

**Memorandum
Community Economic Development Department**



To: Thomas Thomas, City Manager
Subject: Downtown TIF Modification
Date: December 11, 2013

The Downtown TIF is being modified to remove area around the Locks Residential Development and the District plaza (A legal description and map of the specific area are included in the resolution). The resolution being approved sets the public hearing date for February 10, 2014 at 6:45 p.m. and will be held as part of the Council meeting. The resolution also sets the joint review board meeting for 1:15 p.m. on January 9, 2014 at the Rock Island City Hall. The joint review board consists of a representative selected by each community college district, local community unit school district, park district, library district, township, and county that has authority to directly levy taxes on the property within the Amended Redevelopment Project Area, a representative selected by the City and a public member to consider the subject matter of the public hearing.

RECOMMENDATION:

The Community & Economic Development staff recommends the approval of a resolution proposing a fourth amendment to the redevelopment plan and project heretofore approved and amended for the downtown redevelopment project area, of the City of Rock Island, Illinois convening a joint review board and calling a public hearing in connection therewith.

Submitted by: Jeffery A. Eder, Assistant City Manager / Community & Economic Development Director

Approved by: Thomas Thomas, City Manager

RESOLUTION NO. _____

A RESOLUTION PROPOSING A FOURTH AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECT HERETOFORE APPROVED AND AMENDED FOR THE DOWNTOWN REDEVELOPMENT PROJECT AREA, OF THE CITY OF ROCK ISLAND, ILLINOIS CONVENING A JOINT REVIEW BOARD AND CALLING A PUBLIC HEARING IN CONNECTION THEREWITH

WHEREAS, on February 12, 1985, pursuant to the Tax Increment Allocation Redevelopment Act, as supplemented and amended (the “Act”), the City of Rock Island, Rock Island County, Illinois (the “City”), by ordinance has heretofore approved a redevelopment plan and project (the “Original Redevelopment Plan and Project”) for and has designated a redevelopment project area known as the Downtown Redevelopment Project Area of the City (the “Original Redevelopment Project Area”) and has adopted tax increment allocation financing for the Original Redevelopment Project Area; and

WHEREAS, on October 3, 2000, pursuant to the Act, the City did heretofore amend the Original Redevelopment Plan and Project and Original Redevelopment Project Area to include additional property and to describe a redevelopment project (i.e., the Murphy House Project) (the “First Amendment”); and

WHEREAS, on February 11, 2008, pursuant to the Act, the City did heretofore amend the Original Redevelopment Plan and Project, as amended by the First Amendment, to extend the estimated date of completion of the redevelopment project or obligations issued to not later than December 31 of the year in which payment to the City Treasurer is to be made with respect to ad valorem taxes levied in the 35th calendar year after the calendar year in which the Original Redevelopment Plan and Project was adopted (the “Second Amendment”); and

WHEREAS, on July 26, 2010, pursuant to the Act, the City did heretofore amend the Original Redevelopment Plan and Project, as amended by the First Amendment and Second

Amendment, to increase the budget for redevelopment costs, as well as to comply with the provisions of the Act at that time and address the estimated completion of the redevelopment project or retirement of obligations issued, as made by the Second Amendment (the “Third Amendment”); and

WHEREAS, the Original Redevelopment Plan and Project, the First Amendment, the Second Amendment, and the Third Amendment are collectively defined as and referred to herein as the “Original Redevelopment Plan and Project As Amended”; and

WHEREAS, the Original Redevelopment Project Area, as amended by the First Amendment is defined as and referred to herein as the “Current Redevelopment Project Area”; and

WHEREAS, the Mayor and City Council of the City (the “Corporate authorities”) have determined that it is in the best interests of the City to further amend the Original Redevelopment Plan and Project As Amended and Current Redevelopment Project Area to remove the property legally described in Exhibit A, attached hereto and made a part hereof, and thus resulting in the amended Current Redevelopment Project Area legally described in Exhibit B, attached hereto and made a part hereof (the “Amended Redevelopment Project Area”), a map depicting the Area removal from the Current Redevelopment Project Area and the Amended Redevelopment Project Area is attached hereto and made a part hereof as Exhibit C, and make those amendments described in Exhibit D, attached hereto and made a part hereof (the “Fourth Amendment”); and

