

Exhibit A

ADDITIONAL FINANCING TERMS

Developer: Collectively, 30 N LaSalle MF Redevelopment LLC, a Delaware limited liability company 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 30 N. LaSalle Street, Chicago, Illinois 60602 (as legally described in Exhibit B, the "Property") order to create a mixed-use development comprising two or more separate parcels through vertical separation or subdivision as follows: (a) approximately 358,201 square feet of residential space located on a portion of the first floor and all of floors 2 through 18, comprising 349 rental residential units, of which 30% (105 units) will be affordable units, along with residential amenities including a fitness center, outdoor terrace, co-working space and lounge space (collectively, the "Facility"), and the 105 affordable units for low-income families will be comprised of approximately 54 studio units, 42 one-bedroom units and 9 two-bedroom units; and the remaining 244 units will be market-rate and will be comprised of approximately 128 studio units, 96 one-bedroom units and 20 two-bedroom units (the "Project" means the Facility and its related improvements), and (b) the remaining portion of the Property, which shall be owned by a separate entity and shall not be part of the Project.

Grant:

Source:	Tax Increment Financing (Incremental Taxes)
Amount:	Not to exceed \$57,000,000

ADDITIONAL FINANCING:

1. CONSTRUCTION AND PERMANENT LOAN

Amount:	Approximately \$49,114,452 or such other amount acceptable to the Authorized Officer
Security:	A senior mortgage on the Property and/or the Project
Terms:	The source, interest rate and term shall be acceptable to the Authorized Officer.

2. EQUITY

Amount:	Approximately \$25,049,221 or such other amount acceptable to the Authorized Officer
Source:	Developer