ParkTowerNews

APRIL / MAY 1994 NEIGHBORHOOD NEWS

- March 27th Piano Duet Concert (Bette Coulson & Evelyn Malouf Binz) 3pm. North Lakeside Cultural Center.
- April 2-3 International Kennel Club Dog Show. McCormick Place. For show times and info call (312) 791-7000
- April 10th Edith & Billie " The Lady and The Sparrow" A Cabaret Tribute to Billie Holiday and Edith Piaf. 3pm. North Lakeside Cultural Center.
- April 19th Theatre at Berger Park. Featuring 5 short plays written by residents of Edgewater/Rogers Park. "Heart of Stone" "Katy and Kitty", "Crocodile Tears", "An Autumn Tale" and "A Rose, A Bird & A Girl w/Pigeon Toes". 7-9pm Berger Park 6525 N. Sheridan Rd Ph# 465-3838
- April 23rd "Flowers as Art" Display at Loyola Univ. Chicago. Martin D'Arcy Gallery located in Cudahy Library at 6526 North Sheridan Road. 10am - 5pm
- April 24th Terrance Gray (Violin) and Juanita Saldarriaga (Piano) Performing the works of Debussy, Mozart and Grieg. 3pm. North Lakeside Cultural Center.
- April 30th 48th Ward Spring Clean-Up! Streets & Sanitation donate supplies & equipment - you donate your time and elbow grease. Help make Edgewater sparkle. For more info call the 48th Ward Office at (312) 784-5277.
- May 1st Solo Series. Margaret Lewis (Reader) 3:30pm. North Lakeside Cultural Center.
- May 8th Baroque Brunch in honor of Mother's Day Ars Musica Music of Zipoli, Handel, Purcell and Jacobean songs. Reservations are required. Brunch & Concert 1pm North Lakeside Cultural Center.
- May 13th Destin Asian "Facing Forward" Portraits of Asian America 7pm. North Lakeside Cultural Center.
- May 22nd The Chicago Cossacks. Traditional Music of the Ukraine 3pm. North Lakeside Cultural Center.

RECENT UNITS SOLD

TIER	UPPER/LOWER	DATE	AMOUNT
04	LOWER	1/94	\$65,000
01	LOWER	2/94	\$110,000
02	LOWER	2/94	\$58,000
01	LOWER	2/94	\$105,000
09	LOWER	2/94	\$42,500
04	LOWER	2/94	\$72,600
01	LOWER	2/94	\$120,000

LOWER = FLOORS 3 - 29 UPPER = FLOORS 30 - 55

ANNUAL MEETING AND ELECTION OF DIRECTORS

This years annual meeting of the Park Tower Condominium Association including the election of two directors for a two year term will take place on June 28th, 1994. Soon you will be receiving information soliciting Unit Owners who wish to serve on the Board of Directors. The Board of Directors is an integral part of the successful operation of our homes. If you feel that you can contribute knowledge and donate your time, please consider serving on the Board.

COMMITTEE INVOLVEMENT

There are currently several openings available on the various committees. Your contribution and knowledge would be greatly appreciated and will keep Park Tower Condominiums a safe, efficient and pleasant place to live. Please contact the Management Office if you wish to donate your time on any of the following committees:

> Budget and Finance Rules and Regulations Garage Operations Decorating Health Club

A MESSAGE FROM THE MANAGER

Curtain Wall repairs have been put on hold due to the inclement weather conditions. Now that the weather is beginning to change for the better, the Curtain Wall repairs will start up again. The residents in the "06" tier should advise management if they are still receiving water leakage through the areas that have already been completed. Your input will help insure that we are spending our dollars correctly in trying to solve this problem.