WHEREAS, the Act requires the City to conduct a public hearing prior to the adoption of an ordinance approving the Fourth Amendment, at which hearing any interested person or affected taxing district may file with the City Clerk written objections to and may be heard orally with respect to the proposed Fourth Amendment to the Original Redevelopment Plan and Project As Amended; and

WHEREAS, the Act further requires that, prior to holding a public hearing, the City convene a joint review board consisting of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district, and county that has authority to directly levy taxes on the property within the Amended Redevelopment Project Area, a representative selected by the City and a public member to consider the subject matter of the public hearing; and

WHEREAS, the Act requires that notice of the public hearing be given by publication and mailing to the last taxpayer of record of each property within the Amended Redevelopment Project Area; and

WHEREAS, the Act requires that the City shall provide notice of the availability of the proposed Fourth Amendment to the Original Redevelopment Plan and Project As Amended, including how to obtain such information, by mail within a reasonable time after the adoption of this Ordinance, to all residential addresses that, after a good faith effort, the City determines are located within 750 feet of the boundaries of the Amended Redevelopment Project Area; and

WHEREAS, the Fourth Amendment to the Original Redevelopment Plan and Project As Amended will not result in the displacement of residents from 10 or more inhabited dwelling units and the Redevelopment Project Area does not include 75 or more inhabited dwelling units;

WHEREAS, the Corporate Authorities have heretofore and it hereby is determined that it is advisable to hold a public hearing, and convene a joint review board to consider the proposed Fourth Amendment to the Original Redevelopment Plan and Project As Amended.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Rock Island, Rock Island County, Illinois, as follows:

Section 1. That the foregoing recital clauses to this Ordinance are adopted as findings of the Corporate Authorities of the City and are incorporated herein by specific reference.

Section 2. The Fourth Amendment to the Original Redevelopment Plan and Project As Amended is hereby proposed. A summary of the amendments contained in the Fourth Amendment to the Original Redevelopment Plan and Project As Amended is set forth in Exhibit C attached hereto.

Section 3. A public hearing shall be held by the Corporate Authorities at 6:45 p.m. on the 10th day of February, 2014, at the Rock Island City Hall, 1528 Third Avenue, Rock Island, Illinois for the purpose of hearing from any interested persons of affected taxing districts regarding the proposed Fourth Amendment to the Original Redevelopment Plan and Project As Amended.

Section 4. Notice of the public hearing, substantially in the form attached hereto as Exhibit E, shall be published at least twice, the first publication to be not more than 30 nor less than 10 days prior to the public hearing, in a newspaper of general circulation within the taxing districts having property in the Amended Redevelopment Project Area. In addition, notice shall be mailed by certified mail not less than 10 days prior to the date set for the public hearing, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Amended Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property.

Section 5. Notice shall also be given by certified mail to all taxing districts of which taxable property is included in the Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity (f/k/a Illinois Department of Commerce and Community Affairs) not less than 45 days prior to the public hearing, and such notice shall also include an invitation to each

taxing district and the Illinois Department of Commerce and Economic Opportunity (f/k/a Illinois Department of Commerce and Community Affairs) to submit written comments prior to the date of the public hearing to the City, to the attention of the City Clerk, 1528 Third Avenue, Rock Island, Illinois 61201, concerning the subject matter of the public hearing. Each such mailed notice shall include a copy of the proposed Fourth Amendment to the Original Redevelopment Plan and Project As Amended.

Section 6. Notice of the availability of the Fourth Amendment to the Original Redevelopment Plan and Project As Amended, including how to obtain such information, shall also be given by mail within a reasonable time after the adoption of this Ordinance to all residential addresses that, after a good faith effort, the City determines are located within 750 feet of the exterior boundaries of the Amended Redevelopment Project Area.

