and Project originally approved by Ordinance No. 84-77 on February 12, 1985, as amended October 3, 2000 with respect to the Redevelopment Project Area referred to therein, is hereby amended to extend the estimated date for the completion of the redevelopment project or retirement of obligations issued to not later than December 31 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 thirty-fifth calendar year after the year in which a series of Ordinances approving the original Downtown Redevelopment Project Area was adopted (Ordinance Nos. 84-77, 84-78 and 84-79, approved February 12, 1985).

Section 3: The City Clerk is hereby directed, within 10 days from the date of passage and approval, to forward a copy of this Ordinance by mail to each affected taxing district and registrant on the interested parties registry and publish a copy in The Rock Island Argus, a newspaper of general circulation within the affected taxing districts.

Section 4: This Ordinance shall be in full force and effect from and after its passage and approval by the corporate authorities in the manner provided by law.

YEAS: 6

NAYS: 0

Alderman Murphy Absent

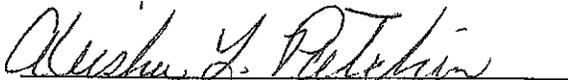


Mark W. Schwiebert, Mayor

PASSED: February 11, 2008

APPROVED: February 11, 2008

ATTEST:


Aleisha L. Patchin

Motion: Peterson
 Second: Benson
 Aye: Thoms
 Benson
 Peterson
 Schwiebert
 Winter
 Nay: None
 Abstain: Bauersfeld
 Mayor Davis

ORDINANCE NO. 84-77

AN ORDINANCE APPROVING THE
 TAX INCREMENT REDEVELOPMENT PLAN
 AND REDEVELOPMENT PROJECT

WHEREAS, the City of Rock Island, Illinois desires to implement tax increment financing pursuant to the Real Property Tax Increment Allocation Redevelopment Act, P.A. 79-1525, appearing as Sections 11-74.4-1 et seq., of Chapter 24, S.H.A. (hereinafter referred to as the "Act") for the proposed Redevelopment Plan and Redevelopment Project within the municipal boundaries of the City of Rock Island and within the Redevelopment Project Area described in Section 1 (a) of this ordinance, which area constitutes in the aggregate more than 1½ acres.

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City Council caused a public hearing to be held relative to the Redevelopment Plan and Redevelopment Project and a designation of a Redevelopment Project Area on January 7, 1985 at the Council Chambers, City Hall, City of Rock Island.

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, said notice being given to taxing districts by certified mail on November 20, 1984, by publication on December 28, 1984, and January 4, 1985, and by certified mail to taxpayers within the Redevelopment Area on December 12-14, 1984.

WHEREAS, the Redevelopment Plan and Project set forth the factors constituting a conservation area in the proposed redevelopment area, and the City Council has reviewed the information concerning conservation area presented at the public hearing and has reviewed other studies and is generally informed of the conditions of conservation in the proposed Redevelopment Project Area as said term "conservation area" is used in the Act.

WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the proposed Redevelopment Project Area to determine whether private development would take place in the proposed Redevelopment Area as a whole without the adoption of the proposed Redevelopment Plan.

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area would be substantially benefited by the proposed redevelopment project improvements.

WHEREAS, the City Council has reviewed its proposed Redevelopment Plan and Project and Comprehensive Plan for development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Project conform to the Comprehensive Plan of the City:

NOW, THEREFORE, IT IS HEREBY ORDAINED, BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS that:

Section 1. The City Council of Rock Island hereby makes the following findings:

a. The area constituting the proposed Redevelopment Project Area in the City of Rock Island, Illinois is described as follows:

(See Exhibit A attached hereto)

b. There exist conditions which cause the area proposed to be designated as a Redevelopment Project Area to be classified as a "Conservation Area" as defined in Section 11-74.4-3 (b) of the Act.

c. The proposed Redevelopment Project Area on the whole had not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan.

d. The Redevelopment Plan and Redevelopment Project conform to the Comprehensive Plan for the development of the municipality as a whole.

e. The parcels of real property in the proposed Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed redevelopment project improvement are included in the proposed Redevelopment Project Area.

