

Exhibit A

BORROWER: Lathrop Preservation Phase IC, LP, an Illinois limited partnership, with Lathrop Preservation Phase IC GP, LLC, an Illinois limited liability company (the "**General Partner**") (of which Related Lathrop LLC, an Illinois limited liability company, is the manager and a member, of which LR Development Company LLC d/b/a Related Midwest, a Delaware limited liability company, is the sole member), as the general partner, and the limited partners to be hereafter selected.

PROJECT: Acquisition of the Leasehold Estate, leasing, constructing, rehabilitating, developing, and equipping of low- and moderate- income residential facilities and related common facilities all located in the City of Chicago, Illinois generally at 2600-2618, 2601-2631, 2628-2662, 2664-2704, 2633-2667, 2740, and 2750-2768 North Hoyne Avenue and 2731-2759 North Leavitt Street and containing approximately 309 residential rental apartments including approximately 63 apartments to be rented to households earning up to 30% of area median income, approximately 113 apartments to be rented to households earning up to 60% of area median income, approximately 72 apartments to be rented to households earning up to 80% of area median income, and approximately 61 market rate units, and two (2) parking lots containing approximately 101 parking spaces for the residents of all phases of the Lathrop housing redevelopment project (the "**Parking Lots**"). The Parking Lots will not be funded with Bond proceeds but portions of the cost of construction thereof may be funded by City TIF Funds

1. The proceeds of the Bonds, Funding Loan Note, and Governmental Lender Note (collectively, the "**Tax-Exempt Obligations**"), which will be loaned to the Borrower as described in the Ordinance.

2. City TIF Grant

Amount: Not to exceed \$40,000,000.

Source: The City's tax increment financing funds from available Increment up to \$3,500,000 from the Diversey/Chicago River Redevelopment Project Area and up to \$36,500,000 from the Addison South Redevelopment Project Area pursuant to the Redevelopment Agreement.

Security: Recapture Mortgage on the Leasehold Estate, exclusive of the Commercial Property (the "**City Mortgage**"), junior to the Senior Mortgages (as hereinafter defined) and the CHA Mortgage (as hereinafter defined); and/or such other security acceptable to the Authorized DOH Officer.

ADDITIONAL FINANCING:

3. Bank of America Construction

Amount: \$100,000,000, during the construction period, or such amount acceptable to the Authorized DOH Officer.

Source: Bank of America, N.A., or such other source acceptable to the Authorized DOH Officer.

Term: 24 months during the construction period to be paid in full on the tender date of the Bonds from the Collateral Fund created under the Indenture, or such term acceptable to the Authorized DOH Officer.

Interest: One-month Secured Overnight Financing Rate ("**SOFR**") plus 260 basis points per annum or such other rate acceptable to the Authorized DOH Officer, or such other rate acceptable to the Authorized DOH Officer.

Security: A mortgage lien on the Leasehold Estate (the "**Senior Construction Mortgage**").

4. Senior Citibank Construction Loan

Amount: \$100,000,000 to be funded on the tender date of the Bonds, or such amount acceptable to the Authorized DOH Officer.

Source: Citibank, N.A., a national banking association, or such other lender acceptable to the Authorized DOH Officer, to be funded through the issuance of the Governmental Lender Note.

Term: 12 months plus two six-month extensions, from Bond tender date to Conversion Date, or such other term acceptable to the Authorized DOH Officer.

Interest: Variable rate equal to 1-month Term SOFR plus 1.85%, or such other rate acceptable to the Authorized DOH Officer.

Security: A mortgage lien on the Leasehold Estate (the "**Senior Citibank Mortgage**," and collectively with the Senior Construction Mortgage, the "**Senior Mortgages**"). It is contemplated that Citibank, N.A. will also record a mortgage securing fees in connection with its forward commitment agreement at closing and the lien position of such mortgage shall be acceptable to the Authorized DOH Officer.

5. Senior Permanent Loan

Amount: \$43,722,000, during the permanent period, subject to 10% increase, or such amount acceptable to the Authorized DOH Officer.

