
***Redevelopment Plan & Program
For the
Proposed Mulford & East State Street
Redevelopment Project Area***

May, 2012

*Prepared for the
City of Rockford, Illinois*

By:



City of Rockford, IL
Redevelopment Plan - Mulford Road & East State Street

TABLE OF CONTENTS

- I. INTRODUCTION**
- II. REDEVELOPMENT PROJECT AREA DESCRIPTION**
 - Legal Description
- III. REDEVELOPMENT GOALS & OBJECTIVES**
- IV. REDEVELOPMENT PLAN**
 - Purpose of the Redevelopment Plan
 - Redevelopment Project Activities
 - Eligible Project Costs
 - Acquisition & Clearance
 - Land Disposition
 - Public Improvements
 - Phasing of Project
 - Estimated Project Costs
 - Sources of Funds
 - Nature and Term of Obligations to be Issued
 - Equalized Assessed Valuation
 - Affirmative Action
 - Payment in Lieu of Taxes
 - Provision for Amending the Redevelopment Plan Objectives and Project
- V. FINDINGS OF NEED FOR TAX INCREMENT FINANCING**
 - Project Area Not Subject to Growth
 - Conformance with Comprehensive Plan
 - Date of Completion
- VI. FINANCIAL IMPACT OF REDEVELOPMENT**

APPENDIX - ELIGIBILITY FINDINGS REPORT

I. INTRODUCTION

The City of Rockford's ("City") corridor to its downtown begins along East State Street ("East State") at the Interstate 90 entrance to the City and extends to the heart of downtown. An area within this corridor consists of mixed land uses, including residential, retail, commercial, education and healthcare. While many sections along East State have thrived and become vibrant areas in Rockford, this particular "Project Area"¹ has been in decline for many years. There has been a general lack of private development or redevelopment over the last decade and the Project Area has slowly deteriorated and aged, leaving vacant parcels and numerous structures in deteriorated and dilapidated states. The Project Area within the City's corridor to the downtown is in need of rejuvenation.

The Project Area runs primarily from Alpine Road to Mulford Road along East State, and is in need of rehabilitation, planning and general revitalization in order for it to once again become a viable commercial location.

The recognized goal of revitalizing the area is to create an increase in the taxable value of the land and potential building improvements while protecting the character and the stability of the existing commercial, industrial, residential and recreational areas within the City. The City has decided to take direct, proactive steps to encourage redevelopment efforts within the Project Area. City officials have determined that without direct municipal involvement and financial assistance, the goals and objectives for the Project Area will most likely not be met. To encourage and foster redevelopment and new development in the Project Area, the City has created this Mulford & East State Street Redevelopment Plan and Program ("Redevelopment Plan") to identify and implement an effective and efficient means of revitalizing the Project Area.

The Redevelopment Plan addresses a number of obstacles within the Project Area that have contributed to an inability to achieve many of the development goals established by the City in the *Rockford Comprehensive Land Use Plan* and *Rockford 2020 Plan*. The goal of the Redevelopment Plan is to revitalize the Project Area as a whole, increase employment opportunities within the Project Area through the enhancement and improvement of existing facilities, redevelopment of existing obsolete and blighted buildings, and making improvements upon vacant land for new and expanded uses. This plan is designed to provide the framework for improvements within the Project Area over the 23-year life of a Tax Increment Financing ("TIF") District, including redevelopment goals, recommended land uses and a budget of estimated project costs.

¹ The defined term "Project Area" shall be considered synonymous as used throughout this document with references to the TIF-created "redevelopment project area." See 65 ILCS 5/11-74.4-3(p).

II. REDEVELOPMENT PROJECT AREA DESCRIPTION

The Project Area encompasses approximately 770 acres of land in the City running along East State, including retail properties on both the north and south sides of the road. The western boundary lies along Alpine Road and the eastern boundary is generally Mulford Road, although several blighted parcels east of Mulford are included. The northern boundary is ill-defined due to the intermittent roadway structure, but can generally be considered the northern boundaries of the Rockford College and OSF Saint Anthony Medical Center ("OSF") campuses. A proposed boundary map is included in this Report.

The area is a mix of retail strip shopping centers that are in various stages of disrepair, obsolescence, deterioration and vacancy, and the area contains a variety of restaurants, gas stations and automobile repair shops, several residential pockets, Rockford College and OSF.

As set forth in the Tax increment Allocation Redevelopment Act ("Act"), the Illinois General Assembly has made the determination that to promote and protect the health, safety, morals and welfare of the public, blighted conditions need to be eradicated. The Act also states that the eradication of these blighted areas is essential to the public interest and that the use of tax incremental revenues to fund certain projects benefits the community. (65 ILCS 5/11-74.4-1)

Prior to adopting an ordinance authorizing the use of tax increment financing for a proposed redevelopment area under the Act, certain statutory requirements must be met. One of the qualification factors requires that the municipality must demonstrate that the proposed redevelopment area qualifies as a "blighted area". To designate the Project Area as a blighted area, the City must determine the following:

- Five or more of thirteen specific blighting criteria for improved land must be "reasonably distributed" throughout the Project Area. (65 ILCS 5/11-74.4-3)(See following page for description of the criteria).
- The Project Area on the whole has not been subject to growth and development through private investment by private enterprise and would not reasonably be anticipated to be redeveloped without the adoption of the Redevelopment Plan. (65 ILCS 5/11-74.4-3)
- The Project Area would not reasonably anticipate to be developed without the use of incremental property tax revenues through tax increment financing.

A study was undertaken, consistent with the requirements of the Act and related procedural guidelines, to determine the eligibility of the Project Area to be designated as a redevelopment project area able to impose tax increment financing. To be created as a "blighted area" five of the following thirteen factors must be clearly present and reasonably distributed throughout the Project Area:

- Dilapidation
- Obsolescence
- Deterioration of Building and Site Improvements
- Presence of Structures below Minimum Code Standards
- Illegal Use of Individual Structures
- Excessive Vacancies
- Lack of Ventilation, Light or Sanitary Facilities
- Inadequate Utilities
- Excessive Land Coverage and Overcrowding of Structures
- Deleterious Land Use of Layout
- Environmental Clean-up
- Lack of Community Planning
- EAV decline in 3 of the last 5 years

The findings of the Eligibility Report indicate that the proposed Project Area met the statutory requirements to be classified as a blighted area pursuant to 65 ILCS 5/11-74.4-3(a) due to the predominance and extent of seven of the thirteen factors.

A "conservation area" is an alternative to a blighted area in that blighting need not be occurring, but that the area in question is reasonably believed to become a blighted area due to: (1) the presence of three or more of the thirteen factors used to determine blighting, and (2) that 50% or more of the structures within the redevelopment project area are 35 years old or older. Consistent with the Act, as seven of the thirteen factors exist to a meaningful extent within the Project Area and greater than 50% of the structures within the redevelopment project area were constructed prior to 1977, the area also qualifies as a "conservation area" pursuant to the requirements of 65 ILCS 11-74.4-3(b).

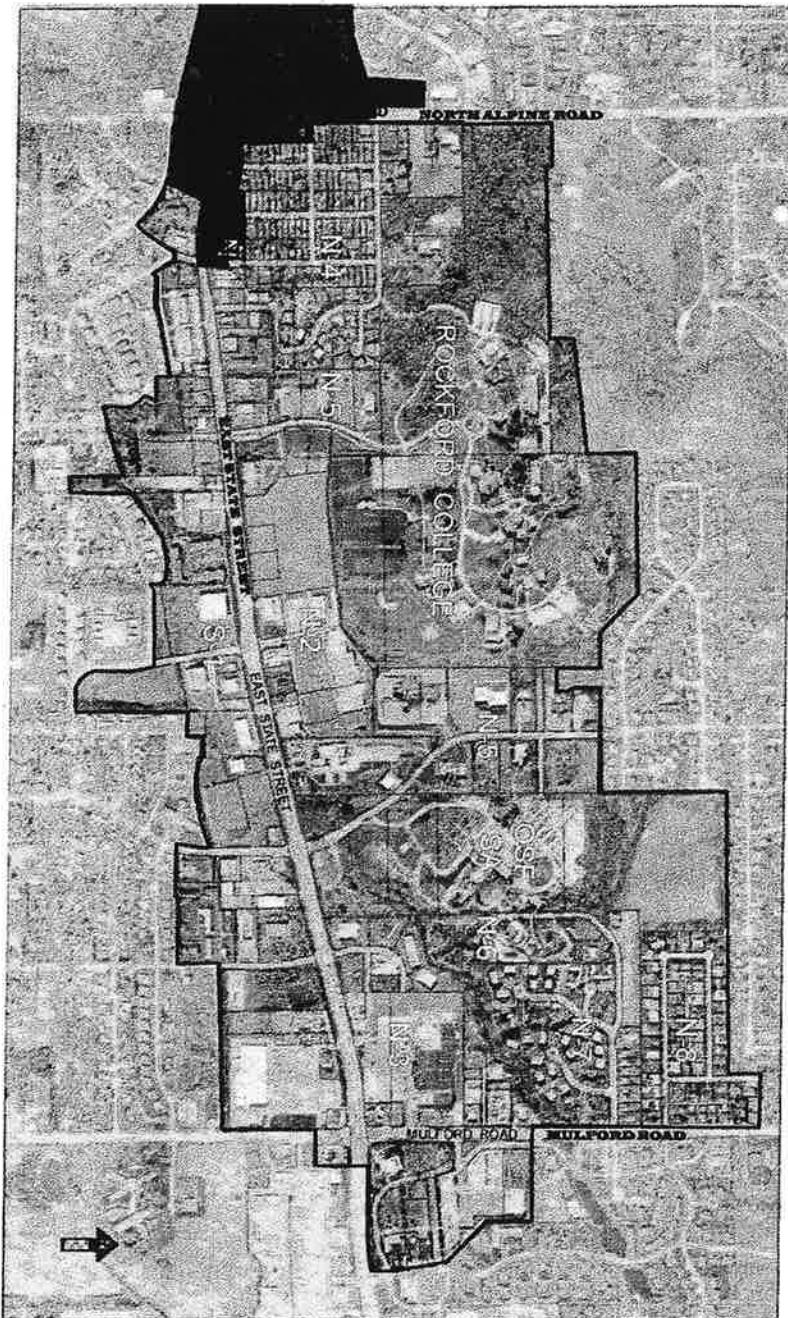
The Eligibility Report in its entirety is detailed in Appendix A.

The Legal Description of the Project Area is contained in Exhibit "A" to this Redevelopment Plan.