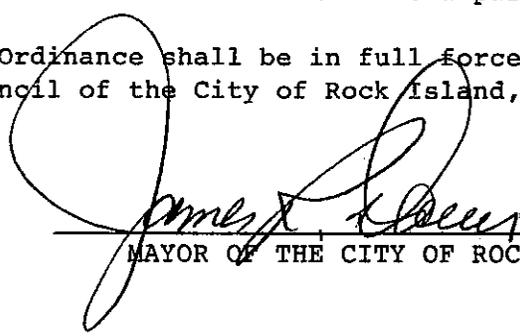
f. Since the presentation of the proposed Redevelopment Plan and Redevelopment Project at the aforesaid public hearing, no changes have been made in the Redevelopment Plan and Project.

g. The estimate date for final completion of the Redevelopment Project is January 31, 2008.

h. The estimated date for retirement of obligations incurred to finance Redevelopment Project costs is not later than January 31, 2008.

Section 2. The Redevelopment Plan and Redevelopment Project which were the subject matter of the hearing held January 7, 1985, is hereby adopted and approved. A copy of the Redevelopment Plan and Redevelopment Project marked Exhibit B is attached to and made a part of this ordinance.

Section 3. This Ordinance shall be in full force and effect upon its passage by the City Council of the City of Rock Island, Illinois.


MAYOR OF THE CITY OF ROCK ISLAND

PASSED: February 11, 1985

APPROVED: February 12, 1985

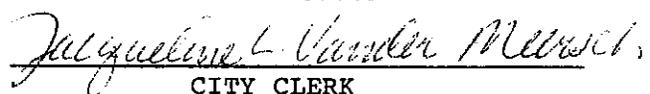
ATTEST: 
CITY CLERK

EXHIBIT A
DISTRICT BOUNDARIES

The description of the boundaries of the proposed District are shown on the map on the following page and are more specifically described as follows:

Commencing at the point of intersection of the northwesterly corner of Tax Parcel R.I. 99 (Modern Woodmen of America - Mississippi River and 17th Street) and the Mississippi River;

Thence in a southerly direction to the southwesterly corner of the said Tax Parcel R.I. 99;

Thence in an easterly direction along said parcel line to the southeasterly corner of said tax parcel;

Thence in a southerly direction to the intersection of the northerly right-of-way line of 1st Avenue and the westerly right-of-way line of 17th Street;

Thence in a westerly direction along said northerly right-of-way line of 1st Avenue to the intersection of the westerly right-of-way line of 13th Street;

Thence in a southerly direction along said westerly right-of-way line of 13th Street to the intersection of the southerly right-of-way line of 5th Avenue;

Thence in an easterly direction along said southerly right-of-way of 5th Avenue to the intersection of the westerly right-of-way line of 14th Street;

Thence in a southerly direction along said westerly right-of-way line of 14th Street to the intersection of the southerly right-of-way line of 5 1/2 Avenue;

Thence in an easterly direction along said southerly right-of-way line of 5 1/2 Avenue to the northwesterly corner of Parcel R.I. 6953 in Block 4-209;

Thence in a southerly direction of said Parcel R.I. 6953 passing along the westerly side of said Parcel R.I. 6953 and also along Parcel R.I. 6951, Block 4-209, crossing the alley along the westerly side of Parcels R.I. 6966 and 6967 of Block 4-209;

Thence crossing 6th Avenue in a southerly direction passing along the westerly side of Parcels R.I. 3046-A, 3046, crossing the alley along the westerly side of Parcel R.I. 3058 extended of Block 4-217 to the southerly right-of-way line of 7th Avenue;

Thence in an easterly direction along said southerly right-of-way line of 7th Avenue to the intersection of the easterly side of the alley right-of-way extended between 17th Street and 18th Street; of Block 7-506.

Thence in a northerly direction along the easterly right-of-way line of said alley to the intersection of said alley and the southerly right-of-way line of 6th Avenue;

Thence in an easterly direction along said southerly right-of-way line of 6th Avenue to the intersection of the southerly right-of-way line of 6th Avenue and the easterly right-of-way line of 18th Street;

Thence in a northerly direction along said easterly right-of-way line of 18th Street to the intersection of the southerly right-of-way line of 5th Avenue and the easterly right-of-way line of 18th Street;

Thence in an easterly direction along said southerly right-of-way line of 5th Avenue to the intersection of the southerly right-of-way line of 5th Avenue and the westerly right-of-way line of 19th Street;

Thence in a southerly direction from said southerly right-of-way line of 5th Avenue and the westerly right-of-way line of 19th Street to the southerly right-of-way line of the alley located between 5th Avenue and 6th Avenue;

Thence in an easterly direction along the southerly right-of-way of said alley to the intersection of the said alley and the westerly right-of-way line of 20th Street;

