

**AGREEMENT AND COVENANT CONCERNING MAINTENANCE  
OF NEW PRIVATE STREET**

In compliance with the requirements of Section 2.13.13.D6 of Appendix A of The Code of the City of Peoria, Illinois, that a maintenance agreement be submitted and approved by the City Council of the City of Peoria for final approval for a private street in a development, and in consideration of such approval of the private street(s) described hereinafter within Taft Homes, a development, the undersigned, its successors and assigns, and any subsequent owner or owners of the private street herein described or a portion thereof, or of the property accessing onto the described private street, hereby agree that all private streets hereinafter described shall be constructed of a bituminous surface, concrete, paving brick, cobblestone, or an equal and approved surface that will comply with a minimum structural co-efficient of two, and pursuant to construction plans that have been submitted to and approved by the City Engineer prior to the date of this agreement.

All described private streets shall be open at all times for use by the undersigned, its tenants, contractors, invitees and licensees, and by Taft Homes residents and their invitees, and the undersigned, its successors and assigns and any subsequent owner of the private street herein described or a portion thereof, or of the property accessing onto the private street(s), shall provide for the perpetual maintenance of said street or street(s) in compliance with the standards established by the City of Peoria and "standard specifications for subdivision development" as it may be amended from time to time.

In the event that said private street does not conform or is not maintained to the standards as set forth in "standard specifications for subdivision development" (as it may be amended from time to time), or that the condition of the street is such as to endanger vehicular or pedestrian traffic, the City of Peoria may (after providing the undersigned written notice and a reasonable period of time to correct the condition), close such private street until such time as the street conforms to such standards and/or is no longer in the condition which endangers vehicular or pedestrian traffic as the case may be.

This Agreement shall be a covenant running with the land binding upon the undersigned private street owner, its successors and assigns, and all subsequent owners of the property herein described and property herein accessing onto the private street described for the benefit and enforceable by the City of Peoria; and this Agreement and covenant shall be recorded in the Office of the Recorder of Deeds of Peoria County, Illinois and shall run in relation to the following described private street as well as the property accessing onto the described property.

The private street(s) to which this covenant applies is described on Exhibit A attached hereto, and the property accessing onto said private street(s) is described as Taft Homes.

This Agreement and covenant was approved by the City Council of the City of Peoria on the \_\_\_\_\_ day of \_\_\_\_\_ 2021.

CITY OF PEORIA

\_\_\_\_\_  
City Manager

STATE OF \_\_\_\_\_ )  
 ) ss  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that \_\_\_\_\_, personally known to me to be the City Manager of the City of Peoria, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such City Manager he/she signed and delivered the said instrument in his/her capacity as such City Manager, as the free and voluntary act of such person, and as the free and voluntary act and deed of the City of Peoria, for the uses and purposes therein set forth.

Given under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2021.

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Notary Public  
(SEAL)

Record this document against Parcel Identification Nos: 18-03-360-001; 18-03361-001; 18-10-102-001; 18-10-102-002; 1810-102-003; 18-10-103-001; 18-10-103-002; 1810-106-001; 18-10-106-002; and 18-10-106-003

Property Owner/Developer:

TAFT 4 REDEVELOPMENT, LLC,  
an Illinois limited liability company

By: TR4 Managing Member, LLC,  
an Illinois limited liability company,  
its managing member

By: Peoria Housing Authority  
Development Corporation, NFP,  
an Illinois nonprofit corporation,  
its sole member

By: \_\_\_\_\_  
Jackie L. Newman  
President

STATE OF \_\_\_\_\_ )  
   ) ss  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that Jackie L. Newman, personally known to me to be the President of Peoria Housing Authority Development Corporation, NFP, which is the sole member of TR4 Managing Member, LLC, which is the managing member of Taft 4 Redevelopment, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President, she signed and delivered the said instrument in her capacity as such President, as the free and voluntary act of such person, and as the free and voluntary act and deed of such limited liability companies and corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public  
(SEAL)

Property Owner/Developer:

TAFT 9 REDEVELOPMENT, LLC,  
an Illinois limited liability company

By: TR9 Managing Member, LLC,  
an Illinois limited liability company,  
its managing member

By: Peoria Housing Authority  
Development Corporation, NFP,  
an Illinois nonprofit corporation,  
its sole member

By: \_\_\_\_\_  
Jackie L. Newman  
President

STATE OF \_\_\_\_\_ )  
  ) ss  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that Jackie L. Newman, personally known to me to be the President of Peoria Housing Authority Development Corporation, NFP, which is the sole member of TR9 Managing Member, LLC, which is the managing member of Taft 9 Redevelopment, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President, she signed and delivered the said instrument in her capacity as such President, as the free and voluntary act of such person, and as the free and voluntary act and deed of such limited liability companies and corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public  
(SEAL)

## Exhibit A

### Legal Description of Private Streets

Part of vacated Green Street, part of the Alley, part of Lot 6, Block 26 and part of Lots 7 through 12, Block 43, Morton, Voris & LaVeille's First Addition, Recorded in Book H, page 455, located in the Southwest Quarter of the Southwest Quarter of Section 03, and part of Range 1, 2, 3, 4, 5 and 6, Vacated Green Street and Vacated Hancock Street and Vacated Alley's, Mills Addition, Recorded in Book D, Page 68 and 69, located in part of the Northwest Quarter of the Northwest Quarter of Section 10, Township 08 North, Range 08 East of the 4th Principal Meridian, City of Peoria, Peoria County, Illinois, more particularly described as follows:

Commencing at the North corner of Block 43, Morton, Voris & LaVeille's First Addition, aforesaid, also being the Southwesterly right-of-way line of Wayne Street; thence South 39 degrees 41 minutes 39 seconds East along said line, 107.68 feet to the Point of Beginning; thence continuing South 39 degrees 41 minutes 39 seconds East along said line, 63.00 feet; thence South 50 degrees 01 minutes 03 seconds West, 351.41 feet; thence South 01 degrees 12 minutes 22 seconds West, 212.71 feet; thence South 88 degrees 47 minutes 38 seconds East, 292.00 feet to the West right-of-way line of Irving Street; thence South 01 degrees 12 minutes 22 seconds West along said line, 63.00 feet; thence North 88 degrees 47 minutes 38 seconds West, 292.00 feet; thence South 01 degrees 12 minutes 22 seconds West, 224.25 feet; thence South 50 degrees 01 minutes 03 seconds West, 436.69 feet; thence North 88 degrees 47 minutes 37 seconds West, 373.63 to the East right-of-way line of South Eaton Street; thence North 01 degrees 02 minutes 08 seconds East, 63.00 feet; thence South 88 degrees 47 minutes 38 seconds East, 252.66 feet; thence Continuing South 88 degrees 47 minutes 38 seconds East, 63.00 feet; thence continuing South 88 degrees 47 minutes 38 seconds East, 34.49 feet; thence North 50 degrees 01 minutes 03 seconds East, 384.43 feet; thence North 01 degrees 12 minutes 22 seconds East, 195.66 feet; thence North 88 degrees 47 minutes 38 seconds West, 170.69 feet; thence South 50 degrees 01 minutes 03 seconds West, 203.45 feet; thence South 01 degrees 12 minutes 23 seconds West, 314.85 feet; thence North 88 degrees 47 minutes 38 seconds West, 63.00 feet; thence North 01 degrees 12 minutes 22 seconds East, 343.44 feet; thence North 50 degrees 01 minutes 03 seconds East, 255.71 feet; thence South 88 degrees 47 minutes 38 seconds East, 194.36 feet; thence North 01 degrees 12 minutes 22 seconds East, 204.51 feet; thence North 40 degrees 04 minutes 24 seconds West, 135.36 feet to the Southeasterly right-of-way line of North Adams Street; thence North 50 degrees 01 minutes 03 seconds East along said line, 45.00 feet; thence South 40 degrees 04 minutes 24 seconds East, 107.68 feet; thence North 50 degrees 01 minutes 03 seconds East, 359.58 feet to the Point of Beginning.