Section 7. The Fourth Amendment to the Original Redevelopment Plan and Project As Amended will not result in the displacement of residents from 10 or more inhabited dwelling units and the Amended Redevelopment Project Area does not include 75 or more inhabited dwelling units.

Section 8. Since December 5, 2013, a draft of the proposed Fourth Amendment to the Original Redevelopment Plan and Project As Amended has been on file in the Office of the City Clerk at the Rock Island City Hall, 1528 Third Avenue, Rock Island, Illinois, and has been available for public inspection since that date.

Section 9. A joint review board as set forth in the Act is hereby convened and the board shall meet, review such documents, and issue such report as set forth in the Act. The first meeting of said joint review board shall be held at 1:15 p.m. on the 9th day of January, 2014, at the Rock Island City Hall, 1528 Third Avenue, Rock Island, Illinois.

Section 10. This Resolution shall be in full force and effect upon its passage and approval in accordance with law.

Mayor

ATTEST:

City Clerk

PASSED: This 16th day of December, 2013.

APPROVED: This 16th day of December, 2013.

EXHIBIT “A”

Legal Description of Property to be Removed from Downtown TIF District

Commencing at the intersection of the westerly right of way line of 17th Street and the northerly right of way line of 1st Avenue; thence easterly along said north right of way line to the east right of way line of 20th Street extended north; thence south along the east right of way line of 20th Street 480 feet to the POINT OF BEGINNING at the intersection with the south right of way line of 2nd Avenue; thence West along said south line 840 feet to the west right of way line of 18th Street; thence north along said west line 250 feet to the north line of a 20 foot alley in Block 1 of Spencer & Case Addition; thence east along the north line of the alley in Block 2, said Spencer & Case Addition 380 feet to said west right of way line of 19th Street; thence north 230 feet to said north right of way line of said 1st Avenue; thence East 460 feet to said east line of 20th Street extended; thence south to the POINT OF BEGINNING, containing 7.2 acres more or less.

EXHIBIT B

DOWNTOWN TIF DISTRICT BOUNDARIES

The boundaries of the Rock Island Downtown Redevelopment Area and Tax Increment Finance District are shown on the map on the following pages and are more specifically described as follows:

Commencing at the point of intersection of the northwesterly corner of Tax Parcel R.I. 99 (Modem 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 5th 1/2 Avenue;

Thence in an easterly direction along said southerly right-of-way line of 5½ 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. 3 046-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 38th 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).

AMENDMENT

Added 10/2000:

Beginning at the eastern right-of-way line of 22d Street; thence in an easterly direction along the north property line of Parcel R.I. 4207 to the northeast corner of Parcel R.I. 4207; thence southerly along the east property line to the southeast corner of Parcel R.I. 4207; thence westerly along the south property line to the southwest corner of Parcel R.I. 4207; thence northerly along the west property line to the northwest corner of Parcel R.I. 4207.

AMENDMENT

EXCEPT THE FOLLOWING DESCRIBED PARCEL September 26, 2013

Commencing at the intersection of the westerly right of way line of 17th Street and the northerly right of way line of 1st Avenue; thence easterly along said north right of way line to the east right of way line of 20th Street extended north; thence south along the east right of way line of 20th Street 480 feet to the POINT OF BEGINNING at the intersection with the south right of way line of

2nd Avenue; thence West along said south line 840 feet to the west right of way line of 18th Street; thence north along said west line 250 feet to the north line of a 20 foot alley in Block 1 of Spencer & Case Addition; thence east along the north line of the alley in Block 2, said Spencer & Case Addition 380 feet to said west right of way line of 19th Street; thence north 230 feet to said north right of way line of said 1st Avenue; thence East 460 feet to said east line of 20th Street extended; thence south to the POINT OF BEGINNING, containing 7.2 acres more or less.

