

Ordinance Exhibit A

Additional Financing Terms

Developer: Brown Derby LLC, a Delaware limited liability company, and R2 Development, LLC, an Illinois limited liability company

Project: Acquisition and redevelopment of a 99,969 square feet portion of the existing building located at 79 West Monroe Street, Chicago, Illinois, known as The Weatherbell Building, to contain approximately 117 residential units, of which 41 units (35%) will be affordable to moderate- to low-income families, a tenant lounge, fitness center, an outdoor areas, a dog run, and a small retail space on the lower ground floor.

Grant Source: Tax Increment Financing
Amount: Not to exceed \$28,000,000

ADDITIONAL FINANCING:

1. EQUITY

Amount: Approximately \$28,373,050 or such other amount acceptable to the Authorized DPD Officer

Source: Owner

2. HISTORIC TAX CREDIT

Proceeds: Approximately \$7,821,570

Source: To be derived from the syndication of federal Historic Tax Credits

3. MANAGING MEMBER EQUITY

Amount: Approximately \$100 or such other greater amount acceptable to the Authorized DPD Officer

Source: Managing Member, or such other source acceptable to the Authorized DPD Officer