City of Rockford, IL
Redevelopment Plan - Mulford Road & East State Street

Project Area Boundary:

MULFORD & EAST STATE
REDEVELOPMENT PROJECT AREA



III. REDEVELOPMENT GOALS AND OBJECTIVES

These overall goals and objectives are intended to guide redevelopment decisions within the Project Area. The goals and objectives of the Redevelopment Plan are those articulated in the Act and those stated in the *Rockford 2020 Plan*, both of which are applicable to the redevelopment project area. The following summaries are provided from the *2020 Plan*:

- Promote Rockford as a center of business activity and economic growth both locally and regionally.
- Identify and analyze carefully selected and positive incentives that support the retention, expansion and relocation of existing and new businesses to Rockford.
- Promote, retain and attract businesses that provide a diverse base of employment opportunities and improved quality of life aspects.
- Identify and attract new retailers that will enhance the current retail stock in Rockford from both an appearance and sales tax vantage points.
- Create a walkable community.
- Enhance and improve the educational and medical facilities that exist in the proposed district to ensure services offered today and in the future meet and exceed demand of students and patients.
- Provide an environment that attracts and retains jobs by focusing on public safety, education, economic development and infrastructure.
- A Community with interesting, attractive and compatible buildings, landscaping and streetscape design.
- A Community where local tax districts work together to enhance the city's image.
- Foster a distinctive, attractive Community with a strong sense of place.
- Strengthen and direct development to the existing urban area.
- Encourage Community and stakeholder collaboration when making development decisions.

IV. REDEVELOPMENT PLAN

The revitalization of the Project Area is a large and complex undertaking that is both challenging and opportunistic. The ultimate success of any project within the redevelopment project area will depend on cooperation between the local government and private sector as well as the ability to attract market-dictated development projects. The adoption of the Redevelopment Plan will aid in the implementation of the goals and objectives identified in the *Rockford 2020 Plan*, and it will assist in stimulating redevelopment and revitalization in the Project Area which otherwise would not reasonably be anticipated to develop without its adoption. With public investment, the Project Area will become an area capable of attracting private investment to accomplish the goals of redevelopment and revitalization.

The Act describes the Redevelopment Plan as:

[T]he comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the redevelopment project area as a blighted area or conservation area, and thereby serves to enhance the tax bases of the taxing districts which extend into the redevelopment project area.²

The successful implementation of the Redevelopment Plan requires that the City of Rockford take full advantage of the real estate tax increment attributed to the Project Area as provided for by the Act. Market conditions and lack of development in the Area support the findings that the Project Area would not reasonably develop and improve without the use of such incremental revenues.

A. PURPOSE OF THE REDEVELOPMENT PLAN

Pursuant to the Act, the purpose of a Redevelopment Plan for a Project Area is to promote the health, safety, morals and welfare of the general public by:

- Eradicating blighting conditions;
- Removing and alleviating adverse conditions by encouraging private investment of underutilized and vacant properties which will strengthen the economy, tax base, business environment and living environment;
- Improving existing public utilities within the Project Area; and
- Enhancing the overall quality of life in the City of Rockford.

² 65 ILCS 5/11-74.4-3(n).

B. REDEVELOPMENT PROJECT ACTIVITIES

The focus of the Project Area's redevelopment efforts are the enhancement and improvement of a significant segment of vacant and under-utilized properties along East State between Alpine and Mulford. The redevelopment project activities propose to revitalize and create a retail destination within the Project Area that will complement the area's existing uses. Additionally, by promoting and facilitating the creation of new uses within the area, it is envisioned that the Redevelopment Plan will reinforce the character and promote long-term viability to the area as a whole.

Given current market conditions and the lending environment with regard to retail and residential development opportunities, the City's goals and objectives throughout the proposed area are the attraction of regional and national retailers to fill the excessive vacancies as well as working with existing owners and tenants to enhance and improve the overall appearance of the area. Redevelopment efforts will most likely require land acquisition, demolition of some structures, and extensive structural improvements to others. New construction in the area should be architecturally designed and built with quality materials so as to ensure lasting revitalization that acts to stimulate further interest in corridor occupancy.

Please note that the Redevelopment Plan shall serve as a guideline for the Project Area and is not meant to establish specific requirements and should not be rigidly interpreted. Adjustments may be made in response to market conditions and other key factors as long as they remain consistent with the City's overall goals and objectives. The *Rockford 2020 Plan* has been used as a foundation for the redevelopment activities and the Redevelopment Plan reflects the latest interpretations of the desired goals for the Project Area.

C. ELIGIBLE PROJECT COSTS

Redevelopment project costs are defined as, and include, the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan and subsequent project. Such costs may include, without limitation, the following:

- Costs of studies, surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services;
- Marketing of sites to prospective developers, businesses and investors;

- Property assembly costs including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation and site improvements that serve as an engineered barrier addressing ground level or below-ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- Costs of rehabilitation, reconstruction, repair or remodeling of existing private or public buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- Costs of the construction of public works or improvements;
- Costs of job training and retraining projects, including the cost of 'welfare-to-work' programs implemented by businesses located within the project area, and costs of advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, as provided in the Act;
- Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligation and which may include payment of interest on any obligations issued under the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued, and not exceeding 36 months thereafter and including reasonable reserves related thereto;
- To the extent the City, by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to-be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan;
- Payment in lieu of taxes;
- Interest cost incurred by a developer related to the construction, renovation or rehabilitation of a redevelopment project, as provided by the Act.

1. ACQUISITION AND CLEARANCE

In order to meet redevelopment objectives, it may be necessary for the City to acquire properties in the Project Area. Ideally, the private market should be encouraged to take on redevelopment or rehabilitation in a blighted area, but in today's unstable financial atmosphere it may be necessary for the City to purchase or provide assistance with purchasing parcels. It is not the intent of the City to acquire properties, but if it is decided by a City Council vote that acquisition is necessary to implement a portion of the Redevelopment Plan; such determination may be made without any amendment to this Plan, unless such acquisition involves the removal of inhabited residential units.³

The Project Area contains limited residential structures and the City certifies, pursuant to the Act⁴, that it is not currently the intent of the City to remove residential units or relocate residents as a result of this Redevelopment Plan.

2. LAND DISPOSITION

Any property that is acquired by the City may be assembled into appropriate redevelopment sites and sold or leased by the City to other public bodies or private developers, in whole or in part. Terms of conveyance may be incorporated into appropriate disposition documents or agreements, and may include more specific restrictions than contained in this Redevelopment Plan or in other municipal codes and ordinances governing the use of the land. The City reserves the right to sell or lease any property within the TIF District acquired during the 23-year duration of the TIF. Any future modifications to the stated disposition actions of this Plan will be in accordance with the objectives of this Redevelopment Plan and will not require any amendment to this Plan.

No conveyance, lease, mortgage, disposition of land or other property, or agreement relating to the development of property will be made except upon the adoption of an ordinance by the City. Furthermore, no conveyance, lease, mortgage or other disposition of land or agreement relating to the development of property shall be made without providing reasonable opportunity for the submission of alternative proposals or bids at the discretion of the City Council.

³ 65 ILCS 5/11-74.4-3(n)(J)(8).

⁴ 65 ILCS 5/11-74.4-3(n)(J)(5).

3. PUBLIC IMPROVEMENTS

The City can provide public improvements in the Project Area to facilitate redevelopment and support the Redevelopment Plan, and to serve the needs of its residents. Appropriate public improvements may include, but are not limited to, the following:

- Development of or improvements to public open space;
- Improvement of public utilities such as sewer and water lines, sidewalks, curbs and gutters, storm water detention facilities;
- Beautification improvements, including streetscape, lighting, signage, uniform street lights and landscaping within the Project Area;
- Facilitation of a grant or loan program to assist private property owners for eligible property improvements, including building rehabilitation, façade restoration or enhancements;
- Demolition of obsolete structures; and
- Vacation, removal, resurfacing, widening, reconstruction, and other improvements to rights-of-way, streets, alleys, pedestrianways and pathways.

At the discretion of the City Council, certain listed improvements may no longer be needed or appropriate and can be removed from the list, or the Council may add new improvements to the list that are consistent with the objectives of this Redevelopment Plan.

4. PHASING OF PROJECT

The redevelopment projects anticipated in this plan may commence immediately. The major projects may be completed within ten (10) years. Façade improvements, building demolitions and all other activities on individual properties may occur throughout the life of the TIF District. The City may undertake additional public improvements as necessary throughout the life of the project.

5. ESTIMATED PROJECT COSTS

The following are estimated costs of the Redevelopment Projects:

Activity	Cost
Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements	\$40,000,000
Marketing sites within the redevelopment project area to prospective businesses, developers, and investors	\$750,000
Environmental & planning studies, master planning, surveys, engineering and architectural plans, specifications, implementation and administration fees, including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services.	\$10,500,000
Vehicular and Pedestrian Circulation Improvements	\$10,750,000
Property assembly costs including building demolitions, site work, site grading and preparation, utilities, landscaping, construction or improvement of public improvements including pedestrian-friendly improvements to the area, road construction and lighted-intersection construction	\$20,000,000
Costs of job training and retraining projects	\$250,000
Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project	\$12,000,000
Total Estimated Project Costs	\$94,250,000

Financing Costs during construction (not to exceed 36 months) may also be included. Over the lifetime of the plan, redevelopment costs may fluctuate due to market conditions beyond the control of the City and necessitate a modest change to the individual line items. Such modifications may be made without further amendments to this Plan.

The City may reimburse developers who incur eligible redevelopment project costs pursuant to a redevelopment agreement, and, to the extent provided by law, the City reserves the right to re-allocate those costs among the line items listed above. Additional TIF-eligible items may be identified on a case-by-case basis.

Total redevelopment project costs exclude any additional financing costs, such as any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs. Total Redevelopment Project Costs are inclusive of redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous project areas or those separated only by a public right-of-way.

6. SOURCES OF FUNDS

Funds necessary to pay redevelopment project costs may be derived from a number of authorized sources. These may include, but are not limited to:

- Real property tax increment revenues from the Project Area;
- Interest earned on temporary investments;
- Gifts, grants and contributions;
- Sale or lease of land proceeds;
- User fees, and
- Only those municipal sales taxes directly related to the Project Area.

The primary source of funds will be the incremental increase in real property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the Project Area over the initial equalized assessed value of each such lot, block, tract or parcel.

There may be other eligible local sources of revenue that the City determines are appropriate to allocate to the payment of redevelopment project costs. In the future, the Project Area may be contiguous to, or separated only by a public right-of-way from other redevelopment project areas created in the City under the Act. The City may utilize net incremental property taxes received from the Project Area to pay eligible redevelopment project costs or obligations issued to pay such costs in other contiguous redevelopment project areas or other project areas separated only by a public right-of-way.

7. NATURE AND TERM OF OBLIGATIONS TO BE ISSUED

The financial plan of this Redevelopment Plan is intended to establish a conservative public expenditure approach. Revenues will be accumulated in the special tax allocation fund to pay for public purpose expenditures identified in this Redevelopment Plan, and whenever practical expenditures will be made on a cash basis. This method of financing will not preclude the City from undertaking initiatives designed to stimulate appropriate private investment in the Project Area.

That said, certain redevelopment projects may be of such scale or on such a timetable that would make financing on a cash basis impossible. Projects such as these may be funded by the use of tax increment revenue obligations issued pursuant to the Act for a term not to exceed December 31st of the 23rd year following creation of the TIF District. The highest priority for the issuance of tax increment revenue obligations shall occur when the commitment is in place for private sector investment necessary to fund the amortization of such obligations.

All obligations are to be covered after issuance by projected and actual tax increment revenues and not through expenditure of any funds from the City's General Fund. Revenues not required for the retirement of obligations providing for reserves, sinking funds and anticipated redevelopment project costs may be declared surplus and become available for distribution annually to the taxing districts in the Project Area, at the discretion of the City Council.

