



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: F2023-8
Type: Report
Status: Placed on File
File created: 2/1/2023
In control: City Council
Final action: 2/1/2023
Title: Funding Loan Notification of Multi-Family Housing Revenue Notes (Roosevelt Square Phase 3B) Series 2023A, Series 2023B-1 and Series 2023B-2
Sponsors: Dept./Agency
Indexes: BONDS & BOND ISSUES
Attachments: 1. F2023-8.pdf

Date	Ver.	Action By	Action	Result
2/1/2023	1	City Council	Placed on File	

3AKJHHr£Y 3.0 , 2023

Anna M. Valencia Office of the
City Clerk 121 North LaSalle
Street Room 107
Chicago, Illinois 60602

RE: Multi-Family Housing Revenue Notes (Roosevelt Square Phase 3B) Series 2023A, Series 2023B-1 and Series 2023B-2 (the "Notes")

Dear Ms. Valencia:

Attached is the Funding Loan Notification which is required to be filed with your office pursuant to Section 6 of the ordinance passed on February 23, 2022 authorizing the issuance of the Notes, as amended on July 20, 2022 by the City Council authorizing an aggregate principal amount not to exceed \$80,000,000 for Roosevelt Square Phase 3B Project.

Please direct this filing to the City Council.

Jennie Huang Bennett Chief Financial Officer

Very Truly Yours,

Chicago City Clerk-Council Bui.
2023 J9tH 20 pm2:45

**\$38,125,000 City of Chicago Multi-Family Housing Revenue
Note, Series 2023A Roosevelt Square Phase 3B**

**\$13,875,000 City of Chicago Multi-Family Housing Revenue Note,
Series 2023B-1 Roosevelt Square Phase 3B**

**\$24,250,000 City of Chicago Multi-Family Housing Revenue Note,
Series 2023B-2 Roosevelt Square Phase 3B**

To: The City Council of the City of Chicago

Please be advised that responsive to authority contained in the Ordinance adopted by the City Council (the "City Council") of the City of Chicago (the "City") on February 23, 2022, as amended by the amending ordinance adopted by the City Council of the City on July 20, 2022, (the "Ordinance "), providing for the execution and delivery of the Funding Loan Agreement (as defined below) and the sale of (i) the \$38,125,000 principal amount of City Multi-Family Housing Revenue Note, Series 2023A (Roosevelt Square Phase 3B) (the "Governmental Lender Note, Series 2023A "); (ii) the \$13,875,000 City Multi-Family Housing Revenue Note, Series 2023B-1 (Roosevelt Square Phase 3B) (the "Governmental Lender Note, Series 2023B-1") and (iii) the \$24,250,000 City Multi-Family Housing Revenue Note, Series 2023B-2 (Roosevelt Square Phase 3B) (the "Governmental Lender Note, Series 2023B-2") (together with the Governmental Lender Note, Series 2023A and Governmental Lender Note, Series 2023B-1, each a "Governmental Lender Note " and collectively, the "Governmental Lender Notes "), the Funding Loan Agreement dated as of January 1, 2023 (the "Funding Loan Agreement"), providing for the making of a loan (the "Series A Funding Loan") to the City by CIBC Bank USA (the "Series A Funding Lender") and a loan (the "Series B Funding Loan" and together with the Series A Funding Loan, collectively the Funding Loans) to the City by BMO Harris Bank, N.A. (the "Series B Funding Lender" and together with the Series A Funding Lender, the "Funding Lenders"), the proceeds of which will be loaned (the "Borrower Loans") by the City to RS Affordable I LLC, an Illinois limited liability corporation (the "Borrower"), was entered into by me, as the Chief Financial Officer, on behalf of the City with and to the Funding Lenders. Capitalized terms defined in the Ordinance are used with the same meanings herein.