Thence in a southerly direction from the intersection of said alley and the westerly right-of-way line of 20th Street, to the southerly right-of-way line of 7th Avenue;

Thence in an easterly direction from said southerly right-of-way line of 7th Avenue to the easterly right-of-way line of 22nd Street;

Thence in a northerly direction from said easterly right-of-way line of 22nd Street to the intersection of the northerly right-of-way line of 6th Avenue and said easterly right-of-way line of 22nd Street;

Thence in a westerly direction along said northerly right-of-way line of 6th Avenue to the easterly right-of-way line of the alley located between 21st Street and 22nd Street;

Thence in a northerly direction along said easterly right-of-way line of the said alley to the intersection of the southerly right-of-way line of the alley located between 5th Avenue and 6th Avenue;

Thence in an easterly direction along the southerly right-of-way line of said alley to the easterly right-of-way line of 22nd Street;

Thence in a northerly direction along said easterly right-of-way line of 22nd Street to the southerly right-of-way line of 5th Avenue;

Thence in an easterly direction along said southerly right-of-way line of 5th Avenue to the northwesterly corner of Parcel R.I. 5414-A of Block 7-311;

Thence in a southerly direction from the northwesterly corner of said parcel to the southwesterly corner of said Parcel R.I. 5414-A of Block 7-311;

Thence in an easterly direction from said southwesterly corner of Parcel R.I. 5414-A of Block 7-311 crossing 31st Street to the southeasterly corner of Parcel R.I. 5420 of Block 7-312;

Thence in a southerly direction along the westerly side of Parcel R.I. 5421 of Block 7-312 to the southwesterly corner of said Parcel R.I. 5421;

Thence in an easterly direction along the southerly line of said Parcel R.I. 5421 of Block 7-312 to the southeasterly corner of Parcel R.I. 5421;

Thence in a northerly direction along the easterly line of Parcel R.I. 5421 extended crossing 5th Avenue to a point on the northerly right-of-way line of 5th Avenue;

Thence in a westerly direction forty (40) feet to a point on the northerly right-of-way of 5th Avenue;

Thence in a northerly direction from said point to the intersection of the second railroad track north of 5th Avenue;

Thence in a northwesterly direction along said second railroad track north of 5th Avenue to the point of intersection of said railroad track and the Mississippi River (specifically Sylvan Slough);

Thence in a westerly direction along the Mississippi River waterfront back to the northwesterly corner of Tax Parcel R.I. 99 (point of beginning).

Motion: Benson
Second: Winter
Aye: Thoms
Benson
Peterson
Schwiebert
Winter
Nay: None
Abstain: Bauersfeld
Mayor Davis

ORDINANCE NO. 84-78

AN ORDINANCE DESIGNATING THE
TAX INCREMENT REDEVELOPMENT PROJECT AREA

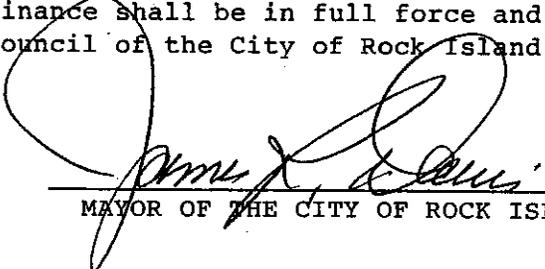
WHEREAS, the City Council has heretofore in Ordinance No. adopted and approved the Redevelopment Plan and Redevelopment Project with respect to which a public hearing was held on January 7, 1985 and it is now necessary and desirable to designate the area referred to in said plan as a Redevelopment Project Area;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS that:

Section 1. The following described area is hereby designated as a Redevelopment Project Area pursuant to Section 11-74.4-4 of the Real Property Tax Increment Allocation Redevelopment Act, P.A. 79-1525:

(See Exhibit A attached hereto)

Section 2. This Ordinance shall be in full force and effect upon its passage by the City Council of the City of Rock Island, Illinois.