One or more issues of obligations may be sold at one or more times in order to implement this plan, as now or hereafter amended, in accordance with the law. The City may, by ordinance, in addition to obligations secured by the special tax allocation fund provided by law, pledge for a period not greater than the term of the obligations the net revenues of all or part of a Redevelopment Project.

8. EQUALIZED ASSESSED VALUATION

The 2011 equalized assessed valuation of the Project Area is approximately \$49,182,794.⁵

⁵ Taxable EAV amount after application of the State equalization factor. The full EAV prior to application of the State equalization factor and allocation of exemptions is approximately \$51,515,632.

9. WAGE AND HOUR PRACTICES

The City of Rockford will require each private developer entering into an agreement with the City, in connection with development in the Project Area, to utilize fair employment practices. This includes, but is not limited to, such practices as: hiring, promotion, termination, training, transfer, employment, and salary. These employment practices shall be performed without regard to race, gender, national origin, religion, gender, orientation, age, handicapped status, creed or ancestry, or other legally recognized protected status, and shall be in compliance with other applicable State and Federal employment law.

In order to implement these principals to the Redevelopment Plan, the City shall require and promote equal employment practices and affirmative action among the City and its contractors and vendors.

10. PAYMENT IN LIEU OF TAXES

No payments in lieu of taxes are anticipated for this project.

**11. PROVISION FOR AMENDING THE REDEVELOPMENT PLAN
OBJECTIVES AND PROJECT**

The Redevelopment Plan objectives and project may be amended pursuant to provisions of the Act.

V. FINDINGS OF NEED FOR TAX INCREMENT FINANCING

On the basis of the Mulford & East State Street Redevelopment Project Area Eligibility Study and this Redevelopment Plan, the City of Rockford, Illinois, can adopt the following findings pursuant to Section 11-74.4-3(n) of the Act.

A. PROJECT AREA NOT SUBJECT TO GROWTH

The City finds that the Project Area on the whole has not been subject to growth and redevelopment through private investment, based on the physical condition of the majority of the parcels in the Redevelopment Project Area.

As described in the Eligibility Report, the physical condition of the Project Area testifies to the lack of maintenance and improvement activities. Specifically, the Eligibility Report identifies a prevalence of deterioration, vacancies and obsolescence throughout the Project Area. Seven of the thirteen eligibility factors as defined in the Act were present to a significant extent and reasonably distributed throughout the Project Area.

According to City officials, vacancy rates have been rising due to the lack of retail anchors and destination-type developments within the corridor. Additionally, minimal private investment has occurred within the area for the last 5-7 years, specifically in the retail market. Given the current lending environment and lack of capitalized developers, the redevelopment of the area will require payment of costs above and beyond what a developer would typically incur due to demolition, acquisition and replacement, and to upgrade utilities that have been identified as problematic by City officials, specifically in and around the medical facilities on the north side of East State.

No real estate transactions have occurred within the Project Area except in connection with proposed developments seeking financial assistance through this Redevelopment Plan.

Therefore, the City of Rockford finds that the Project Area is not subject to appropriate growth and development, and is not reasonably anticipated to be developed without adoption of this Redevelopment Plan.

B. CONFORMANCE WITH COMPREHENSIVE PLAN

This Redevelopment Plan conforms to the City of Rockford's 2020 Plan, which serves as the City's Comprehensive Plan, and was adopted by the Mayor and City Council in 2004, and as amended in 2008.

C. DATE OF COMPLETION

The estimated year-of-completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs under no circumstances shall extend beyond December 31, 2033 (The year after the 23rd year from the date of adoption of the ordinance approving the Project Area.)

VI. FINANCIAL IMPACT OF REDEVELOPMENT

Without the adoption of the Redevelopment Plan, the Project Area is not reasonably expected to be redeveloped by private investment. In the absence of City-sponsored redevelopment, it is reasonable to believe that blighting factors will persist, intensify, and spread to the adjacent residential neighborhoods. The area as a whole will become less attractive for the maintenance and improvement of existing buildings and sites, and erosion of the assessed valuations of property in and outside of the Project Area will lead to a reduction of real estate tax revenue in all taxing districts.

Implementation of this Redevelopment Plan is expected to have significant short and long-term positive financial impacts on the affected taxing districts overlying the Project Area. In the short term, the City's effective use of tax increment financing can be expected to stabilize existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long term, once all redevelopment improvements and activities are complete and the payment of all Redevelopment Project Costs are met, the taxing districts will benefit from the enhanced tax base resulting from the increase in equalized assessed valuation that would not have occurred but for the establishment of a TIF District and the implementation of the Redevelopment Plan.

A. IMPACT TO TAXING DISTRICTS

Specifically, the following taxing districts are included within the proposed redevelopment project area:

IMPACT ON ROCKFORD TOWNSHIP

The Redevelopment Plan is not anticipated to increase the demands of the current services that the Township offers and will be incidental in relation to the total operations of the Township. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

IMPACT ON ROCKFORD TOWNSHIP ROAD DISTRICT

The Rockford Township Road District maintains township roads and bridges. No new Township roads or bridges are anticipated as a result of this Redevelopment Plan. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

IMPACT ON CITY OF ROCKFORD

During the course of new development in the Project Area, the City of Rockford may experience short-term increased demand for services such as police and fire protection. This increased demand should not be so substantial that, on its own, warrants the hiring of additional police officers and firefighters or the purchasing of additional vehicles and equipment. As the blight conditions are rectified with newer modern construction, it is anticipated there will be a resultant decrease in the demand for law enforcement and fire protection services. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

IMPACT ON ROCKFORD CITY LIBRARY

No residential development component exists in this Redevelopment Plan; therefore no additional demand for facilities and programs offered by the Library is anticipated as a result of this plan. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

IMPACT ON ROCKFORD PARK DISTRICT

No residential component exists in this Redevelopment Plan; therefore no additional demand for facilities and programs offered by the Park District is anticipated as a result of this plan. Any impact on the Park District will be incidental. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

IMPACT ON COUNTY OF WINNEBAGO

No residential component exists in this Redevelopment Plan, and plan does not add to the county's stock of roads that they maintain. There is no additional demand for services provided by the County of Winnebago anticipated as a result of this plan; therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

IMPACT ON GREATER ROCKFORD AIRPORT DISTRICT

No residential component exists in this Redevelopment Plan; therefore no additional demand for services already provided by the Greater Rockford Airport Authority is anticipated as a result of this plan. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

IMPACT ON ROCK RIVER WATER RECLAMATION DISTRICT

It is not anticipated that the new commercial development resulting from the Redevelopment Plan will create any significant impact on the Water Reclamation District. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

IMPACT ON WINNEBAGO COUNTY FOREST PRESERVE

No residential component exists in this Redevelopment Plan; therefore no additional demand for facilities and programs offered by the Forest Preserve District is anticipated as a result of this plan. Any impact on the Forest Preserve District will be incidental. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

IMPACT ON ROCKFORD SCHOOL DISTRICT 205

No residential component exists in this Redevelopment Plan, therefore no additional students would be added to the current enrollment of School District #205 and its facilities and programs would not be impacted as a result of this plan. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

IMPACT ON COMMUNITY COLLEGE DISTRICT 511

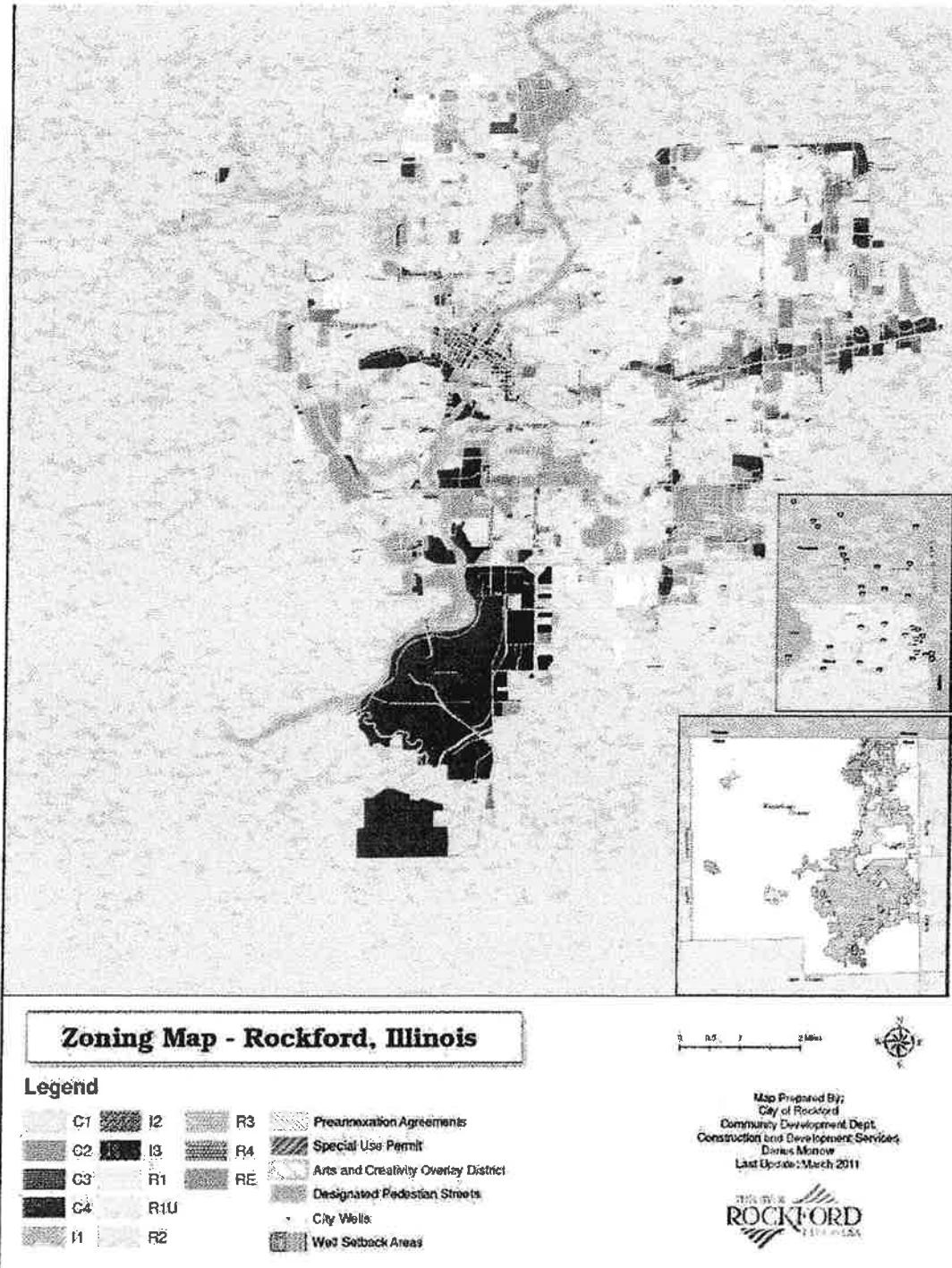
No residential component exists in this Redevelopment Plan, therefore no additional students would be added to the current enrollment of the Community College District 511 and its facilities and programs would not be impacted as a result of this plan. Therefore, no redevelopment projects or direct mitigations are set forth in the Redevelopment Plan.

