

Exhibit A

ADDITIONAL FINANCING TERMS

Developer: Field Building Revitalization Partners LLC, an Illinois limited liability company ("Field") and Downtown Chicago Neighborhood Council NFP, an Illinois not-for-profit corporation

Project: Acquisition and redevelopment of certain real property with an existing building thereon located at 135 South LaSalle Street, Chicago, Illinois 60603 (as legally described in Exhibit B, the "Property") in order to create a mixed-use development comprising (a) approximately 485,000 square feet of residential space located on a portion of the lower level, a portion of the ground level, a portion of floor 2, floors 5 through 14, floor 25, and floors 43 and 44, with 386 rental residential units, of which 30% (116 units) will be rental units affordable to families whose annual income does not between 40% and 80% of the Chicago-area median income, and 270 market-rate rental units, along with residential amenities including a fitness center, outdoor terrace, co-working space, lounge space, and two levels of enclosed parking spaces on floors 3 and 4 (the "Residential Project"); and (b) approximately 92,000 square feet of commercial space to include neighborhood amenities such as a small format grocery store, physical fitness center, medical services, education, cultural, and other complementary uses located on a portion of the lower level, a portion of the ground level, and a portion of floor 2 (the "Commercial Project" and together with the Residential Project, the "Project").

Grant:

Source: Tax Increment Financing
Amount: Not to exceed \$98,000,000

ADDITIONAL
FINANCING:

1. **CONSTRUCTION AND PERMANENT LOAN**

Amount: Approximately \$86,000,000 or such other amount acceptable to the Authorized Officer

Security: A senior mortgage on the Property, the Commercial Project, Project and/or the Residential Project

The source, interest rate and term shall be acceptable to the Authorized Officer

2. **EQUITY**

Amount: Approximately \$24,292,867 or such other amount acceptable to the Authorized Officer

Source: Developer

3. **HISTORIC TAX CREDIT**

Proceeds: Approximately \$33,273,249 or such other amount acceptable to the Authorized Officer

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