EXHIBIT C

2013 Amended Downtown Redevelopment Project Area

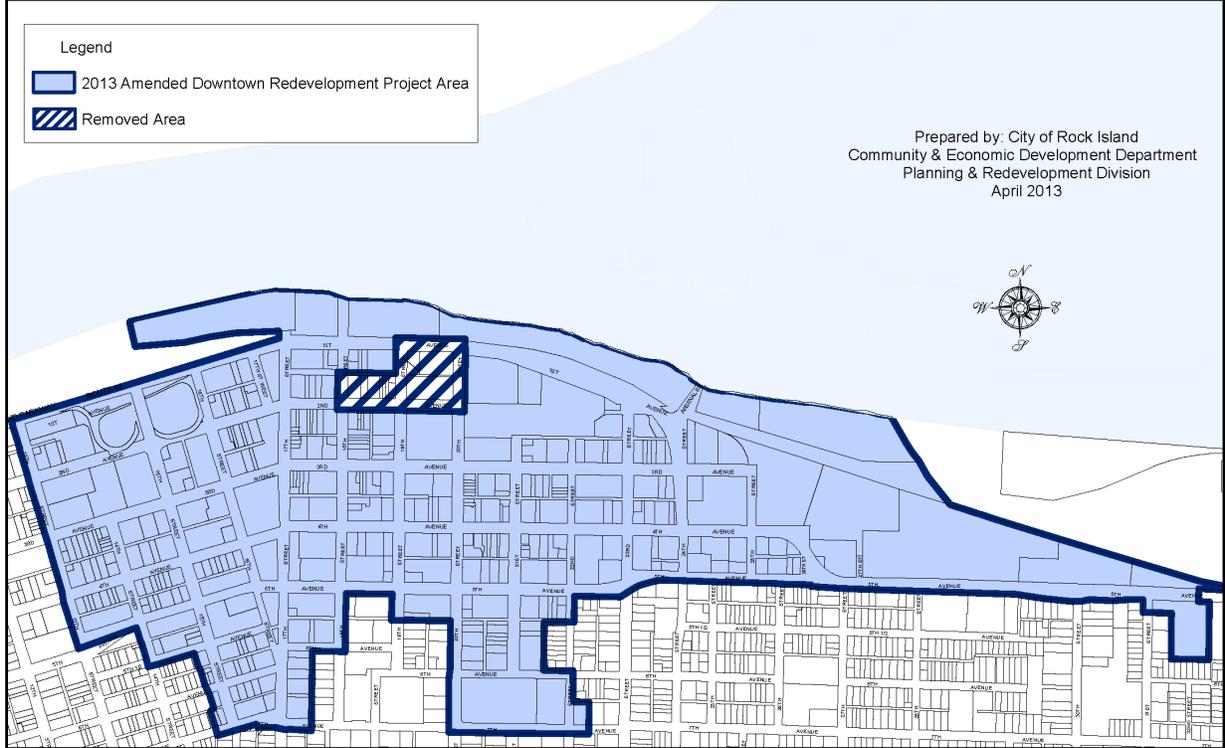


EXHIBIT D

Summary of Fourth Amendment to Original Redevelopment Plan and Project As Amended

The following changes made in this 2013 Amended Redevelopment Plan are summarized as follows:

- Adds text to Section I. of the 2010 Amended Redevelopment Plan as new subsection C to remove parcels from the Original Redevelopment Project Area As Amended and creates the 2013 Amended Redevelopment Project Area. Removes the map shown in Exhibit A and referenced in Section II. A. of the 2010 Amended Redevelopment Plan and replaces it with a revised map showing the 2013 Amended Redevelopment Plan boundaries, as shown in an updated Exhibit A attached herein. Adds a new Exhibit D to provide a legal description for the Removed Area. Adds a new Exhibit E to provide a legal description for the 2013 Amended Redevelopment Project Area, replacing the legal description in the 2000 Amendment.
- Deletes text contained in Section II. B. of the 2010 Amended Redevelopment Plan entitled “General Land Uses to Apply” and replaces it with revised text to incorporate the most recent Future Land Use Plan Map. Deletes the map shown in Exhibit B and referenced in Section II. B. of the 2010 Amended Redevelopment Plan and replaces it with the current City of Rock Island Future Land Use Map panel for the area of the City north of the Rock River, as shown in an updated Exhibit B attached herein.
- Deletes text contained in Section II. D. of the 2010 Amended Redevelopment Plan entitled “Program to be Undertaken to Accomplish Objectives” and Section II. E. of the 2010 Amended Redevelopment Plan entitled “Redevelopment Projects” and replaces them with revised text to update the redevelopment activities and improvements, policies, and strategies in accordance with the Act. Because of the deletion of Section II. E. from the 2010 Amended Redevelopment Plan, subsequent sections will be re-lettered accordingly as outlined below and in the following pages of this 2013 Amended Redevelopment Plan.
- Deletes text contained in Section II. F. of the 2010 Amended Redevelopment Plan entitled “Estimated Redevelopment Project Costs” and Section II. G. of the 2010 Amended Redevelopment Plan entitled “Description of Redevelopment Project Costs”, and Exhibit C and replaces them with revised text to update TIF eligible expenses in accordance with the Act.
- Revises text contained in Section III. B. of the 2010 Amended Redevelopment Plan entitled “Would not be Developed ‘but for’ TIF” to add revised text to the end of the subsection as new paragraphs to meet the requirements of the Act.
- Deletes text contained in Section III. C. of the 2010 Amended Redevelopment Plan entitled “Assessment of Financial Impact” and replaces it with revised text to reflect the removal of parcels outlined in this 2013 Amended Redevelopment Plan and to incorporate the most recent data.
- Deletes text contained in Section III. E. of the 2010 Amended Redevelopment Plan entitled “Certified and Most Recent Equalized Assessed Valuation” and replaces it with revised text to reflect the removal of parcels outlined in this 2013 Amended Redevelopment Plan and to incorporate the most recent data.
- Deletes text contained in Section III. F. of the 2010 Amended Redevelopment Plan entitled “Redevelopment Valuation” and replaces it with revised text to reflect the removal of parcels outlined in this 2013 Amended Redevelopment Plan and to incorporate the most recent data.

- Adds a new subsection K. to Section III. of the 2010 Amended Redevelopment Plan to meet the requirements of the Act.

In addition, the following exhibits, some of which are noted above, are added as part of the 2013 Amended Redevelopment Plan:

- Exhibit A – 2013 Amended Redevelopment Project Area Map
- Exhibit B – City of Rock Island, Future Land Use, North of Rock River Map
- Exhibit D – Removed Area Legal Description
- Exhibit E – 2013 Amended Redevelopment Project Area Legal Description

EXHIBIT E

Notice of Public Hearing

CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS FOURTH AMENDMENT TO THE ORIGINAL REDEVELOPMENT PLAN AND PROJECT FOR THE AS AMENDED DOWNTOWN REDEVELOPMENT PROJECT AREA

Notice is hereby given that on February 10, 2014, at 6:45 p.m. at the Rock Island City Hall, 1528 Third Avenue, Rock Island, Illinois, a public hearing will be held to consider the approval of a Fourth Amendment to the Original Redevelopment Plan and Project As Amended for the Downtown Redevelopment Project Area (the "Redevelopment Project Area"). The Fourth Amendment removes the property legally described in Exhibit "I" attached hereto from the Original Redevelopment Project Area and the Amended Redevelopment Project Area is legally described in Exhibit "II" attached hereto and made a part hereof.

There will be considered at the public hearing a Fourth Amendment to the Redevelopment Plan and Project As Amended. The Fourth Amendment to the Original Redevelopment Plan and Project As Amended is on file in the Office of the City Clerk, 1528 Third Avenue, Rock Island, Illinois and is available for public inspection. The proposed Fourth Amendment to the Original Redevelopment Plan and Project As Amended amends the budget contained in the Original Redevelopment Plan and Project As Amended, and make other amendments as set forth therein.