B. ANTICIPATED INCREASE IN EQUALIZED ASSESSED VALUE

As a result of the implementation of this Redevelopment Plan, the Equalized Assessed Value of the property within the Project Area is anticipated to increase organically from its base of \$49,182,794 to approximately \$73,083,045 by the end of the 23-year lifespan of the projected TIF District based on a 2% inflation rate, 10% tax rate, a 6% present value rate and a zero inflation rate for the first three years of the TIF.

*City of Rockford, IL
Redevelopment Plan - Mulford Road & East State Street*

General land uses are as indicated on the City's Zoning Map, a portion of which is reproduced below:



City of Rockford, IL
Redevelopment Plan - Mulford Road & East State Street

Exhibit "A"
Legal Description

**LEGAL DESCRIPTION FOR THE MULFORD AND EAST STATE STREET
REDEVELOPMENT PROJECT AREA, ROCKFORD, ILLINOIS**
REVISED MAY 18, 2012

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 20, SECTION 21, THE SOUTHWEST QUARTER OF SECTION 22, THE NORTHWEST QUARTER OF SECTION 27, THE NORTH HALF OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 44 NORTH, RANGE 2, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE EASTERLY, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, TO THE EAST RIGHT-OF-WAY LINE OF INVERNESS DRIVE AS NOW LAID OUT; THENCE NORTHERLY, ALONG THE AFOREDESCRIBED EAST RIGHT-OF-WAY LINE, TO THE NORTHWEST CORNER OF LOT 1 IN DIXON'S FARMS, BEING A SUBDIVISION OF PART OF SAID SECTION 21, RECORDED IN BOOK 41 OF PLATS PAGE 34B; THENCE EASTERLY, ALONG THE NORTH LINE OF THE AFOREDESCRIBED LOT 1, TO THE WEST RIGHT-OF-WAY LINE OF MULFORD ROAD AS NOW LAID OUT; THENCE SOUTHERLY, ALONG THE AFOREDESCRIBED WEST RIGHT OF WAY LINE OF MULFORD ROAD AND THE WEST RIGHT-OF-WAY LINE OF SERVICE DRIVE AS NOW LAID OUT, TO THE NORTHEAST CORNER OF LOT 1 IN COUNTRY AIR ESTATES, BEING A SUBDIVISION IN SAID SECTION 21, RECORDED IN BOOK 32 OF PLATS, PAGE 15; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 1 AND IT'S SOUTHERLY EXTENSION, ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF SERVICE DRIVE, TO THE SOUTH RIGHT-OF-WAY LINE OF GARRETT LANE AS NOW LAID OUT; THENCE EASTERLY, ALONG THE AFOREDESCRIBED SOUTH RIGHT-OF-WAY LINE OF GARRETT LANE, TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID MULFORD ROAD; THENCE SOUTHERLY, ALONG THE AFOREDESCRIBED WEST RIGHT-OF-WAY LINE OF MULFORD ROAD, TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 7 IN PLAT NO. THREE (3) OF MULFORD VILLAGE SHOPPING CENTER SUBDIVISION IN PART OF SAID SECTION 22, RECORDED IN BOOK 37 OF PLATS, PAGE 9B; THENCE EASTERLY, ALONG THE AFOREDESCRIBED WESTERLY EXTENSION AND THE NORTH LINE OF LOT 7, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 7, TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 6 IN PLAT NO. 5 OF MULFORD VILLAGE SHOPPING CENTER OF PART OF SAID

City of Rockford, IL
Redevelopment Plan - Mulford Road & East State Street

SECTION 22, RECORDED IN BOOK 37 OF PLATS, PAGE 80B; THENCE SOUTHERLY, ALONG THE EAST LINES OF SAID LOT 6, TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTHERLY, ALONG THE EAST LINES OF LOT 3 IN PLAT NO. 4 OF MULFORD VILLAGE SHOPPING CENTER SUBDIVISION IN PART OF SAID SECTION 22, RECORDED IN BOOK 37 OF PLATS, PAGE 39A, THE EAST LINE OF LOT 2, IN PLAT NO. 2 OF MULFORD VILLAGE SHOPPING CENTER SUBDIVISION IN PART OF SAID SECTION 22, RECORDED IN BOOK 36 OF PLATS, PAGE 115A AND THE EAST LINE OF LOT 1, IN PLAT NO. 1 OF MULFORD VILLAGE SHOPPING CENTER SUBDIVISION IN PART OF SAID SECTION 27 AND PART OF SAID SECTION 22 RECORDED IN BOOK 36 OF PLATS, PAGE 72A, TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF MULFORD VILLAGE DRIVE AS NOW LAID OUT; THENCE SOUTHWESTERLY, TO THE NORTHEAST CORNER OF LOT 5 IN PURI-WHALEN SUBDIVISION, A SUBDIVISION OF PART OF SAID SECTION 27, RECORDED IN BOOK 40 OF PLATS PAGE 44B; THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF SAID LOT 5, TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF STATE STREET A.K.A BUSINESS ROUTE 20 AS NOW LAID OUT; THENCE WESTERLY, ALONG THE AFOREDESCRIBED NORTH RIGHT-OF-WAY LINE, TO THE INTERSECTION WITH A LINE THAT IS 233 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27; THENCE SOUTHERLY, ALONG THE AFOREDESCRIBED 233 FOOT PARALLEL LINE, TO A POINT THAT IS 233 FEET EAST AND 609.87 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 27, AS MEASURED ALONG AND AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 27; THENCE WESTERLY, ALONG A LINE PERPENDICULAR TO SAID WEST LINE OF SECTION 27, TO THE WEST RIGHT-OF-WAY LINE OF MULFORD ROAD; THENCE SOUTHERLY, ALONG SAID WEST RIGHT-OF-WAY LINE OF MULFORD ROAD, TO A LINE 33.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE WESTERLY, ALONG THE AFOREDESCRIBED NORTH 33.00 FOOT PARALLEL LINE, TO THE WEST RIGHT-OF-WAY LINE OF PHELPS AVENUE AS NOW LAID OUT; THENCE SOUTHERLY, ALONG THE AFOREDESCRIBED WEST RIGHT-OF-WAY LINE OF PHELPS AVENUE, TO THE INTERSECTION WITH THE SOUTH LINE OF LOT 18 IN SUNRISE ACRES SUBDIVISION, A SUBDIVISION IN PART OF SAID SECTION 28, RECORDED IN BOOK 20 OF PLATS, PAGE 122; THENCE WESTERLY, ALONG THE SOUTH LINE OF THE AFOREDESCRIBED LOT 18 AND THE SOUTH LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED APRIL 2, 2009 AS DOCUMENT NO. 200900917080, TO THE EAST RIGHT-OF-WAY LINE OF ARNOLD AVENUE; THENCE NORtherly, ALONG THE AFOREDESCRIBED EAST RIGHT -OF-WAY LINE OF ARNOLD AVENUE AS NOW LAID OUT, TO THE INTERSECTION WITH THE NORtherly LINE OF PLAT NUMBER 9 OF GREGORY HEIGHTS

*City of Rockford, IL
Redevelopment Plan - Mulford Road & East State Street*

RECORDED IN BOOK 31 OF PLATS, PAGE 135; SAID NORTHERLY LINE ALSO BEING THE SOUTHERLY LINE OF STATE VIEW SUBDIVISION, BEING A SUBDIVISION IN PART OF SAID SECTION 28; THENCE SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID STATE VIEW SUBDIVISION, TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID ARNOLD AVENUE; THENCE SOUTHERLY, ALONG THE AFOREDESCRIBED WEST RIGHT-OF-WAY LINE OF ARNOLD AVENUE, TO THE NORTHEAST CORNER OF LOT 261 IN GREGORY HEIGHTS PLAT 8, BEING A SUBDIVISION OF PART OF SAID SECTION 28; THENCE SOUTHWESTERLY ALONG A NORTH LINE OF SAID LOT 261, 245.43 FEET, TO A BEND IN SAID NORTH LINE; THENCE CONTINUING SOUTHWESTERLY, ALONG A NORTH LINE OF SAID LOT 261, 175.15 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 2 IN HY-KIT WENDY ACRES, BEING A SUBDIVISION OF PART OF SAID SECTION 28; THENCE SOUTHWESTERLY ALONG A NORTH LINE OF THE AFOREDESCRIBED LOT 2, 22 FEET, TO A BEND IN THE NORTH LINE OF SAID LOT 2; THENCE NORTHWESTERLY, ALONG A NORTH LINE OF SAID LOT 2, TO THE NORTHWEST CORNER THEREOF; THENCE NORTHERLY, ALONG AN EAST LINE OF LOT 1 IN SAID HY-KIT WENDY ACRES, 10 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY, ALONG A NORTH LINE OF SAID LOT 1, 49.7 FEET, TO A CORNER IN THE NORTH LINE OF SAID LOT 1; THENCE NORTH, ALONG A LINE OF SAID LOT 1, 31.12 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY, ALONG ANOTHER NORTH LINE OF SAID LOT 1, 161.68 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 1, TO THE SOUTHEAST CORNER OF LOT 8 IN SAID HY-KIT WENDY ACRES; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 8, TO THE SOUTHWEST CORNER OF SAID LOT 8, ALSO BEING THE SOUTHEAST CORNER OF LOT 4 IN IANNI SUBDIVISION, A SUBDIVISION OF PART OF SAID SECTION 28, RECORDED IN BOOK 39 OF PLATS, PAGE 190A; THENCE SOUTHERLY, ALONG THE WEST LINES OF SAID HY-KIT WENDY ACRES SUBDIVISION, HY-KIT WENDY ACRES PLAT 2, A SUBDIVISION OF PART OF SAID SECTION 28, AND GREGORY HEIGHTS PLAT 7A, BEING A SUBDIVISION OF SAID SECTION 28, TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF NEWTOWNE DRIVE AS NOW LAID OUT; THENCE WESTERLY AND NORTHERLY, ALONG THE NORTH AND EAST RIGHT-OF-WAY OF SAID NEWTOWNE DRIVE, TO THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF JAVELIN DRIVE AS NOW LAID OUT; THENCE WESTERLY, ALONG SAID EASTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF JAVELIN DRIVE, TO THE SOUTHEAST CORNER OF LOT 17 IN EDGEWOOD VIEW SUBDIVISION PLAT NO. 1, BEING A SUBDIVISION OF SAID SECTION 28; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 17, TO THE NORTHEAST CORNER THEREOF; THENCE WESTERLY, ALONG THE NORTHERLY LINES OF SAID