The Ordinance provided that the Governmental Lender Notes may be incurred in such aggregate principal amount not to exceed \$80,000,000, the maximum term of the Funding Loans shall not exceed five (5) years from the date of execution and delivery of the Governmental Lender Notes, which shall bear interest at a rate or rates equal to the rate of interest on the Borrower Loan (as provided in the Borrower Loan Agreement by and between the City and the Borrower dated as of January 1, 2023 (the "Borrower Loan Agreement")), which shall not exceed the lesser of 10% or the maximum rate of interest allowable under state law, shall be payable at the place and on the

payment dates as set forth in the Funding Loan Agreement and Governmental Lender Notes and containing prepayment provisions as set forth herein in Appendix A. The aggregate costs of origination of the Funding Loan paid from the proceeds of the Funding Loan shall not exceed one and one half percent (1.5%) of the aggregate principal amount of the Note. The compensation (including all fees) being paid to the Funding Lender in connection with the incurrence of the Note is \$1,559,553.20.

Attached hereto as Exhibits A, B, C, D and E respectively, are executed copies of the Funding Loan Agreement, the Governmental Lender Notes, the Borrower Loan Agreement, the Borrower Notes (as defined in the Borrower Loan Agreement), and the Land Use Restriction Agreement by and between the City and the Borrower dated as of January 1, 2023.

[Remainder of Page Intentionally Left Blank]

Respectfully submitted this 13th day of January, 2023

:nnie Huang Bennett Chief Financial Officer

Funding Loan Notification

Acknowledgement of Filing

The Funding Loan Notification of (i) the \$38,125,000 principal amount of City Multi-Family Housing Revenue Note, Series 2023A (Roosevelt Square Phase 3B); (ii) the \$13,875,000 City Multi-Family Housing Revenue Note, Series 2023B-1 (Roosevelt Square Phase 3B) and (iii) the \$24,250,000 City Multi-Family Housing Revenue Note, Series 2023B-2 (Roosevelt Square Phase 3B) was filed in the office of the City Clerk of the City of Chicago, this
day of 5th, 2023.

Andrea M. Valencia
City Clerk

Acknowledgement of Filing

Appendix A Terms of Notes

Re: \$38,125,000 principal amount City of Chicago Multi-Family Housing Revenue Note (Roosevelt Square Phase 3B Project), Series 2023A ("Governmental Lender Note, Series 2023A")

The Governmental Lender Note, Series 2023A is dated January 13, 2023, matures on January 13, 2026, or earlier as provided in the Governmental Lender Note, Series 2023A, or on January 13, 2043, if certain conditions are satisfied as described in the heretofore defined Funding Loan Agreement, is in the principal amount of \$38,125,000, and is payable on and in such places and in such manner, is subject to prepayment, and bears interest as described in the Governmental Lender Note, Series 2023A and Funding Loan Agreement.

Re: \$13,875,000 principal amount City of Chicago Multi-Family Housing Revenue Note (Roosevelt Square Phase 3B Project), Series 2023B-1 ("Governmental Lender Note, Series 2023B-1")

The Governmental Lender Note, Series 2023B-1 is dated January 13, 2023, matures on January 13, 2026, is in the principal amount of \$13,875,000, and is payable on and in such places and in such manner, is subject to prepayment, and bears interest as described in the Governmental Lender Note, Series 2023B-1 and Funding Loan Agreement.

Re: \$24,250,000 principal amount City of Chicago Multi-Family Housing Revenue Note (Roosevelt Square Phase 3B Project), Series 2023B-2 ("Governmental Lender Note, Series 2023B-2")

The Governmental Lender Note, Series 2023B-2 is dated January 13, 2023, matures on January 13, 2026, is in the principal amount of \$24,250,000, and is payable on and in such places and in such manner, is subject to prepayment, and bears interest as described in the Governmental Lender Note, Series 2023B-2 and Funding Loan Agreement.

Exhibit A Funding Loan Agreement
funding Loan Agreement

Among

CIBCBank USA, as Series A Funding Lender

BMO Harris Bank, N.A., as Series B Funding Lender

and

City of Chicago, as Governmental Lender

Dated as of January 1, 2023

City of Chicago - Roosevelt Square 3B, Series 2023 - Funding Loan Agreement 4896-2298-1151 v10[82].docx 2302404