OTHER BUILDING NEWS

- * **EXERCYCLE.** The Board of Directors have approved the purchase of a new (Ross Futura) pedal/push exercycle for the Health Club. The order has been placed for the exercycle and we should be receiving it shortly.
- * **R.E. PROPERTY REASSESSMENT.** Park Tower Condominiums have retained the services of Mr. Robert Egan, Attorney at Law, to represent the Association for the 1994 Real Estate Property Reassessment. We will keep you posted on Mr. Egan's progress.
- LAUNDRY. Our contract with Universal Laundry has been renewed. As a part of our new contract, we will be receiving all new laundry equipment and our laundry room will also get a new coat of paint. We have scheduled this work to be done on March 21st thru March 25th. The laundry room will be closed during this period. We apologize for any inconvenience this may cause you, but are certain that the wait will be worth it.
- * **DISPOSAL.** We have renewed our contract with Ace Disposal for garbage removal. The new contract includes a 5% increase over last years contract due to new recycling requirements.
- * ADVERTISING. The Park Tower Mall Merchants may now advertise in our newsletter. The cost for placing an ad is 1/4 page \$25.00, 1/2 page \$50.00 and a full page at \$100.00. Funds collected will go towards the printing costs of the Newsletter.

MAINTENANCE CORNER

"WATER SHUT OFF VALVES"

In your kitchen and bathroom - located under the kitchen sink and either behind the toilet or under the bathroom sink are shut off valves (small chrome caps). The purpose of these valves is to turn off the water to your unit in the event of an emergency. In an effort to make sure every unit in the building has working shut off valves, Park Tower Maintenance Dept is offering free inspection and repair of all bathroom and kitchen shut off valves. Please call the Management Office to schedule your complimentary shut off valve inspection.

PARK TOWER BOOK CLUB

The next book club selections are "Bridges of Madison County" and/or "Slow Waltz in Cedar Bend" by Robert Waller. Please check the bulletin boards for further announcements.

PING PONG TOURNAMENT A SMASHING SUCCESS

On February 19th, 1994 a Ping Pong Tournament was held for Health Club Members. Fourteen people signed up to participate in the tournament, and many more were there to cheer them on. The Winners shown below received a gift certificate from Leona's Restaurant.



KRISHNAN SRINIVASAN

NELSON GARCIA

EDGEWATER COMMUNITY COUNCIL. SPRING BENEFIT

Coming Friday May 13th at Griffin Theatre. 5404 North Clark St. \$30.00 per person includes a light supper, drinks and a play: "Riding the Dolphin" a comedy-drama based on best selling book by Amanda Thomas. For more information on this event contact the Edgewater Community Council at (312) 334-5609

SUMMER CAMP AT NORTH LAKESIDE CULTURAL CENTER

Coming soon. North Lakeside Cultural Summer Arts Camp, with a cultural focus. July 11th - August 26th: 7 one week sessions, each week with a different culture. For more information call Brook at 743-4477

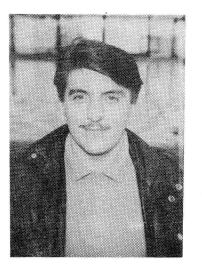
BERGER PARK SENIORS BRIDGE GROUP

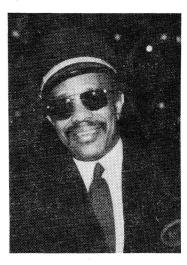
Every Tuesday from 12:30pm - 3:30pm at Berger Park 6525 North Sheridan Road. For more info call ph(312) 465-3838

MONROE HARBOR SAILING LESSONS

Chicagolands Adult Community Sailing Program "Learn to Sail" provided by The American Youth Hostels Adult Sailing Club. Lessons offered for beginning, intermediate and advanced sailing instructions. Classes are based out of Monroe Harbor. Classes Start in April - August. For more information call Sail Chicago (312) 327-8114

This month, we have three **EMPLOYEES OF THE MONTH!!!**







JIMMY FLORES

ROBERT LEE

WILLY ROBINSON

A Resident of Park Tower, after returning home from visiting her parents' home where one parent is terminally ill, found that she had locked herself out of her car that was parked in the back parking area.

Robert Lee, Doorman, was on duty at the front desk and when the resident asked him to call the police, he suggested that someone at Park Tower might be able to open the car door. Jimmy Flores, Night Maintenance, tried for 40 minutes in his shirtsleeve in the cold with much determination and good humor, but little luck. (The car was equipped with automatic door locks which made it very difficult to open). Although our resident was ready to call it quits because of the cold weather conditions, Robert Lee called the police to see if they could help. They were told that the Police Department no longer performed that service so we would have to call a road service company. Willy, Garage Attendant, and Jimmy decided to give it another try before we called in the "pros". The resident was really beginning to despair, not wanting to call a service that would probably charge an arm and a leg to come on Sunday at almost 7:00 p.m. when suddenly, through determination and perseverance, Willy was able to open the door of the car.