Source: Citibank, N.A., a national banking association, or such other lender acceptable to the Authorized DOH Officer, to be funded through the issuance of the Governmental Lender Note.

Term: 18 years following the initial closing date when the Bonds are issued, or such other term acceptable to the Authorized DOH Officer.

Interest: Fixed rate equal to 18-year SOFR plus 210 basis points per annum, or such other rate acceptable to the Authorized DOH Officer.

Security: Secured by the Senior Citibank Mortgage.

6. Chicago Housing Authority (**CHA**) Loan

Amount: \$41,000,000, or such amount acceptable to the Authorized DOH Officer.

Term: 40 years plus the construction loan period, or such other term acceptable to the Authorized DOH Officer.

Source: CHA, or such other source acceptable to the Authorized DOH Officer.

Interest: 0% per annum, or such other rate acceptable to the Authorized DOH Officer.

Security: A mortgage lien on the Leasehold Estate (the "**CHA Mortgage**") junior to the Senior Mortgages and senior to the City Mortgage.

7. Illinois Affordable Housing Tax Credit ("**IAHTC**") Proceeds Loan

Amount: \$8,482,500, or such amount acceptable to the Authorized DOH Officer.

Source: CHA, derived from the sale by CHA of IAHTCs issued by the City and the Illinois Housing Development Authority.

Term: 40 years plus the construction loan period, or such other term acceptable to the Authorized DOH Officer.

Interest: 0% per annum, or such other rate acceptable to the Authorized DOH Officer.
Security: A mortgage lien on the Leasehold Estate junior to the City Mortgage.

8. TIF Proceeds Loan

Amount: \$40,000,000, or such amount acceptable to the Authorized DOH Officer.
Source: Bickerdike Redevelopment Corporation, an Illinois not-for-profit corporation, or such other entity acceptable to the Authorized DOH Officer, will make a loan of the proceeds received from available Increment provided by the City up to \$3,500,000 from the Diversey/Chicago River Redevelopment Project Area and up to \$36,500,000 from the Addison South Redevelopment Project Area pursuant to the Redevelopment Agreement.
Term: 40 years plus the construction loan period, or such other term acceptable to the Authorized DOH Officer.
Interest: 0% per annum, or such other rate acceptable to the Authorized DOH Officer.
Security: A mortgage lien on the Leasehold Estate junior to the City Mortgage.

9. Seller Loan

Amount: \$16,962,432, or such amount acceptable to the Authorized DOH Officer.
Source: CHA Community Support Corporation, an Illinois not-for-profit corporation, or such other entity acceptable to the Authorized DOH Officer.
Term: 40 years plus the construction loan period, or such other term acceptable to the Authorized DOH Officer.
Interest: Long Term Applicable Federal Rate as of the closing date, or such other rate acceptable to the Authorized DOH Officer.
Security: A mortgage lien on the Leasehold Estate junior to the City Mortgage.

10. Low-Income Housing Tax Credit ("LIHTC") Proceeds

Amount: \$63,103,000 or such amount as may be acceptable to the Authorized DOH Officer.
Source: To be derived from the syndication of the LIHTCs generated by issuance of the Bonds.

11. State Historic Tax Credit Proceeds

Amount: \$2,099,790 or such amount as may be acceptable to the Authorized DOH Officer.
Source: To be derived from the syndication of the Historic Tax Credits .

12. Federal Historic Tax Credit Proceeds

Amount: \$25,004,690 or such amount as may be acceptable to the Authorized DOH Officer.
Source: To be derived from the syndication of the Historic Tax Credits.

13. ComEd Grant

Amount: \$728,442, or such amount as may be acceptable to the Authorized DOH Officer.
Source: Commonwealth Edison Company or another source acceptable to the Authorized DOH Officer.
Structure: This amount will be granted to the Borrower to fund the Project.

14. General Partner Equity

Amount: \$100 or such amount as may be acceptable to the Authorized DOH Officer
Source: General Partner.