*City of Rockford, IL
Redevelopment Plan - Mulford Road & East State Street*

LOT 17 AND THE NORTHERLY LINES OF LOTS 16, 15 AND 14 OF SAID EDGEWOOD VIEW SUBDIVISION PLAT NO. 1, TO THE NORTHWEST CORNER OF SAID LOT 14, ALSO BEING THE NORTHEAST CORNER OF LOT 16 IN EDGEWOOD VIEW SUBDIVISION PLAT NO. 2, A SUBDIVISION OF PART OF SAID SECTION 28; THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 16 AND THE NORTHERLY LINES OF LOTS 15, 14 AND 13 IN SAID EDGEWOOD VIEW SUBDIVISION PLAT NO. 2, TO THE NORTHWEST CORNER OF SAID LOT 13, ALSO BEING THE SOUTHWEST CORNER OF LOT 3 IN COLLEGE CENTER SUBDIVISION, A SUBDIVISION OF PART OF SAID SECTION 28; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID EDGEWOOD VIEW SUBDIVISION PLAT NO. 2, TO THE INTERSECTION WITH A LINE THAT IS 202.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 28, (AS MEASURED AT RIGHT ANGLES THEREFROM); THENCE WESTERLY, ALONG THE AFOREDESCRIBED 202.00 FOOT PARALLEL LINE, 125.00, TO THE SOUTHEAST CORNER OF LOT 80 IN ALPINE PARK SUBDIVISION PLAT 4, BEING A SUBDIVISION OF SAID SECTIONS 28 AND 29; THENCE NORtherLY, ALONG THE EAST LINE OF SAID LOT 80, IT'S NORTHERLY EXTENSION AND THE EAST LINE OF LOT 81 IN SAID ALPINE PARK SUBDIVISION PLAT 4, TO THE NORTHEAST CORNER OF SAID LOT 81; THENCE SOUTHWESTERLY, ALONG THE NORTH LINE OF LOT 81 AND IT'S SOUTHWESTERLY EXTENSION, TO THE INTERSECTION WITH THE EASTERNLY LINE OF LOT 66 IN ALPINE PARK SUBDIVISION PLAT 3, BEING A SUBDIVISION PART OF SAID SECTION 29; THENCE NORtherLY, ALONG THE EASTERNLY LINE OF SAID LOT 66, THE EASTERNLY LINES OF LOT 67 AND 68 IN SAID ALPINE PARK SUBDIVISION PLAT 3, TO THE NORTHEAST CORNER OF SAID LOT 68; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID LOT 68, TO THE NORTHWEST CORNER THEREOF; THENCE NORtherLY, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 68, TO THE NORTHERLY RIGHT-OF-WAY LINE OF MANHATTAN DRIVE AS NOW LAID OUT; THENCE WESTERLY, ALONG THE AFOREDESCRIBED NORtherLY RIGHT-OF-WAY LINE OF MANHATTAN DRIVE, TO THE INTERSECTION WITH THE EASTERNLY RIGHT OF WAY LINE OF EAST LAWN DRIVE AS NOW LAID OUT; THENCE WESTERLY, ALONG THE WESTERLY EXTENSION OF THE AFOREDESCRIBED NORtherLY RIGHT-OF-WAY LINE OF MANHATTAN DRIVE, TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF DEMPSTER ROAD, AS NOW LAID OUT; THENCE SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF DEMPSTER ROAD, TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MANHEIM ROAD AS NOW LAID OUT; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MANHEIM ROAD, TO THE INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF BRENDENWOOD TERRACE RIGHT-OF-WAY AS NOW VACATED; THENCE NORtherly, ALONG THE AFOREDESCRIBED WEST

*City of Rockford, IL
Redevelopment Plan – Mulford Road & East State Street*

LINE OF THE EAST HALF OF BRENDENWOOD TERRACE AS NOW VACATED, TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE STREET A.K.A. BUSINESS ROUTE 20; THENCE EASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE STREET, TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF DAWN AVENUE, AS NOW LAID OUT; THENCE NORtherly, ALONG SAID SOUTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE, TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 7 IN BLOCK 3 IN PALMWOOD ACRES, BEING A SUBDIVISION OF PART OF SAID SECTION 29, RECORDED IN BOOK 20 OF PLATS, PAGE 46; THENCE WESTERLY, ALONG THE AFOREDESCRIBED EASTERLY EXTENSION AND SOUTH LINE OF SAID LOT 7, TO THE SOUTHWEST CORNER THEREOF; THENCE NORtherly, ALONG THE WEST LINE OF SAID LOT 7, LOT 8 AND LOT 9, IN SAID BLOCK 3, TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE WESTERLY, ALONG THE SOUTH LINE OF LOT 29 IN SAID BLOCK 3 OF PALMWOOD ACRES AND IT'S WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 9 IN BLOCK 2 OF SAID PALMWOOD ACRES, TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTHERLY, ALONG THE EAST LINE OF LOT 28 IN SAID BLOCK 2, TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 28 IN BLOCK 2, TO THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY, TO THE SOUTHEAST CORNER OF LOT 2 AS DESIGNATED UPON THE PLAT OF RESUBDIVISION OF LOT 4 AND PARTS OF LOT 1, 2 AND 3 OF BLOCK 1 OF PALMWOOD ACRES SUBDIVISION, THE PLAT OF WHICH RESUBDIVISION IS RECORDED IN BOOK 21 OF PLATS, PAGE 49 IN WINNEBAGO COUNTY, TO THE SOUTHWEST CORNER THEREOF; THENCE NORtherly, ALONG THE WEST LINE OF SAID LOT 2 IN THE RESUBDIVISION AND THE WEST LINES OF LOTS 5 THRU 13 (INCLUSIVE) IN BLOCK 1 IN SAID PALMWOOD ACRES AND IT'S NORtherly EXTENSION, TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 8 OF SAID PALMWOOD ACRES; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 1, TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF ALPINE ROAD, AS NOW LAID OUT;; THENCE NORtherly, ALONG SAID EAST RIGHT-OF-WAY LINE OF ALPINE ROAD, TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 50 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE EASTERLY, ALONG THE NORTH LINE OF THE SOUTH 50 FEET, TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 400.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTHERLY, ALONG THE AFOREDESCRIBED EAST LINE OF THE WEST 400.00 FEET, TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE EASTERLY, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 20, TO A POINT 900.00 FEET WEST

OF THE SOUTHEAST CORNER OF SAID NORTH HALF; THENCE NORTH 180.00 FEET; THENCE EASTERLY, TO A POINT ON THE EAST LINE OF SAID SECTION 20 THAT IS 280.00 NORTH OF SAID SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20; THENCE NORTHERLY, ALONG SAID EAST LINE OF SECTION 20, TO THE SOUTHWEST CORNER OF REGENTS PARK PLAT 1, BEING A SUBDIVISION OF PART OF SAID SECTION 21; THENCE EASTERLY, SOUTHEASTERLY, AND EASTERLY, ALONG THE SOUTH LINE OF SAID REGENTS PARK PLAT 1 AND THE SOUTHERLY LINES OF REGENTS PARK PLAT 2, BEING A SUBDIVISION OF PART OF SAID SECTION 21, TO THE INTERSECTION WITH THE NORTHWEST CORNER OF LOT 1 OF SAINT ANTHONY'S MEDICAL SUBDIVISION PLAT NO. 3, BEING A SUBDIVISION OF PART OF SAID SECTION 21, RECORDED IN BOOK 44 OF PLATS, PAGE 200B; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 1 OF SAINT ANTHONY'S MEDICAL SUBDIVISION, TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 04 MINUTES 39 SECONDS EAST, (ASSUMED), ALONG THE WEST LINE OF LOT 2 IN SAID SAINT ANTHONY'S MEDICAL SUBDIVISION, 119.99 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 13 SECONDS EAST, 198.00 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 39 SECONDS WEST, 85.00 FEET; THENCE NORTH 18 DEGREES 17 MINUTES 24 SECONDS WEST, 34.10 FEET, TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 18 DEGREES 17 MINUTES 24 SECONDS WEST, CONTINUING ALONG THE AFOREDESCRIBED COURSE, 39.90 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 39 SECONDS WEST, PARALLEL TO THE WEST LINE OF SAID LOT 1, 173.40 FEET, TO THE NORTH LINE OF SAID LOT 1; THENCE EASTERLY, ALONG SAID SOUTHERLY LINE OF REGENTS PARK PLAT 2, TO THE INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE NORTHERLY, ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE POINT OF BEGINNING, ALL IN WINNEBAGO COUNTY, ILLINOIS.

City of Rockford, IL
Redevelopment Plan - Mulford Road & East State Street

Appendix "A"
Mulford & East State Street Eligibility Report

(attached in entirety)

FILED - CO. CLERK

OCT 05 2012

STATE OF ILLINOIS)
) SS
COUNTY OF WINNEBAGO)

MARGIE M. MULLINS

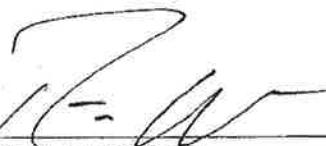
CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, the undersigned, do hereby certify that I am the duly qualified and acting Legal Director and ex officio Keeper of the Records and Seal of the City of Rockford, Winnebago County, Illinois (the "City"), and as such official I am the keeper of the official journal of proceedings, books, records, minutes and files of the City and of the City Council (the "City Council") thereof.

I do further certify that on the 1st day of October, 2012, there was published in pamphlet form, by authority of the City Council, a true, correct and complete copy of Ordinance No. **2012-151-O** and said ordinance as so published was on said date readily available for public inspection and distribution, in sufficient number, at my office as Legal Director and ex officio Keeper of the Records and Seal located in the City.

IN WITNESS WHEREOF I have affixed hereto my official signature and the seal of the City, this 1st day of October, 2012.

[SEAL]



LEGAL DIRECTOR AND EX OFFICIO
KEEPER OF THE RECORDS AND SEAL

STATE OF ILLINOIS)
)
) SS
COUNTY OF WINNEBAGO)

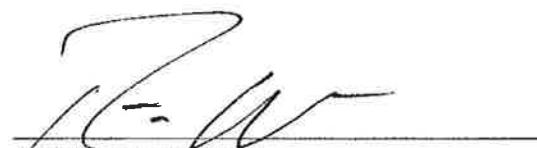
CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, the undersigned, do hereby certify that I am the duly qualified and acting Legal Director and ex officio Keeper of the Records and Seal of the City of Rockford, Winnebago County, Illinois (the "City"), and as such official I am the keeper of the official journal of proceedings, books, records, minutes and files of the City and of the City Council (the "City Council") thereof.

I do further certify that on the 1st day of October, 2012, there was published in pamphlet form, by authority of the City Council, a true, correct and complete copy of Ordinance No. **2012-151-O** and said ordinance as so published was on said date readily available for public inspection and distribution, in sufficient number, at my office as Legal Director and ex officio Keeper of the Records and Seal located in the City.

IN WITNESS WHEREOF I have affixed hereto my official signature and the seal of the City, this 1st day of October, 2012.

[SEAL]



LEGAL DIRECTOR AND EX OFFICIO
KEEPER OF THE RECORDS AND SEAL

ORDINANCE NO. 2012-151-0 [B]

AN ORDINANCE OF THE CITY OF ROCKFORD, WINNEBAGO COUNTY,
ILLINOIS, DESIGNATING THE MULFORD & EAST STATE STREET
REDEVELOPMENT PROJECT AREA FOR THE CITY OF ROCKFORD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD, WINNEBAGO COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. Authority. This Ordinance is adopted pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "Act").

Section 2. Recitals.

(a) The City of Rockford, Winnebago County, Illinois (the "City"), is a duly constituted, organized and validly existing municipality within the meaning of Section 1 of Article VII of the 1970 Constitution of the State of Illinois, and is operating under the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*, as amended.

(b) The Mayor and City Council (the "City Council") of the City previously adopted Ordinance No. 2012-150-0 [A] approving a Redevelopment Plan and Project for the Mulford & East State Street Redevelopment Project Area with respect to which a public hearing was held on August 20, 2012 (the "Redevelopment Project and Plan").