This resident wrote Management a letter expressing her gratitude and in her own words, "I wanted you to know how wonderful Robert, Jimmy and Willy were to me. Everyone of them was extremely thoughtful, kind and helpful and went out of their way to lighten the load of one very tired, sad lady with too many unhappy things on her mind".

We are very proud of you Robert, Jimmy and Willy, and would like to reward you with a gift certificate, courtesy of the Park Tower Condominium Association. You deserve to be recognized for your service to the Residents of Park Tower and we salute you for going beyond the call of duty when asked to assist one of our Residents.

Office hours by appointment 24-hour telephone service for all locations (312) 238-2828

NORTH Edgewater Plaza Mall 5419 N. Sheridan Road (near Foster Avenue) Chicago, Illinois 60640

SOUTHWEST Professional Arts Building 10343 S. Western Avenue (near 103rd Street) Chicago, Illinois 60643



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Marital and Family Therapy

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Adult individual therapy Marital and couples therapy Children's home and school problems Remarriage therapy with "blended families

Stress management and relaxation training

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A ynots Learning Center

AN INVESTMENT IN YOUR CHILD'S FUTURE 00000 is a Center that specializes in private tutoring of Reading, Math, and Writing Skills for students in elementary school through college/adults.

> Programs are individually designed for students in each of the following categories:

I. Remedial: One-on-one and small group tutoring programs are designed for students, at all grade/age levels, who need extra help to improve academic skills for "catching up" and "keeping up". Academic skills will improve as measured by ALC's testing, scores/grades on national tests, and report cards given by your child's school.

II. Enrichment: Average, above average, and gifted students who are performing well in school but desire to excel and become outstanding

III. Preparatory Programs: These programs are designed to assist high school and college students in preparing for the following: • Developing academic skills for entry into high school/college

- programs
- Improving classroom performance

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· Preparation for standardized testing

We offer. . Academic diagnostic testing/Testing for learning disabilities Private hourly tutorial sessions with one-on-one student-to-teacher ratio and small-group tutoring Collaborative efforts with each student's classroom teacher Outstanding faculty with research as well as classroom teaching experience

Intensive Phonics Program - College & Career Counseling Summer Programs:

Mon-Fri 12-8 p.m. • Sat 9-3

For more information, visit our Center at: 5419 North Sheridan Road, Chicago or call 312/878-9300 Betty Ladipo, Ph.D. - Director

FREQUENTLY ASKED QUESTIONS ABOUT THE CENTRAL AREA CIRCULATOR

1. Why does Chicago need the Circulator – a new Light Rail Transit system?

By the year 2010, economic forecasts predict 700,000 to 1.2 million more jobs for the region, resulting in a significant increase in trips to and within the Central Area on a daily basis. While the original onesquare-mile "Loop" has been well served by the excellent CTA and Metra transit network, Chicago's Central Area has expanded to six square miles. With a constrained expressway and roadway system and new pressures on businesses to comply with the Clean Air Act, Chicago needs clean, high-capacity transit throughout the greater Central Area.

2. What is the route of the Central Area Circulator? How were the streets selected?

The Circulator will provide full connections between the major employment centers, retail areas, convention facilities and cultural/tourism destinations within the growing Central Area - from 26th Street on the south to Oak Street on the north, from the commuter train stations to the west of downtown to the lake on the east (see map on page 4). Both the streets and routes for the Circulator were selected after analyzing the travel corridors where the greatest amount of passenger trips occur on a daily basis, either by walking, bus, auto or taxi. Naturally, these corridors have within them some of the most significant Central Area destinations, such as the Loop, North Michigan area, Navy Pier, Illinois Center, commuter rail stations, Museum Campus and McCormick Place. In addition, extensive input on Circulator routes has been obtained through a year-long community participation process. The routing is preliminary and may be adjusted before the initial system opens in 1998. The track system provides flexibility, so that off-peak service can be provided to special events at major facilities.