Table of Contents

Section	Heading	Page
Article I	Definitions; Principles of Construction	3
Section 1.1.	Definitions	3
Section 1.2.	Effect of Headings and Table of Contents	15
Section 1.3.	Date of Funding Loan Agreement	15
Section 1.4.	Designation of Time for Performance	15
Section 1.5.	Interpretation	15
Article II	Terms ; Governmental Lender Note	15
Section 2.1.	Terms	15
Section 2.2	Form of Governmental Lender Notes	17
Section 2.3.	Execution and Delivery of Governmental Lender Notes	17
Section 2.4.	Required Transferee Representations; Participations; Sale and Assignment	18
Article III	Prepayment	18

Section 3.1.	Prepayment of a Governmental Lender Note from Prepayment under the Related Borrower Note	18
Section 3.2.	Notice of Prepayment	19
Article IV	Security	19
Section 4.1.	Security for the Funding Loans	19
Section 4.2.	Delivery of Security	21
Article V	Limited Liability	21
Section 5.1.	Source of Payment of Governmental Lender Notes and Other Obligations; Disclaimer of General Liability	21
Section 5.2.	Exempt from Individual Liability	22
Article VI	Closing Conditions ; Application of Funds	22
Section 6.1.	Conditions Precedent to Closing	22
Article VII	Funds and Accounts	23
Section 7.1.	Authorization to Create Funds and Accounts	23
Section 7.2.	Investment of Funds	23
Article VIII	Representations and Covenants	24
Section 8.1.	General Representations	24
Section 8.2.	Further Assurances	24
Section 8.3.	Payment of Funding Loan Obligations	25
Section 8.4.	Funding Loan Agreement Performance	25
Section 8.5.	Servicer	25
Section 8.6.	Tax Covenants	25
Section 8.7.	Performance by the Borrower	26
Section 8.8.	Repayment of Funding Loans	26
Section 8.9.	Borrower Loan Agreement Performance	26
Section 8.10.	Maintenance of Records; Inspection of Records	27
Section 8.11.	Representations and Warranties of the Funding Lenders	27
Article IX	Default; Remedies	27
Section 9.1.	Events of Default	27
Section 9.2.	Acceleration of Maturity; Rescission and Annulment	28
Section 9.3.	Additional Remedies; Funding Lender Enforcement	29
Section 9.4.	Application of Money Collected	30
Section 9.5.	Remedies Vested in Funding Lender	31
Section 9.6.	Restoration of Positions	31
Section 9.7.	Rights and Remedies Cumulative	32
Section 9.8.	Delay or Omission Not Waiver	32
Section 9.9.	Waiver of Past Defaults	32
Section 9.10.	Remedies Under Borrower Loan Agreement or Borrower Notes	32

Section 9.11.	Waiver of Appraisalment and Other Laws	32
Section 9.12.	Suits to Protect the Security	33
Section 9.13.	Remedies Subject to Applicable Law	33
Section 9.14.	Assumption of Obligations	33
Section 9.15.	Remedies upon Unremedied Material Funding Lender Event	33
Article X Amendment; Amendment of Borrower Loan Agreement and Other Documents		34
Section 10.1.	Amendment of Funding Loan Agreement	34
Section 10.2.	Amendments Requiring Funding Lender Consent	34
Section 10.3.	Consents and Opinions	35
Article XI	Miscellaneous	35
Section 11.1.	Notices	35
Section 11.2.	Term of Funding Loan Agreement	38
Section 11.4.	Successors and Assigns	38
Section 11.4.	Legal Holidays	38
Section 11.5.	Governing Law	38
Section 11.6.	Severability	38
Section 11.7.	Execution in Several Counterparts	38
Section 11.8.	Reserved	38
Section 11.9.	Reserved	38
Section 11.10.	Transactions	39
Section 11.11.	Reference Date	39

-iii-

Funding Loan Agreement

This Funding Loan Agreement, dated as of January 1, 2023 (this "Funding Loan Agreement"), is entered into among CIBC Bank USA, an Illinois state chartered bank (together with any successor hereunder, the "Series A Funding Lender"), BMO HARRIS BANK, N.A., a national banking association (together with any successor hereunder, (the "Series B Funding Lender" and, together with the Series A Funding Lender, the "Funding Lenders") and CiTY OF CHICAGO, a municipality and home rule unit of local government duly organized and validly existing under the constitution and laws of the State of Illinois (together with its successors and assigns, the "Governmental Lender").