Prior to the date of the public hearing, each taxing district having property in the Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity (Illinois Department of Commerce and Community Affairs) may submit written comments to the City, to the attention of the City Clerk, 1528 Third Avenue, Rock Island, Illinois, 61201.

There is hereby convened a joint review board to consider the proposed approval of the Fourth Amendment to the Original Redevelopment Plan and Project As Amended. The joint review board shall consist of a representative selected by each community college district; local elementary school district and high school district or each local community unit school district; park district; library district; township; fire protection district; and county that has authority to directly levy taxes on the property within the Redevelopment Project Area, a representative selected by the City, and a public member. The first meeting of said joint review board shall be held at 1:15 p.m. on the 9th day of February, 2014, at the Rock Island City Hall, 1528 Third Avenue, Rock Island, Illinois.

At the public hearing, all interested persons or affected taxing districts may file written objections with the City Clerk and may be heard orally with respect to any issues regarding the approval of the Fourth Amendment to the Original Redevelopment Plan and Project As Amended. The hearing may be adjourned by the Mayor and City Council without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

/s/ Aleisha Patchin

City Clerk, City of Rock Island, Illinois

EXHIBIT “I”

Legal Description of Property to be Removed from Downtown TIF District

Commencing at the intersection of the westerly right of way line of 17th Street and the northerly right of way line of 1st Avenue; thence easterly along said north right of way line to the east right of way line of 20th Street extended north; thence south along the east right of way line of 20th Street 480 feet to the POINT OF BEGINNING at the intersection with the south right of way line of 2nd Avenue; thence West along said south line 840 feet to the west right of way line of 18th Street; thence north along said west line 250 feet to the north line of a 20 foot alley in Block 1 of Spencer & Case Addition; thence east along the north line of the alley in Block 2, said Spencer & Case Addition 380 feet to said west right of way line of 19th Street; thence north 230 feet to said north right of way line of said 1st Avenue; thence East 460 feet to said east line of 20th Street extended; thence south to the POINT OF BEGINNING, containing 7.2 acres more or less.

EXHIBIT II

Legal Description of Amended Downtown TIF District

Commencing at the point of intersection of the northwesterly corner of Tax Parcel R.I. 99 (Modem 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 5th 1/2 Avenue;

Thence in an easterly direction along said southerly right-of-way line of 5½ 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 38th 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 RI. 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 RI. 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).

AMENDMENT

Added 10/2000:

Beginning at the eastern right-of-way line of 22d Street; thence in an easterly direction along the north property line of Parcel R.I. 4207 to the northeast corner of Parcel R.I. 4207; thence southerly along the east property line to the southeast corner of Parcel R.I. 4207; thence westerly along the south property line to the southwest corner of Parcel R.I. 4207; thence northerly along the west property line to the northwest corner of Parcel R.I. 4207.

AMENDMENT

EXCEPT THE FOLLOWING DESCRIBED PARCEL September 26, 2013

Commencing at the intersection of the westerly right of way line of 17th Street and the northerly right of way line of 1st Avenue; thence easterly along said north right of way line to the east right of way line of 20th Street extended north; thence south along the east right of way line of 20th Street 480 feet to the POINT OF BEGINNING at the intersection with the south right of way line of 2nd Avenue; thence West along said south line 840 feet to the west right of way line of 18th Street; thence north along said west line 250 feet to the north line of a 20 foot alley in Block 1 of Spencer & Case Addition; thence east along the north line of the alley in Block 2, said Spencer & Case Addition 380 feet to said west right of way line of 19th Street; thence north 230 feet to said north right of way

line of said 1st Avenue; thence East 460 feet to said east line of 20th Street extended; thence south to the POINT OF BEGINNING, containing 7.2 acres more or less.