3. Isn't this a system that is primarily for suburbanites and tourists?

No. Many suburbanites who travel to the Central Area will benefit from the Circulator's convenient connection to Metra commuter rail terminals, and the Circulator will serve an important convention and tourism market by connecting McCormick Place to major hotels and retail and cultural attractions. However, most Circulator riders will be Chicago residents either transferring from CTA lines to get to work within the Central Area or making midday trips from their downtown work locations. In fact, sixty percent of all Circulator riders are expected to be workers in the Central Area.

4. Why can't we just improve existing transit?

A series of studies have determined Light Rail Transit (LRT) to be the most effective solution to the City's transportation needs. The Circulator will make the most efficient use of our public streets by increasing street <u>capacity</u> without expanding street size: one two-car LRT train has the capacity of 5 buses or 338 cars. With improved state-of-the-art computerized traffic signals and exclusive LRT-only lanes, LRT will be able to travel through otherwise congested downtown streets. These are important considerations when planning for major increases in the number of workers and visitors who will use the Central Area in the next century. The Circulator has been designed to connect with the excellent CTA and Metra transit network at a number of stations in the Central Area. It will not replace the current system of elevated trains, but will actually encourage use of public transit by downtown workers, visitors and residents who have difficulty reaching all four corners of the expanded Central Area using our current system of trains, buses or walking.

William L. Weiss, Chairman of the Board of Directors

Stephen E. Schlickman, Executive Director

5. Wouldn't it be much cheaper and just as effective to have more buses or exclusive bus lanes?

No. The Circulator Project has reviewed the feasibility of an improved bus system in the Central Area. The capacity of an LRT-only lane averages between 12,000 and 15,000 people per hour, while a busonly lane can move at most only 7,500 people per hour. Without the Circulator, by the year 2010, there will be 1,700 more bus trips to and within Central Area -- an increase of 12% over current volumes. The bus option will only increase pollution and congestion on already constrained expressways and downtown streets.

6. Will the Circulator be at street level? We got rid of streetcars long ago; why bring them back now?

The Circulator is the modern version of the old streetcar, but incorporates advanced technologies and traffic management strategies that make it an effective mode of transit in a dense urban environment. The vehicle selected for the Circulator is a low-floor vehicle which has no stairs to climb and will operate at street level. These features will allow for rapid boarding from sidewalk level platforms and will provide unprecedented access for people with disabilities, the elderly and families with children. LRT trains will operate in exclusive LRT-only lanes and will be coordinated with the city's traffic signal system for the efficient movement of automobiles and LRT vehicles. LRT trains provide a smooth, quiet and reliable operation. They are also more cost-effective, since one operator can operate a train that has the capacity of 5 buses.

7. How much will the fare be to ride the Circulator? How will the fare be collected?

The proposal is for the fare to be \$1.00 per ride or \$36.00 for a monthly pass -- less than current CTA fares because the rides are shorter on the Circulator. In addition, Circulator riders will be able to purchase a transfer to and from the CTA for 30¢. Monthly pass riders on the CTA and Metra will be able to purchase a monthly transfer pass for the Circulator. The Circulator will utilize a self-service, barrier-free fare collection system used in every new light rail system in North America. In this system, patrons will be required to purchase a ticket from a vending machine on the platform. Periodic checks will be made by roving fare collectors to ensure that only ticketed persons are riding. These proof-of-payment systems decrease boarding times dramatically and have evasion rates on par with or lower than those of turnstile or barrier systems.

8. Will the CTA operate the Central Area Circulator? Won't the Circulator negatively impact CTA?

There are several options for operation of the Circulator, and no final decision has been made yet. The CTA could be given the responsibility to own and operate the system, or the City could establish a new transit agency. A hybrid proposal is for the City to oversee the Circulator, but contract for the services of an operator through competitive procurement. There are several well-qualified organizations, both private and public -- including the CTA -- which perform these services. By making all corners of the Central Area more accessible, ridership on both CTA Rapid Transit and Metra should increase as a result of the Circulator. The Circulator's operating plan calls for reimbursing CTA for any deficits attributed to the Circulator, whether or not the CTA is selected to operate and maintain the system.