Recitals

WHEREAS, the Governmental Lender has been duly created and organized pursuant to and in accordance with the provisions of Article VII, Section 6(a) of the 1970 Constitution of the State Illinois, is a home rule unit of local government and as such may provide a means of financing the costs of residential ownership and development that will provide decent, safe and sanitary housing for persons of low and moderate income at prices or rentals they can afford; and

Whereas, the Governmental Lender is authorized: (a) to make loans to any person to provide financing for rental residential developments located within the jurisdiction of the Governmental Lender and intended to be occupied in part by persons of low and moderate income, as determined by the Governmental Lender; (b) to incur indebtedness for the purpose of obtaining moneys to make such loans and provide such financing, to establish any required reserve funds and to pay administrative costs and other costs incurred in connection with the incurrence of such indebtedness of the Governmental Lender; and (c) to pledge all or any part of the revenues, receipts or resources of the Governmental Lender, including the revenues and receipts to be received by the Governmental Lender from or in connection with such loans, and to mortgage, pledge or grant security interests in such loans or other property of the Governmental Lender in order to secure the payment of the principal of, prepayment premium, if any, on and interest on such indebtedness of the

Governmental Lender; and

WHEREAS, RS Affordable I LLC, an Illinois limited liability company (the "Borrower"), has requested the Governmental Lender to enter into this Funding Loan Agreement under which (i) the Series A Funding Lender will (a) advance funds relating to the hereinafter defined Governmental Lender Note, Series 2023A (the "Series A Funding Loan") to or for the account of the Governmental Lender, and (b) apply the proceeds of the Series A Funding Loan to make corresponding a loan (the "Series A Borrower Loan") to the Borrower, (ii) the Series B Funding Lender will (a) advance funds relating to the hereinafter defined Governmental Lender Note, Series 2023B-1 (the "Series B-1 Funding Loan") to or for the account of the Governmental Lender, and (b) apply the proceeds of the Series B-1 Funding Loan to make corresponding a loan (the "Series B-1 Borrower Loan") and (iii) the Series B Funding Lender will (a) advance funds relating to the hereinafter defined Governmental Lender Note, Series 2023B-2 (the "Series B-2 Funding Loan" and, together with the Series A Funding Loan and the Series B-1 Funding Loan, the "Funding Loans") to or for the account of the Governmental Lender, and (b) apply the proceeds of the Series B-2 Funding Loan to make corresponding a loan (the "Series B-2

Borrower Loan" and, together with the Series A Borrower Loan and the Series B-1 Borrower Loan, the "Borrower Loans") to the Borrower to finance the acquisition, lease, construction, rehabilitation, development, and equipping of a multifamily residential project located in the City of Chicago, Cook County, Illinois, known or to be known as the affordable portion of Roosevelt Square Phase 3B and consisting of approximately 314 units (together with related common areas along with parking lot facilities, the "Project"). The Project does not include 92 market rate units, also a part of the Roosevelt Square Phase 3B; and

WHEREAS, simultaneously with the delivery of this Funding Loan Agreement, the Governmental Lender and the Borrower will enter into a Borrower Loan Agreement of even date herewith (as it may be supplemented or amended, the "Borrower Loan Agreement"), whereby the Borrower agrees to make loan payments to the Governmental Lender in an amount which, when added to other funds available under this Funding Loan Agreement, will be sufficient to enable the Governmental Lender to repay the Funding Loans and to pay all costs and expenses related thereto when due; and

WHEREAS, to evidence its payment obligations under the Borrower Loan Agreement, the Borrower will execute and deliver to the Governmental Lender its (i) Borrower Note, Series 2023A (the "Borrower Note, Series 2023A") and (ii) Borrower Note, Series 2023B-1 (the "Borrower Note, Series 2023B-1") and Borrower Note, Series 2023B-2 (the "Borrower Note, Series 2023B-2"), each as further defined in the Borrower Loan Agreement (each a "Borrower Note" and collectively, the "Borrower Notes") and the obligations of the Borrower under the Borrower Notes will be secured by a lien on and security interest in the Project pursuant to the Security Instrument (as hereinafter defined), made by the Borrower in favor of the Governmental Lender, as assigned to the Funding Lenders to secure the performance by the Governmental Lender of its obligations under the Funding Loans; and