MAYOR OF THE CITY OF ROCK ISLAND

PASSED: February 11, 1985

APPROVED: February 12, 1985

ATTEST: Jaqueline L. Vander Meer
CITY CLERK

EXHIBIT A
DISTRICT BOUNDARIES

The description of the boundaries of the proposed District are shown on the map on the following page and are more specifically described as follows:

Commencing at the point of intersection of the northwesterly corner of Tax Parcel R.I. 99 (Modern Woodmen of America - Mississippi River and 17th Street) and the Mississippi River;

Thence in a southerly direction to the southwesterly corner of the said Tax Parcel R.I. 99;

Thence in an easterly direction along said parcel line to the southeasterly corner of said tax parcel;

Thence in a southerly direction to the intersection of the northerly right-of-way line of 1st Avenue and the westerly right-of-way line of 17th Street;

Thence in a westerly direction along said northerly right-of-way line of 1st Avenue to the intersection of the westerly right-of-way line of 13th Street;

Thence in a southerly direction along said westerly right-of-way line of 13th Street to the intersection of the southerly right-of-way line of 5th Avenue;

Thence in an easterly direction along said southerly right-of-way of 5th Avenue to the intersection of the westerly right-of-way line of 14th Street;

Thence in a southerly direction along said westerly right-of-way line of 14th Street to the intersection of the southerly right-of-way line of 5 1/2 Avenue;

Thence in an easterly direction along said southerly right-of-way line of 5 1/2 Avenue to the northwesterly corner of Parcel R.I. 6953 in Block 4-209;

Thence in a southerly direction of said Parcel R.I. 6953 passing along the westerly side of said Parcel R.I. 6953 and also along Parcel R.I. 6951, Block 4-209, crossing the alley along the westerly side of Parcels R.I. 6966 and 6967 of Block 4-209;

Thence crossing 6th Avenue in a southerly direction passing along the westerly side of Parcels R.I. 3046-A, 3046, crossing the alley along the westerly side of Parcel R.I. 3058 extended of Block 4-217 to the southerly right-of-way line of 7th Avenue;

Thence in an easterly direction along said southerly right-of-way line of 7th Avenue to the intersection of the easterly side of the alley right-of-way extended between 17th Street and 18th Street; of Block 7-506.

Thence in a northerly direction along the easterly right-of-way line of said alley to the intersection of said alley and the southerly right-of-way line of 6th Avenue;

Thence in an easterly direction along said southerly right-of-way line of 6th Avenue to the intersection of the southerly right-of-way line of 6th Avenue and the easterly right-of-way line of 18th Street;

Thence in a northerly direction along said easterly right-of-way line of 18th Street to the intersection of the southerly right-of-way line of 5th Avenue and the easterly right-of-way line of 18th Street;

Thence in an easterly direction along said southerly right-of-way line of 5th Avenue to the intersection of the southerly right-of-way line of 5th Avenue and the westerly right-of-way line of 19th Street;

Thence in a southerly direction from said southerly right-of-way line of 5th Avenue and the westerly right-of-way line of 19th Street to the southerly right-of-way line of the alley located between 5th Avenue and 6th Avenue;

Thence in an easterly direction along the southerly right-of-way of said alley to the intersection of the said alley and the westerly right-of-way line of 20th Street;

Thence in a southerly direction from the intersection of said alley and the westerly right-of-way line of 20th Street, to the southerly right-of-way line of 7th Avenue;

Thence in an easterly direction from said southerly right-of-way line of 7th Avenue to the easterly right-of-way line of 22nd Street;

Thence in a northerly direction from said easterly right-of-way line of 22nd Street to the intersection of the northerly right-of-way line of 6th Avenue and said easterly right-of-way line of 22nd Street;

Thence in a westerly direction along said northerly right-of-way line of 6th Avenue to the easterly right-of-way line of the alley located between 21st Street and 22nd Street;

Thence in a northerly direction along said easterly right-of-way line of the said alley to the intersection of the southerly right-of-way line of the alley located between 5th Avenue and 6th Avenue;

Thence in an easterly direction along the southerly right-of-way line of said alley to the easterly right-of-way line of 22nd Street;

Thence in a northerly direction along said easterly right-of-way line of 22nd Street to the southerly right-of-way line of 5th Avenue;

Thence in an easterly direction along said southerly right-of-way line of 5th Avenue to the northwesterly corner of Parcel R.I. 5414-A of Block 7-311;

Thence in a southerly direction from the northwesterly corner of said parcel to the southwesterly corner of said Parcel R.I. 5414-A of Block 7-311;

Thence in an easterly direction from said southwesterly corner of Parcel R.I. 5414-A of Block 7-311 crossing 31st Street to the southeasterly corner of Parcel R.I. 5420 of Block 7-312;

Thence in a southerly direction along the westerly side of Parcel R.I. 5421 of Block 7-312 to the southwesterly corner of said Parcel R.I. 5421;