9. If the Circulator is electric, are the electric wires dangerous and will they ruin the view?

The Circulator is powered by electricity conducted through an electric wire, called an "overhead contact system (OCS)". At least 14 feet high, and in most places 19 feet high, the OCS will be well above pedestrians and vehicles and will meet all federal safety requirements. The OCS selected for the Circulator is "low profile", designed to be as unobtrusive as possible. Moreover, the Circulator Project is making a major commitment to a streetscape and urban design program along all LRT routes that will actually improve the appearance of the streets.

10. What is the construction budget for the Circulator and how will the project be paid for? What about cost overruns?

The capital budget is \$775 million. The project will be funded on an equal one-third basis by the federal, state and local governments. One-third of the funding is from federal "New Start" transit dollars, which are available only for construction of new transit projects -- not for upgrading, repair or maintenance of existing systems such as the CTA. The second source of funding is likely to be some type of transportation bond program at the state level. The final one-third of the funding is from a Special Service Area tax on commercial property in the Central Area, requested by the commercial interests in the area who agreed to pay for a transit system they believe to be crucial to the area's vitality and growth. The project does not expect to incur cost overruns, because the final budget includes adequate contingencies and there is a commitment to maintain ongoing reviews for cost-cutting measures. If unforeseen circumstances do arise that may result in cost overruns, it is expected that those costs will also be funded on an equal one-third basis, up to the maximum allowed by each governmental unit.

11. Who will pay for operating and maintenance expenses?

The majority of the operating budget will be paid for by fare box collections. The operating deficit will be paid for by three revenue sources collected by the City of Chicago: the parking tax, parking fines, and parking meter revenues. These are appropriate sources of funding because these revenues are collected from persons who choose to drive private autos into the Central Area despite viable transit alternatives. Distributing the operating deficit among these three sources also means that there will be minimum negative impacts on the overall revenues of each.

12. Isn't it more important to fund schools than spend money on this project?

The federal and local funding sources for construction of the Circulator are not available to the schools - either the federal "New Start" transit program or the local Special Service Area commercial real estate tax. State funding will likely be part of a broad transportation bond program. The sources of funding for the operating expenses of the Circulator are likewise not used to fund the schools. Maintaining and improving Chicago's transportation system is vital to its economic viability, as is the need to improve schools, provide adequate housing and fight crime.

13. Will the Circulator mean more jobs for Chicago?

The Circulator will generate about 3,000 jobs throughout the economy during the peak construction period in 1997, and as much as 2,000 to 2,500 jobs during operations. By supporting downtown development, the Circulator will have other positive effects on Chicago's economy. In other cities with LRT systems, retailers along LRT routes enjoy greater accessibility and visibility, which in turn leads to higher sales; it is projected that the Circulator will produce at least \$64 million in increased downtown retail sales, helping to create almost 1,300 jobs. Office building owners and real estate brokers in cities with LRT systems report that buildings located near LRT stations command the highest rents and have higher than average occupancies, resulting in more jobs. Chicago's ability to remain competitive in the future depends on an excellent system of transportation that can connect workers, residents and visitors with the many opportunities of the greater Central Area.

14. When does construction/operation begin for the Circulator?

At present, utility relocation work is scheduled to begin in the first half of 1995. During 1998, the first segment of the Circulator should be in operation. The system should be completed during the year 2000.



City of Chicago Richard M. Daley, Mayor

Central Area Circulator

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Stephen E. Schlickman Executive Director

125 South Wacker Drive Suite 2300 "hicago, Illinois 60606 312) 357-0290 (Voice) ,312) 744-1244 (FAX) Dear Central Area Resident:

Through news reports, presentations and word-of-mouth, by now you have probably heard about the City's plans for a new public transit system -called the Central Area Circulator -- to better serve the six-square-mile area that has become the expanded central business, residential and cultural area of our city. As you may also know, after many years of study and planning, the public/private Board of Directors of the Circulator Project has settled on the type of system to best serve this expanded Central Area: Light Rail Transit.

Long the preferred choice of Europe's most beautiful cities and the choice of nearly all new North American public transit systems, Light Rail Transit is the perfect choice for Chicago. Electrically-powered and non-polluting, Light Rail Transit has the capacity to transport people efficiently and comfortably through a highly developed urban setting such as Chicago's Central Area.