Whereas, the Governmental Lender has executed and delivered to (i) the Series A Funding Lender its not to exceed \$38,125,000 City of Chicago Multi-Family Housing Revenue Note, Series 2023A (Roosevelt Square Phase 3B) (the "Governmental Lender Note, Series 2023A") and (ii) the Series B Funding Lender its not to exceed (a) \$13,875,000 City of Chicago Multi-Family Housing Revenue Note, Series 2023B-1 (Roosevelt Square Phase 3B) (the "Governmental Lender Note, Series 2023B-1") and (b) \$24,250,000 City of Chicago Multi-Family Housing Revenue Note, Series 2023B-2 (Roosevelt Square Phase 3B) (the "Governmental Lender Note, Series 2023B-2") (together with the Governmental Lender Note, Series 2023A, each a "Governmental Lender Note" and collectively, the "Governmental Lender Notes"), each dated as of the Closing Date (defined below) collectively evidencing its obligation to make the payments due to the Funding Lenders, respectively, under the Funding Loans as provided in this Funding Loan Agreement, all things necessary to make the Funding Loan Agreement the valid, binding and legal limited obligation of the Governmental Lender, have been done and performed and the execution and delivery of this Funding Loan Agreement and the execution and delivery of the Governmental Lender Notes, subject to the terms hereof, have in all respects been duly authorized;

NOW, THEREFORE, in consideration of the premises and the mutual representations, covenants and agreements herein contained, the parties hereto do hereby agree as follows:

-2-

Article I

Definitions; Principles of Construction

Section 1.1. Definitions. For all purposes of this Funding Loan Agreement, except as otherwise expressly provided or unless the context otherwise clearly requires:

Unless specifically defined herein, all capitalized terms shall have the meanings ascribed thereto in the Borrower Loan Agreement.

The terms "herein," "hereof" and "hereunder" and other words of similar import refer to this Funding Loan Agreement as a whole and not to any particular Article, Section or other subdivision. The terms "agree" and "agreements" contained herein are intended to include and mean "covenant" and "covenants."

All references made (i) in the neuter, masculine or feminine gender shall be deemed to have been made in all such genders, and (ii) in the singular or plural number shall be deemed to have been made, respectively, in the plural or singular number as well. Singular terms shall include the plural as well as the singular, and vice versa.

All accounting terms not otherwise defined herein shall have the meanings assigned to them, and all computations herein provided for shall be made, in accordance with the Approved Accounting Method. All references herein to "Approved Accounting Method" refer to such principles as they exist at the date of application thereof.

All references in this instrument to designated "Articles," "Sections" and other subdivisions are to the designated Articles, Sections and subdivisions of this instrument as originally executed.

All references in this instrument to a separate instrument are to such separate instrument as the same may be amended or supplemented from time to time pursuant to the applicable provisions thereof.

References to the Governmental Lender Notes as "tax-exempt" or to the "tax-exempt status" of the Governmental Lender Notes are to the exclusion of interest payable on the Governmental Lender Notes (other than any portion of the Governmental Lender Notes held by a "substantial user" of the Project or a "related person" (within the meaning of Section 147 of the Code) thereto) from gross income for federal income tax purposes pursuant to Section 103(a) of the Code.

The following terms have the meanings set forth below:

"Additional Borrower Payments" shall have the meaning given such term in the Borrower Loan Agreement.

-3-

"Affiliate" shall mean, as to any Person, any other Person that, directly or indirectly, is in Control of, is Controlled by or is under common Control with such Person.

"Amending Ordinance" shall mean the Ordinance adopted by the Governmental Lender on July 20, 2022 authorizing certain amendments to the Ordinance adopted by the Governmental Lender on February 23, 2022.

"Approved Institutional Buyer" means (1) a "qualified institutional buyer" ("QIB") as defined in Rule 144A promulgated under the Securities Act of 1933, as in effect on the date hereof (the "Securities Act") that is a financial institution or commercial bank having capital and surplus of \$5,000,000,000 or more, (2) an affiliate of the Funding Lender, or (3) a trust or custodial arrangement established by the Funding Lender or one of its affiliates the beneficial interests in which will be owned only by QIBs."