Thence in an easterly direction along the southerly line of said Parcel R.I. 5421 of Block 7-312 to the southeasterly corner of Parcel R.I. 5421;

Thence in a northerly direction along the easterly line of Parcel R.I. 5421 extended crossing 5th Avenue to a point on the northerly right-of-way line of 5th Avenue;

Thence in a westerly direction forty (40) feet to a point on the northerly right-of-way of 5th Avenue;

Thence in a northerly direction from said point to the intersection of the second railroad track north of 5th Avenue;

Thence in a northwesterly direction along said second railroad track north of 5th Avenue to the point of intersection of said railroad track and the Mississippi River (specifically Sylvan Slough);

Thence in a westerly direction along the Mississippi River waterfront back to the northwesterly corner of Tax Parcel R.I. 99 (point of beginning).

Motion: Winter
 Second: Schwiebert
 Aye: Thoms
 Benson
 Peterson
 Schwiebert
 Winter
 Nay: None
 Abstain: Bauersfeld
 Mayor Davis

ORDINANCE NO. 84-79

AN ORDINANCE ADOPTING
 TAX INCREMENT FINANCING

WHEREAS, the City of Rock Island desires to adopt tax increment financing pursuant to the Real Property Tax Increment Allocation Redevelopment Act, P.A. 79-1525, appearing as Sections 11-74.4-1 et seq., of Chapter 24, S.H.A., hereinafter referred to as the "Act".

WHEREAS, the City of Rock Island has adopted a Tax Increment Redevelopment Plan and Project, and designated a Redevelopment Project Area pursuant to the provisions of the Act, and has otherwise complied with all other conditions precedent required by the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS, as follows:

Section 1. Tax increment financing is hereby adopted in respect to the Redevelopment Plan and Project approved and adapted pursuant to Ordinance No. [^], in the City of Rock Island, in respect to the following described Redevelopment Project Area.

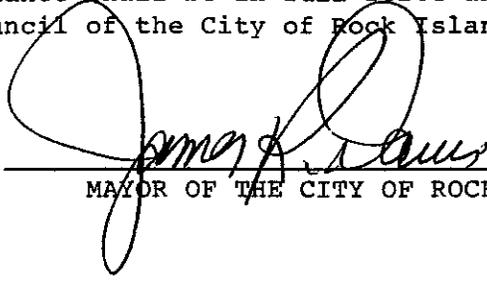
(See Exhibit A attached hereto)

Section 2. Pursuant to the Act, after the total equalized assessed valuation of taxable real property in the Redevelopment Project Area exceeds the total initial equalized assessed value of all taxable real property in the Redevelopment Project Area, the ad valorem taxes, if any arising from the levies upon real property in the Redevelopment Project Area by taxing districts and the rates determined in the manner provided in Section 11-74.4-9 (b) of the Act each year after the effective date of this ordinance until the Redevelopment Project costs and obligations issued in respect thereto 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 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 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 Municipal Treasurer who shall deposit said funds in a special fund called "The special tax allocation fund for the Central Business District" of the municipality for the purpose of paying Redevelopment Project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

Section 3. This Ordinance shall be in full force and effect upon its passage by the City Council of the City of Rock Island, Illinois.



MAYOR OF THE CITY OF ROCK ISLAND

PASSED: February 11, 1985

APPROVED: February 12, 1985

ATTEST: Jaqueline L. Vander Meer
CITY CLERK

EXHIBIT A
DISTRICT BOUNDARIES

The description of the boundaries of the proposed District are shown on the map on the following page and are more specifically described as follows:

Commencing at the point of intersection of the northwesterly corner of Tax Parcel R.I. 99 (Modern Woodmen of America - Mississippi River and 17th Street) and the Mississippi River;

Thence in a southerly direction to the southwesterly corner of the said Tax Parcel R.I. 99;

Thence in an easterly direction along said parcel line to the southeasterly corner of said tax parcel;

Thence in a southerly direction to the intersection of the northerly right-of-way line of 1st Avenue and the westerly right-of-way line of 17th Street;

Thence in a westerly direction along said northerly right-of-way line of 1st Avenue to the intersection of the westerly right-of-way line of 13th Street;

Thence in a southerly direction along said westerly right-of-way line of 13th Street to the intersection of the southerly right-of-way line of 5th Avenue;

Thence in an easterly direction along said southerly right-of-way of 5th Avenue to the intersection of the westerly right-of-way line of 14th Street;