Final decisions on the streets used by the Circulator [the "alignments"] were determined after an extensive community involvement process. In the North Michigan area, the Circulator will cross the State Street bridge from the Loop and travel to Grand Avenue, where it will turn east to Wabash and proceed north to Walton. With this alignment, the Circulator will avoid the heart of the Streeterville residential community east of Michigan Avenue, while providing convenient service to the many commercial, retail and cultural opportunities of the North Michigan area.

The Circulator will use both Illinois and Grand [one way on each] to serve the redeveloped Navy Pier as well as the future performing arts center and residential and commercial development at Cityfront Center. When completed, Navy Pier is expected to attract three to four million visitors per year, with an average daily attendance of 8,000 to 11,000. With parking available for only 1,150 cars, the ultimate success of Navy Pier and the parklands surrounding it depends on effective public transit. Because current parking lanes will be used for the Circulator tracks, existing levels of auto traffic will be maintained on Illinois/Grand, and autos, transit, pedestrians and bicyclists will co-exist in this segment of the Central Area.



February, 1994

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You may have heard or read that President Clinton's FY 1995 budget does not include funds for the Central Area Circulator Project. Actually, the only federal "New Start" transit projects that were included are those that have a full funding grant agreement in place. Since the Circulator expects to have a full funding grant agreement before FY 1995, it should receive federal funding next year.

As we proceed with our engineering study, we welcome the opportunity to provide Central Area residents with more information about this exciting project that is vital to the economic and physical well-being of our City well into the next century.

Enclosed for your information is a map of the Circulator and answers to frequently asked questions. Members of our staff are available to make presentations to the residents in your building or to any organization to which you belong, so that you may learn more about the project and its economic, environmental and transit benefits for our city. Please call Katy Bailey at 312/357-2491 to arrange a presentation or if we can answer any questions.

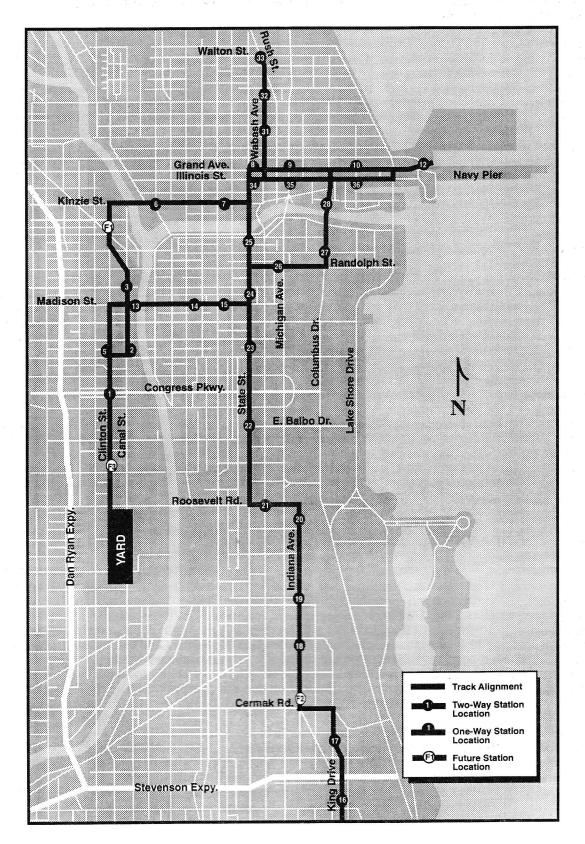
Sincerely,

Steve Schlicken

Stephen E.Schlickman Executive Director

Enclosure

CENTRAL AREA CIRCULATOR MAP



For more information on the Circulator Project or to schedule a presentation, contact the Community Relations Team at 357-2491 or 357-0290

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PRODUCE

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Airdrome Sunkist Oranges	3 for \$1.00
MEAT Whole Chicken Cut-up Chicken	\$.59 per pound \$.69 per pound
DELI Spiced Ham	\$1.99 per pound
BEER Busch (6 pack)	\$1.99 plus tax
LIQUOR Dewars Scotch	\$14.99 (750ml)
WINE Large selection of Fine Wine	From \$2.99 per bottle
MILK	

Skim / 2% Whole

BREAD Wonder White Bread 1 lb Loaf \$2.49 Gal. \$2.59 Gal.

\$.89 per loaf