(c) The City Council, pursuant to Ordinance No. 2012-150-0 [A], made findings of the existence of conditions which cause the area legally described in *Exhibit A* to this Ordinance to be classified as a "conservation area", a "blighted" area and a "redevelopment project area" pursuant to the Act.

(d) It is now necessary and desirable to designate the area referred to in the Redevelopment Project and Plan as a "redevelopment project area" pursuant to the Act.

(e) **Designation of Redevelopment Project Area.** The area legally described in *Exhibit A* to this Ordinance is designated as the "Mulford & East State Street Redevelopment Project Area," pursuant to the Act. All of the area proposed for inclusion in the Redevelopment Project Area is located within the corporate limits of the City. The proposed Redevelopment Project Area contains approximately 770 acres, generally bounded by Mulford Road on the east, Alpine Road on the west, State Street on the south and a line generally along the northern borders of the OSF Saint Anthony Medical Center Campus and the Rockford College Campus on the north, and consisting of Property Identification Numbers 12-20-426-004, 12-20-451-002, 12-20-451-003, 12-20-451-009, 12-20-451-010, 12-20-476-001, 12-21-278-021, 12-21-278-022, 12-21-278-023, 12-21-278-024, 12-21-278-025, 12-21-329-006, 12-21-330-005, 12-21-330-006, 12-21-351-001, 12-21-376-004, 12-21-376-014, 12-21-376-015, 12-21-376-016, 12-21-376-017, 12-21-377-010, 12-21-377-012, 12-21-377-014, 12-21-401-002, 12-21-426-001, 12-21-426-002, 12-21-426-003, 12-21-426-004, 12-21-426-005, 12-21-426-006, 12-21-426-007, 12-21-426-008, 12-21-426-009,

12-21-426-010, 12-21-426-011, 12-21-426-012, 12-21-426-013, 12-21-426-014, 12-21-426-015, 12-21-426-016, 12-21-427-001, 12-21-427-002, 12-21-427-003, 12-21-427-004, 12-21-427-005, 12-21-427-006, 12-21-427-007, 12-21-427-008, 12-21-427-009, 12-21-427-010, 12-21-427-011, 12-21-427-012, 12-21-427-013, 12-21-427-014, 12-21-427-015, 12-21-427-016, 12-21-427-017, 12-21-427-018, 12-21-428-001, 12-21-428-002, 12-21-428-003, 12-21-428-004, 12-21-428-008, 12-21-428-009, 12-21-428-013, 12-21-429-001, 12-21-429-002, 12-21-429-003, 12-21-429-004, 12-21-429-005, 12-21-429-006, 12-21-429-007, 12-21-429-008, 12-21-429-009, 12-21-429-010, 12-21-429-011, 12-21-429-012, 12-21-429-013, 12-21-429-014, 12-21-429-017, 12-21-429-018, 12-21-429-019, 12-21-429-020, 12-21-429-021, 12-21-429-022, 12-21-429-023, 12-21-429-025, 12-21-429-028, 12-21-430-001, 12-21-430-002, 12-21-451-001, 12-21-452-001, 12-21-452-002, 12-21-452-003, 12-21-452-004, 12-21-452-005, 12-21-452-007, 12-21-453-001, 12-29-251-006, 12-21-453-002, 12-21-454-001, 12-21-454-002, 12-21-454-003, 12-21-476-001, 12-21-476-002, 12-21-477-001, 12-21-477-002, 12-21-477-003, 12-21-477-004, 12-21-477-005, 12-21-477-006, 12-21-477-008, 12-21-477-010, 12-21-477-011, 12-21-477-014, 12-22-351-001, 12-22-352-002, 12-22-353-004, 12-22-353-005, 12-22-353-011, 12-22-353-012, 12-22-353-014, 12-22-353-015, 12-27-101-002, 12-27-103-014, 12-27-105-001, 12-28-101-003, 12-28-101-007, 12-28-101-008, 12-28-101-009, 12-28-101-014, 12-28-101-015, 12-28-126-003, 12-28-126-006, 12-28-126-007, 12-28-126-008, 12-28-126-010, 12-28-126-011, 12-28-126-012, 12-28-126-013, 12-28-126-014, 12-28-126-016, 12-28-126-017, 12-28-127-004, 12-28-127-008, 12-28-127-009, 12-28-127-010, 12-28-127-011, 12-29-251-013, 12-28-151-010, 12-28-151-011, 12-28-151-025, 12-28-151-026, 12-28-151-027, 12-28-151-028, 12-28-176-011, 12-28-201-003, 12-28-202-002, 12-28-202-003, 12-28-202-004, 12-28-202-005, 12-28-203-003, 12-28-203-005, 12-28-203-006, 12-28-203-007, 12-28-204-012, 12-28-204-013, 12-28-204-014, 12-28-204-017, 12-28-204-018, 12-28-204-023, 12-28-204-036, 12-28-204-037, 12-28-204-038, 12-28-204-039, 12-28-204-040, 12-28-226-001, 12-28-226-002, 12-28-226-004, 12-28-226-008, 12-28-226-009, 12-28-226-010, 12-28-227-001, 12-28-227-002, 12-28-227-003, 12-28-227-004, 12-28-227-006, 12-28-227-017, 12-29-202-001, 12-29-202-002, 12-29-202-003, 12-29-202-004, 12-29-202-005, 12-29-202-008, 12-29-202-009, 12-29-202-010, 12-29-202-011, 12-29-202-012, 12-29-202-013, 12-29-202-014, 12-29-226-001, 12-29-202-017, 12-29-202-018, 12-29-203-001, 12-29-203-002, 12-29-203-003, 12-29-203-004, 12-29-203-005, 12-29-203-006, 12-29-203-007, 12-29-203-008, 12-29-203-009, 12-29-203-010, 12-29-203-011, 12-29-203-012, 12-29-203-013, 12-29-203-014, 12-29-203-015, 12-29-203-016, 12-29-205-001, 12-29-205-002, 12-29-205-003, 12-29-205-006, 12-29-205-007, 12-29-205-013, 12-29-205-014, 12-29-205-015, 12-29-205-016, 12-29-205-017, 12-29-205-018, 12-29-205-019, 12-29-205-020, 12-29-205-026, 12-29-205-027, 12-29-206-001, 12-29-206-002, 12-29-206-003, 12-29-206-004, 12-29-206-005, 12-29-206-006, 12-29-206-007, 12-29-206-008, 12-29-206-011, 12-29-206-012, 12-29-206-013, 12-29-206-016, 12-29-206-017, 12-29-206-026, 12-29-206-027, 12-29-228-018, 12-29-226-002, 12-29-226-003, 12-29-226-004, 12-29-226-005, 12-29-226-006, 12-29-226-007, 12-29-226-008, 12-29-226-013, 12-29-226-014, 12-29-226-017, 12-29-226-018, 12-29-226-019, 12-29-226-020, 12-29-226-021, 12-29-226-022, 12-29-226-023, 12-29-226-024, 12-29-226-025, 12-29-226-026, 12-29-226-027, 12-29-226-028, 12-29-226-029, 12-29-226-030, 12-29-226-031, 12-29-227-001, 12-29-227-002, 12-29-227-003, 12-29-227-004, 12-29-227-005, 12-29-227-006, 12-29-227-007, 12-29-227-008, 12-29-228-001, 12-29-228-002, 12-29-228-003, 12-29-228-004, 12-29-228-005, 12-29-228-006, 12-29-228-007, 12-29-228-008, 12-29-228-009, 12-29-228-010, 12-29-228-011, 12-29-228-012, 12-29-228-013, 12-29-228-014, 12-29-251-014, 12-29-228-015, 12-29-228-017, 12-29-277-008, 12-29-228-019, 12-29-228-020, 12-29-228-021,

12-29-228-024, 12-29-228-025, 12-29-229-005, 12-29-229-011, 12-29-229-012, 12-29-229-013, 12-29-229-015, 12-29-229-016, 12-29-229-019, 12-29-229-020, 12-29-229-023, 12-29-229-024, 12-29-257-002, 12-29-276-002, 12-29-276-003, 12-29-276-004, 12-29-276-005, 12-29-276-006, 12-29-276-007, 12-29-276-008, 12-29-276-009, 12-29-276-010, 12-29-276-011, 12-29-276-012, 12-29-276-013, 12-29-276-014, 12-29-276-015, 12-29-276-017, 12-29-276-018, 12-29-276-019, 12-29-276-020, 12-29-276-021, 12-29-276-022, 12-29-276-023, 12-29-276-024, 12-29-276-025, 12-29-276-026, 12-29-276-027, 12-29-277-001, 12-29-277-002, 12-29-277-003, 12-29-277-004, 12-29-277-005, 12-29-257-001, 12-29-277-006, 12-29-277-007, 12-29-277-011, 12-29-277-012, 12-20-451-004, 12-20-451-005, 12-20-451-006, 12-20-451-007, 12-20-451-008, 12-28-101-016, 12-28-151-022, 12-28-151-023, 12-29-201-001, 12-29-201-002, 12-29-201-003, 12-29-201-004, 12-29-201-005, 12-29-201-006, 12-29-201-007, 12-29-201-008, 12-29-201-009, 12-29-201-010, 12-29-201-011, 12-29-201-012, 12-29-201-013, 12-29-201-014, 12-29-201-015, 12-29-201-016, 12-29-201-017, 12-29-201-018, 12-29-204-006, 12-29-204-007, 12-29-204-008, 12-29-204-009, 12-29-204-010, 12-29-204-011, 12-29-204-012, 12-29-204-013, 12-29-205-008, 12-29-205-009, 12-29-205-021, 12-29-205-022, 12-29-206-009, 12-29-206-020, 12-29-206-021, 12-29-206-022, 12-29-206-023, 12-29-226-015, 12-29-226-016.

Section 3. A map of the boundaries of the Mulford & East State Street Redevelopment Project Area is attached as *Exhibit B*.

Section 4. Filing With County Clerk. The City Legal Director is directed to file a certified copy of this Ordinance with the County Clerk of Winnebago County, Illinois, as soon as possible after the adoption and approval of this Ordinance.

Section 5. Invalid Portions are Severable. If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect the validity or enforceability of any of the remaining provisions of this Ordinance.

Section 6. Superceder. All ordinances, resolutions, motions and orders in conflict with this Ordinance are repealed to the extent of such conflict.

Section 7. Effective Date. This Ordinance shall be in full force and effect immediately upon its passage and approval, as provided by law.

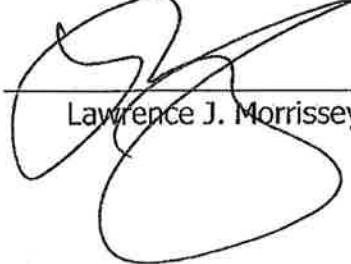
ADOPTED by the Mayor and City Council of the City of Rockford Winnebago County, Illinois, on this 1st day of October, 2012.

AYES: Durkee, Mark, Jacobson, Johnson, Timm, Beach, Beck,
Robertson -8-

NAYS: Curran, Hervey, Elyea -3-

ABSENT OR ABSTAIN: Wasco, Thompson-Kelly, McNeely-3-

APPROVED by the Mayor of the City of Rockford on October 1, 2012.