"Authorized Amount" shall mean \$80,000,000, the maximum aggregate principal amount of the Funding Loan under this Funding Loan Agreement.

"Authorized City Representative" shall have the meaning as set forth for the term "Authorized Officer" in the Ordinance.

"Borrower" shall mean RS Affordable I LLC, an Illinois limited liability company.

"Borrower Controlling Entity" shall mean, if the Borrower is a partnership, any general partner or managing partner of the Borrower, or if the Borrower is a limited liability company, the manager or managing member of the Borrower.

"Borrower Loans" shall mean the mortgage loans made by the Governmental Lender to the Borrower pursuant to the Borrower Loan Agreement in the aggregate principal amount of the Borrower Loan Amount, as evidenced by the Borrower Notes.

"Borrower Loan Agreement" shall mean the Borrower Loan Agreement, of even date herewith, between the Governmental Lender and the Borrower, as supplemented, amended or replaced from time to time in accordance with its terms.

"Borrower Loan Agreement Default" shall mean any event of default set forth in Section 8.1 of the Borrower Loan Agreement. A Borrower Loan Agreement Default shall "exist" if a Borrower Loan Agreement Default shall have occurred and be continuing beyond any applicable notice and cure period.

"Borrower Loan Amount" shall mean \$76,250,000, the maximum aggregate principal amount of the Borrower Loans under the Borrower Loan Agreement.

"Borrower Loan Documents" shall have the meaning given such term in the Borrower Loan Agreement.

-4-

"Borrower Notes" shall mean the "Borrower Notes" as defined in the recitals of this Funding Loan Agreement.

"Business Day" shall mean any day other than (i) a Saturday or a Sunday, or (ii) a day on which federally insured depository institutions in New York, New York, Chicago, Illinois or the cities in which the offices of the Funding Lender are located are authorized or obligated by law, regulation, governmental decree or executive order to be closed.

"Closing Date" shall mean January 13, 2023, the date that initial Funding Loan proceeds are disbursed hereunder.

"Code" shall mean the Internal Revenue Code of 1986 as in effect on the Closing Date or (except as otherwise referenced herein) as it may be amended to apply to obligations issued on the Closing Date, together with applicable proposed, temporary and final regulations promulgated, and applicable official public guidance published, under the Code.

"Construction Escrow Agreement" shall mean that certain Construction Escrow Agreement, dated as of January 10, 2023, among the Title Company named therein, in its capacity as escrow agent, the Servicer, Governmental Lender, certain subordinate lenders named therein, and Borrower, as such agreement may be amended, modified, supplemented and replaced from time to time.

"Construction Funding Agreement" shall mean that certain Construction Funding Agreement of even date herewith, by and among the Series A Funding Lender and the Series B Funding Lender with respect to advances of its respective Funding Loan, as agent for the Governmental Lender, and Borrower, pursuant to which the Borrower Loans corresponding to each Funding Lender's Governmental Lender Note will be advanced by such Funding Lender, as agent of the Governmental Lender, to the Borrower and setting forth certain provisions relating to disbursement of the Borrower Loans during construction, the appointment of the Series B Funding Lender as agent and Servicer for the Funding Lenders, insurance and other matters, as such agreement may be amended, modified, supplemented and replaced from time to time.

"Control" shall mean, with respect to any Person, either (i) ownership directly or through other entities of more than 50% of all beneficial equity interest in such Person, or (ii) the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of such Person, through the ownership of voting securities, by contract or otherwise.

"Equity Investor" shall have the meaning given to that term in the Borrower Loan Agreement.

"Event of Default" shall have the meaning ascribed thereto in Section 9.1 hereof. "Fitch" shall mean Fitch, Inc.

"Funding Loan Agreement" shall mean this Funding Loan Agreement, by and among the Funding Lenders and the Governmental Lender, as it may from time to time be supplemented,

-5-

modified or amended by one or more indentures or other instruments supplemental thereto entered into pursuant to the applicable provisions thereof.