Thence in a southerly direction along said westerly right-of-way line of 14th Street to the intersection of the southerly right-of-way line of 5 1/2 Avenue;

Thence in an easterly direction along said southerly right-of-way line of 5 1/2 Avenue to the northwesterly corner of Parcel R.I. 6953 in Block 4-209;

Thence in a southerly direction of said Parcel R.I. 6953 passing along the westerly side of said Parcel R.I. 6953 and also along Parcel R.I. 6951, Block 4-209, crossing the alley along the westerly side of Parcels R.I. 6966 and 6967 of Block 4-209;

Thence crossing 6th Avenue in a southerly direction passing along the westerly side of Parcels R.I. 3046-A, 3046, crossing the alley along the westerly side of Parcel R.I. 3058 extended of Block 4-217 to the southerly right-of-way line of 7th Avenue;

Thence in an easterly direction along said southerly right-of-way line of 7th Avenue to the intersection of the easterly side of the alley right-of-way extended between 17th Street and 18th Street; of Block 7-506.

Thence in a northerly direction along the easterly right-of-way line of said alley to the intersection of said alley and the southerly right-of-way line of 6th Avenue;

Thence in an easterly direction along said southerly right-of-way line of 6th Avenue to the intersection of the southerly right-of-way line of 6th Avenue and the easterly right-of-way line of 18th Street;

Thence in a northerly direction along said easterly right-of-way line of 18th Street to the intersection of the southerly right-of-way line of 5th Avenue and the easterly right-of-way line of 18th Street;

Thence in an easterly direction along said southerly right-of-way line of 5th Avenue to the intersection of the southerly right-of-way line of 5th Avenue and the westerly right-of-way line of 19th Street;

Thence in a southerly direction from said southerly right-of-way line of 5th Avenue and the westerly right-of-way line of 19th Street to the southerly right-of-way line of the alley located between 5th Avenue and 6th Avenue;

Thence in an easterly direction along the southerly right-of-way of said alley to the intersection of the said alley and the westerly right-of-way line of 20th Street;

Thence in a southerly direction from the intersection of said alley and the westerly right-of-way line of 20th Street, to the southerly right-of-way line of 7th Avenue;

Thence in an easterly direction from said southerly right-of-way line of 7th Avenue to the easterly right-of-way line of 22nd Street;

Thence in a northerly direction from said easterly right-of-way line of 22nd Street to the intersection of the northerly right-of-way line of 6th Avenue and said easterly right-of-way line of 22nd Street;

Thence in a westerly direction along said northerly right-of-way line of 6th Avenue to the easterly right-of-way line of the alley located between 21st Street and 22nd Street;

Thence in a northerly direction along said easterly right-of-way line of the said alley to the intersection of the southerly right-of-way line of the alley located between 5th Avenue and 6th Avenue;

Thence in an easterly direction along the southerly right-of-way line of said alley to the easterly right-of-way line of 22nd Street;

Thence in a northerly direction along said easterly right-of-way line of 22nd Street to the southerly right-of-way line of 5th Avenue;

Thence in an easterly direction along said southerly right-of-way line of 5th Avenue to the northwesterly corner of Parcel R.I. 5414-A of Block 7-311;

Thence in a southerly direction from the northwesterly corner of said parcel to the southwesterly corner of said Parcel R.I. 5414-A of Block 7-311;

Thence in an easterly direction from said southwesterly corner of Parcel R.I. 5414-A of Block 7-311 crossing 31st Street to the southeasterly corner of Parcel R.I. 5420 of Block 7-312;

Thence in a southerly direction along the westerly side of Parcel R.I. 5421 of Block 7-312 to the southwesterly corner of said Parcel R.I. 5421;

Thence in an easterly direction along the southerly line of said Parcel R.I. 5421 of Block 7-312 to the southeasterly corner of Parcel R.I. 5421;

Thence in a northerly direction along the easterly line of Parcel R.I. 5421 extended crossing 5th Avenue to a point on the northerly right-of-way line of 5th Avenue;

Thence in a westerly direction forty (40) feet to a point on the northerly right-of-way of 5th Avenue;

Thence in a northerly direction from said point to the intersection of the second railroad track north of 5th Avenue;

Thence in a northwesterly direction along said second railroad track north of 5th Avenue to the point of intersection of said railroad track and the Mississippi River (specifically Sylvan Slough);

Thence in a westerly direction along the Mississippi River waterfront back to the northwesterly corner of Tax Parcel R.I. 99 (point of beginning).