Lawrence J. Morrissey, Mayor

ATTEST:



Patrick W. Hayes, Legal Director

EXHIBIT A
TO
ORDINANCE NO. 2012-151-0 [B]

LEGAL DESCRIPTION OF
MULFORD & EAST STATE STREET REDEVELOPMENT PROJECT AREA

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 20, SECTION 21, THE SOUTHWEST QUARTER OF SECTION 22, THE NORTHWEST QUARTER OF SECTION 27, THE NORTH HALF OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 44 NORTH, RANGE 2, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE EASTERLY, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, TO THE EAST RIGHT-OF-WAY LINE OF INVERNESS DRIVE AS NOW LAID OUT; THENCE NORTHERLY, ALONG THE AFOREDESCRIBED EAST RIGHT-OF-WAY LINE, TO THE NORTHWEST CORNER OF LOT 1 IN DIXON'S FARMS, BEING A SUBDIVISION OF PART OF SAID SECTION 21, RECORDED IN BOOK 41 OF PLATS PAGE 34B; THENCE EASTERLY, ALONG THE NORTH LINE OF THE AFOREDESCRIBED LOT 1, TO THE WEST RIGHT-OF-WAY LINE OF MULFORD ROAD AS NOW LAID OUT; THENCE SOUTHERLY, ALONG THE AFOREDESCRIBED WEST RIGHT OF WAY LINE OF MULFORD ROAD AND THE WEST RIGHT-OF-WAY LINE OF SERVICE DRIVE AS NOW LAID OUT, TO THE NORTHEAST CORNER OF LOT 1 IN COUNTRY AIR ESTATES, BEING A SUBDIVISION IN SAID SECTION 21, RECORDED IN BOOK 32 OF PLATS, PAGE 15; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 1 AND IT'S SOUTHERLY EXTENSION, ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF SERVICE DRIVE, TO THE SOUTH RIGHT-OF-WAY LINE OF GARRETT LANE AS NOW LAID OUT; THENCE EASTERLY, ALONG THE AFOREDESCRIBED SOUTH RIGHT-OF-WAY LINE OF GARRETT LANE, TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID MULFORD ROAD; THENCE SOUTHERLY, ALONG THE AFOREDESCRIBED WEST RIGHT-OF-WAY LINE OF MULFORD ROAD, TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 7 IN PLAT NO. THREE (3) OF MULFORD VILLAGE SHOPPING CENTER SUBDIVISION IN PART OF SAID SECTION 22, RECORDED IN BOOK 37 OF PLATS, PAGE 9B; THENCE EASTERLY, ALONG THE AFOREDESCRIBED WESTERLY EXTENSION AND THE NORTH LINE OF LOT 7, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 7, TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 6 IN PLAT NO. 5 OF MULFORD VILLAGE SHOPPING CENTER OF PART OF SAID SECTION 22, RECORDED IN BOOK 37 OF PLATS, PAGE 80B; THENCE SOUTHERLY, ALONG THE EAST LINES OF SAID LOT 6, TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTHERLY, ALONG THE EAST LINES OF LOT 3 IN PLAT NO. 4 OF MULFORD VILLAGE SHOPPING CENTER SUBDIVISION IN PART OF SAID SECTION 22, RECORDED IN BOOK 37 OF PLATS, PAGE 39A, THE EAST LINE OF LOT 2, IN PLAT NO. 2 OF MULFORD VILLAGE SHOPPING CENTER SUBDIVISION IN PART OF SAID SECTION 22, RECORDED IN BOOK 36 OF PLATS, PAGE 115A AND THE EAST LINE OF LOT 1, IN PLAT NO. 1 OF MULFORD VILLAGE SHOPPING CENTER SUBDIVISION IN PART OF SAID SECTION 27

AND PART OF SAID SECTION 22 RECORDED IN BOOK 36 OF PLATS, PAGE 72A, TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF MULFORD VILLAGE DRIVE AS NOW LAID OUT; THENCE SOUTHWESTERLY, TO THE NORTHEAST CORNER OF LOT 5 IN PURI-WHALEN SUBDIVISION, A SUBDIVISION OF PART OF SAID SECTION 27, RECORDED IN BOOK 40 OF PLATS PAGE 44B; THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF SAID LOT 5, TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF STATE STREET A.K.A BUSINESS ROUTE 20 AS NOW LAID OUT; THENCE WESTERLY, ALONG THE AFOREDESCRIBED NORTH RIGHT-OF-WAY LINE, TO THE INTERSECTION WITH A LINE THAT IS 233 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27; THENCE SOUTHERLY, ALONG THE AFOREDESCRIBED 233 FOOT PARALLEL LINE, TO A POINT THAT IS 233 FEET EAST AND 609.87 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 27, AS MEASURED ALONG AND AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 27; THENCE WESTERLY, ALONG A LINE PERPENDICULAR TO SAID WEST LINE OF SECTION 27, TO THE WEST RIGHT-OF-WAY LINE OF MULFORD ROAD; THENCE SOUTHERLY, ALONG SAID WEST RIGHT-OF-WAY LINE OF MULFORD ROAD, TO A LINE 33.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE WESTERLY, ALONG THE AFOREDESCRIBED NORTH 33.00 FOOT PARALLEL LINE, TO THE WEST RIGHT-OF-WAY LINE OF PHELPS AVENUE AS NOW LAID OUT; THENCE SOUTHERLY, ALONG THE AFOREDESCRIBED WEST RIGHT-OF-WAY LINE OF PHELPS AVENUE, TO THE INTERSECTION WITH THE SOUTH LINE OF LOT 18 IN SUNRISE ACRES SUBDIVISION, A SUBDIVISION IN PART OF SAID SECTION 28, RECORDED IN BOOK 20 OF PLATS, PAGE 122; THENCE WESTERLY, ALONG THE SOUTH LINE OF THE AFOREDESCRIBED LOT 18 AND THE SOUTH LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED APRIL 2, 2009 AS DOCUMENT NO. 200900917080, TO THE EAST RIGHT-OF-WAY LINE OF ARNOLD AVENUE; THENCE NORtherly, ALONG THE AFOREDESCRIBED EAST RIGHT-OF-WAY LINE OF ARNOLD AVENUE AS NOW LAID OUT, TO THE INTERSECTION WITH THE NORtherly LINE OF PLAT NUMBER 9 OF GREGORY HEIGHTS RECORDED IN BOOK 31 OF PLATS, PAGE 135; SAID NORtherly LINE ALSO BEING THE SOUTHERLY LINE OF STATE VIEW SUBDIVISION, BEING A SUBDIVISION IN PART OF SAID SECTION 28; THENCE SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID STATE VIEW SUBDIVISION, TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID ARNOLD AVENUE; THENCE SOUTHERLY, ALONG THE AFOREDESCRIBED WEST RIGHT-OF-WAY LINE OF ARNOLD AVENUE, TO THE NORTHEAST CORNER OF LOT 261 IN GREGORY HEIGHTS PLAT 8, BEING A SUBDIVISION OF PART OF SAID SECTION 28; THENCE SOUTHWESTERLY ALONG A NORTH LINE OF SAID LOT 261, 245.43 FEET, TO A BEND IN SAID NORTH LINE; THENCE CONTINUING SOUTHWESTERLY, ALONG A NORTH LINE OF SAID LOT 261, 175.15 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 2 IN HY-KIT WENDY ACRES, BEING A SUBDIVISION OF PART OF SAID SECTION 28; THENCE SOUTHWESTERLY ALONG A NORTH LINE OF THE AFOREDESCRIBED LOT 2, 22 FEET, TO A BEND IN THE NORTH LINE OF SAID LOT 2; THENCE NORTHWESTERLY, ALONG A NORTH LINE OF SAID LOT 2, TO THE NORTHWEST CORNER THEREOF; THENCE NORtherly, ALONG AN EAST LINE OF LOT 1 IN SAID HY-KIT WENDY ACRES, 10 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY, ALONG A NORTH LINE OF SAID LOT 1,

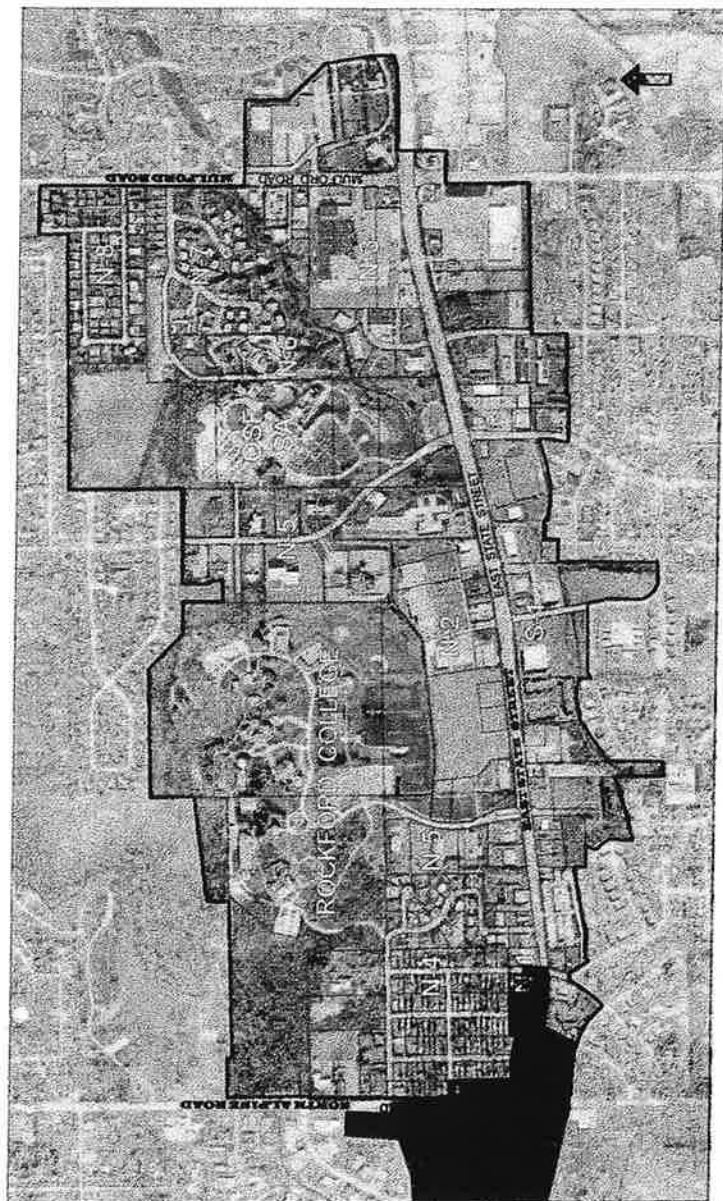
49.7 FEET, TO A CORNER IN THE NORTH LINE OF SAID LOT 1; THENCE NORTH, ALONG A LINE OF SAID LOT 1, 31.12 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY, ALONG ANOTHER NORTH LINE OF SAID LOT 1, 161.68 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 1, TO THE SOUTHEAST CORNER OF LOT 8 IN SAID HY-KIT WENDY ACRES ; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 8, TO THE SOUTHWEST CORNER OF SAID LOT 8, ALSO BEING THE SOUTHEAST CORNER OF LOT 4 IN IANNI SUBDIVISION, A SUBDIVISION OF PART OF SAID SECTION 28, RECORDED IN BOOK 39 OF PLATS, PAGE 190A; THENCE SOUTHERLY, ALONG THE WEST LINES OF SAID HY-KIT WENDY ACRES SUBDIVISION, HY-KIT WENDY ACRES PLAT 2, A SUBDIVISION OF PART OF SAID SECTION 28, AND GREGORY HEIGHTS PLAT 7A, BEING A SUBDIVISION OF SAID SECTION 28, TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF NEWTOWNE DRIVE AS NOW LAID OUT; THENCE WESTERLY AND NORTHERLY, ALONG THE NORTH AND EAST RIGHT-OF-WAY OF SAID NEWTOWNE DRIVE, TO THE EasterLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF JAVELIN DRIVE AS NOW LAID OUT; THENCE WESTERLY, ALONG SAID EasterLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF JAVELIN DRIVE, TO THE SOUTHEAST CORNER OF LOT 17 IN EDGEWOOD VIEW SUBDIVISION PLAT NO. 1, BEING A SUBDIVISION OF SAID SECTION 28; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 17, TO THE NORTHEAST CORNER THEREOF; THENCE WESTERLY, ALONG THE NORTHERLY LINES OF SAID LOT 17 AND THE NORTHERLY LINES OF LOTS 16, 15 AND 14 OF SAID EDGEWOOD VIEW SUBDIVISION PLAT NO. 1, TO THE NORTHWEST CORNER OF SAID LOT 14, ALSO BEING THE NORTHEAST CORNER OF LOT 16 IN EDGEWOOD VIEW SUBDIVISION PLAT NO. 2, A SUBDIVISION OF PART OF SAID SECTION 28; THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 16 AND THE NORTHERLY LINES OF LOTS 15, 14 AND 13 IN SAID EDGEWOOD VIEW SUBDIVISION PLAT NO. 2, TO THE NORTHWEST CORNER OF SAID LOT 13, ALSO BEING THE SOUTHWEST CORNER OF LOT 3 IN COLLEGE CENTER SUBDIVISION, A SUBDIVISION OF PART OF SAID SECTION 28; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID EDGEWOOD VIEW SUBDIVISION PLAT NO. 2, TO THE INTERSECTION WITH A LINE THAT IS 202.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 28, (AS MEASURED AT RIGHT ANGLES THEREFROM); THENCE WESTERLY, ALONG THE AFOREDESCRIBED 202.00 FOOT PARALLEL LINE, 125.00, TO THE SOUTHEAST CORNER OF LOT 80 IN ALPINE PARK SUBDIVISION PLAT 4, BEING A SUBDIVISION OF SAID SECTIONS 28 AND 29; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 80, IT'S NORTHERLY EXTENSION AND THE EAST LINE OF LOT 81 IN SAID ALPINE PARK SUBDIVISION PLAT 4, TO THE NORTHEAST CORNER OF SAID LOT 81; THENCE SOUTHWESTERLY, ALONG THE NORTH LINE OF LOT 81 AND IT'S SOUTHWESTERLY EXTENSION, TO THE INTERSECTION WITH THE EasterLY LINE OF LOT 66 IN ALPINE PARK SUBDIVISION PLAT 3, BEING A SUBDIVISION PART OF SAID SECTION 29; THENCE NORTHERLY, ALONG THE EasterLY LINE OF SAID LOT 66, THE EasterLY LINES OF LOT 67 AND 68 IN SAID ALPINE PARK SUBDIVISION PLAT 3, TO THE NORTHEAST CORNER OF SAID LOT 68; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID LOT 68, TO THE NORTHWEST CORNER THEREOF; THENCE NORTHERLY, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 68, TO THE NORTHERLY RIGHT-OF-WAY LINE OF MANHATTAN DRIVE AS NOW LAID OUT; THENCE WESTERLY, ALONG THE AFOREDESCRIBED NORTHERLY RIGHT-OF-WAY

LINE OF MANHATTAN DRIVE, TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF EAST LAWN DRIVE AS NOW LAID OUT; THENCE WESTERLY, ALONG THE WESTERLY EXTENSION OF THE AFOREDESCRIBED NORTHERLY RIGHT-OF-WAY LINE OF MANHATTAN DRIVE, TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF DEMPSTER ROAD, AS NOW LAID OUT; THENCE SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF DEMPSTER ROAD, TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MANHEIM ROAD AS NOW LAID OUT; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MANHEIM ROAD, TO THE INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF BRENDENWOOD TERRACE RIGHT-OF-WAY AS NOW VACATED; THENCE NORTHERLY, ALONG THE AFOREDESCRIBED WEST LINE OF THE EAST HALF OF BRENDENWOOD TERRACE AS NOW VACATED, TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE STREET A.K.A. BUSINESS ROUTE 20; THENCE EASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE STREET, TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF DAWN AVENUE, AS NOW LAID OUT; THENCE NORTHERLY, ALONG SAID SOUTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE, TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 7 IN BLOCK 3 IN PALMWOOD ACRES, BEING A SUBDIVISION OF PART OF SAID SECTION 29, RECORDED IN BOOK 20 OF PLATS, PAGE 46; THENCE WESTERLY, ALONG THE AFOREDESCRIBED EASTERLY EXTENSION AND SOUTH LINE OF SAID LOT 7, TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 7, LOT 8 AND LOT 9, IN SAID BLOCK 3, TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE WESTERLY, ALONG THE SOUTH LINE OF LOT 29 IN SAID BLOCK 3 OF PALMWOOD ACRES AND IT'S WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 9 IN BLOCK 2 OF SAID PALMWOOD ACRES, TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTHERLY, ALONG THE EAST LINE OF LOT 28 IN SAID BLOCK 2, TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 28 IN BLOCK 2, TO THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY, TO THE SOUTHEAST CORNER OF LOT 2 AS DESIGNATED UPON THE PLAT OF RESUBDIVISION OF LOT 4 AND PARTS OF LOT 1, 2 AND 3 OF BLOCK 1 OF PALMWOOD ACRES SUBDIVISION, THE PLAT OF WHICH RESUBDIVISION IS RECORDED IN BOOK 21 OF PLATS, PAGE 49 IN WINNEBAGO COUNTY, TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 2 IN THE RESUBDIVISION AND THE WEST LINES OF LOTS 5 THRU 13 (INCLUSIVE) IN BLOCK 1 IN SAID PALMWOOD ACRES AND IT'S NORTHERLY EXTENSION, TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 8 OF SAID PALMWOOD ACRES; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 1, TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF ALPINE ROAD, AS NOW LAID OUT;; THENCE NORTHERLY, ALONG SAID EAST RIGHT-OF-WAY LINE OF ALPINE ROAD, TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 50 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE EASTERLY, ALONG THE NORTH LINE OF THE SOUTH 50 FEET, TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 400.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTHERLY, ALONG THE AFOREDESCRIBED EAST LINE OF THE WEST 400.00 FEET, TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE

EASTERLY, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 20, TO A POINT 900.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTH HALF; THENCE NORTH 180.00 FEET; THENCE EASTERNLY, TO A POINT ON THE EAST LINE OF SAID SECTION 20 THAT IS 280.00 NORTH OF SAID SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20; THENCE NORtherly, ALONG SAID EAST LINE OF SECTION 20, TO THE SOUTHWEST CORNER OF REGENTS PARK PLAT 1, BEING A SUBDIVISION OF PART OF SAID SECTION 21; THENCE EASTERNLY, SOUTHEASTERLY, AND EASTERNLY, ALONG THE SOUTH LINE OF SAID REGENTS PARK PLAT 1 AND THE SOUTHERLY LINES OF REGENTS PARK PLAT 2, BEING A SUBDIVISION OF PART OF SAID SECTION 21, TO THE INTERSECTION WITH THE NORTHWEST CORNER OF LOT 1 OF SAINT ANTHONY'S MEDICAL SUBDIVISION PLAT NO. 3, BEING A SUBDIVISION OF PART OF SAID SECTION 21, RECORDED IN BOOK 44 OF PLATS, PAGE 200B; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 1 OF SAINT ANTHONY'S MEDICAL SUBDIVISION, TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 04 MINUTES 39 SECONDS EAST, (ASSUMED), ALONG THE WEST LINE OF LOT 2 IN SAID SAINT ANTHONY'S MEDICAL SUBDIVISION, 119.99 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 13 SECONDS EAST, 198.00 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 39 SECONDS WEST, 85.00 FEET; THENCE NORTH 18 DEGREES 17 MINUTES 24 SECONDS WEST, 34.10 FEET, TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 18 DEGREES 17 MINUTES 24 SECONDS WEST, CONTINUING ALONG THE AFOREDESCRIBED COURSE, 39.90 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 39 SECONDS WEST, PARALLEL TO THE WEST LINE OF SAID LOT 1, 173.40 FEET, TO THE NORTH LINE OF SAID LOT 1; THENCE EASTERNLY, ALONG SAID SOUTHERLY LINE OF REGENTS PARK PLAT 2, TO THE INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE NORtherly, ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE POINT OF BEGINNING, ALL IN WINNEBAGO COUNTY, ILLINOIS.

EXHIBIT B
TO
ORDINANCE NO. _____-[B]

MAP OF
MULFORD & EAST STATE STREET REDEVELOPMENT PROJECT AREA BOUNDARIES



MULFORD & EAST STATE
REDEVELOPMENT PROJECT AREA

STATE OF ILLINOIS
COUNTIES OF WINNEBAGO

CERTIFICATION OF ORDINANCE

I, the undersigned, certify that I am the duly qualified and acting Legal Director of the City of Rockford, Winnebago County, Illinois (the "City"), and that as such official I am the keeper of the records and files of the Mayor and City Council ("City Council").

I further certify that the foregoing is a full, true and complete copy of Ordinance No. 2012-151-0[B] (the “**Ordinance**”) adopted at the regular meeting of the City Council held on October 1, 2012 entitled:

AN ORDINANCE OF THE CITY OF ROCKFORD, WINNEBAGO COUNTY,
ILLINOIS, APPROVING A REDEVELOPMENT PLAN AND PROJECT FOR
THE MULFORD & EAST STATE REDEVELOPMENT PROJECT AREA IN
THE CITY.

which was duly adopted at the meeting by a roll call vote of 8 in favor and 3 against, with 0 abstentions and 3 absent. At the meeting a quorum was present and acting throughout the meeting. The Ordinance has not been amended or repealed and remains in full force and effect.

I further certify that the deliberations of the City Council on the adoption of the Ordinance were conducted openly, that the vote on the adoption of the Ordinance was taken openly, that the meeting was held at a specified time and place convenient to the public, that notice of the meeting was duly given to all of the news media requesting such notice, that a copy of the agenda for the meeting was posted at least 48 hours prior to the convening of the meeting at the meeting place and at my offices at City Hall, that the meeting was called and held in strict compliance with the provisions of the Illinois Municipal Code, as amended, and that in holding the meeting and adopting the Ordinance the City Council complied with all of the provisions of the Open Meetings Act and the Municipal Code and with all of the procedural rules of the City Council.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City as of this 1st day of October , 2012.

Legal Director

[SEAL]