"Funding Loan Documents" shall mean (i) this Funding Loan Agreement, (ii) the Borrower Loan Agreement, (iii) the Regulatory Agreement, (iv) the Tax Compliance Agreement, (v) the Borrower Loan Documents, (vi) all other documents evidencing, securing, governing or otherwise pertaining to the Funding Loan, and (vii) all amendments, modifications, renewals and substitutions of any of the foregoing.

"Government Obligations" shall mean noncallable, nonprepayable (i) direct, general obligations of the United States of America, or (ii) any obligations unconditionally guaranteed as to the full and timely payment of all amounts due thereunder by the full faith and credit of the United States of America (including obligations held in book entry form), but specifically excluding any mutual funds or unit investment trusts invested in such obligations.

"Governmental Lender" shall mean the City of Chicago, a municipality and home rule unit of local government duly organized and validly existing under the constitution and laws of the State of Illinois, together with its successors and assigns.

"Governmental Lender's Administrative Fee" shall mean the administrative fee of the Governmental Lender equal to 1.5% of the original aggregate principal amount of the Governmental Lender Notes, payable upon issuance of the Governmental Lender Notes.

"Governmental Lender Notes" shall mean the Governmental Lender Notes described in the recitals of this Funding Loan Agreement.

"Highest Rating Category" shall mean, with respect to a Permitted Investment, that the Permitted Investment is rated by each Rating Agency in the highest rating category given by that Rating Agency for that general category of security. If at any time the Governmental Lender Notes are not rated (and, consequently, there is no Rating Agency), then the term "Highest Rating Category" means, with respect to a Permitted Investment, that the Permitted Investment is rated by S&P or Moody's in the highest rating given by that rating agency for that general category of security. By way of example, the Highest Rating Category for tax-exempt municipal debt established by S&P is "A 1+" for debt with a term of one year or less and "AAA" for a term greater than one year, with corresponding ratings by Moody's of "MIG 1" (for fixed rate) or "VMIG 1" (for variable rate) for three months or less and "Aaa" for greater than three months. If at any time (i) the Governmental Lender Notes are not rated, (ii) both S&P and Moody's rate a Permitted Investment and (iii) one of those ratings is below the Highest Rating Category, then such Permitted Investment will, nevertheless, be deemed to be rated in the Highest Rating Category if the lower rating is no more than one rating category below the highest rating category of that rating agency. For example, a Permitted Investment rated "AAA" by S&P and "Aa3" by Moody's is rated in the Highest Rating Category. If, however, the lower rating is more than one full rating category below the Highest Rating Category of that rating agency, then the Permitted Investment will be deemed to be rated below the Highest Rating Category. For example, a Permitted Investment rated "AAA" by S&P and "A1" by Moody's is not rated in the Highest Rating Category.

-6-

"Material Funding Lender Event" shall mean the occurrence and continuation of one or more of the following:

a) Prior to the advancement by the Funding Lenders of the entire amount of the Funding Loans (i) a petition has been filed and is pending against either of the Funding Lenders under any bankruptcy, reorganization, arrangement, insolvency, readjustment of debt, dissolution or liquidation law of any jurisdiction, whether now or hereafter in effect, and has not been dismissed within 90 days after such filing; (ii) either of the Funding Lenders has filed a petition, which is pending, under any bankruptcy, reorganization, arrangement, insolvency, readjustment of debt, dissolution or liquidation law of any jurisdiction, whether now or hereafter in effect, or has consented in writing to the filing of any petition against it under such law; or (iii) an order, judgment or decree is entered by any court of competent jurisdiction on the application of a creditor appointing a receiver, liquidator or trustee appointed for it or for the whole or substantially all of its property and has not been dismissed within 90 days after filing. The occurrence of a Material Funding Lender Event under this subsection (a) and the exercise of remedies upon any such declaration shall be subject to any applicable limitations of federal bankruptcy law affecting or precluding such declaration or exercise during the pendency of or immediately following any bankruptcy, liquidation or reorganization proceedings; or

b) Prior to the advancement by the Funding Lenders of the entire amount of the Funding Loans (i) the Funding Loan Agreement or the Construction Funding Agreement is declared by a non-appealable order of a court of competent jurisdiction to be null and void; (ii) either of the Funding Lenders has, in writing, rescinded, repudiated or terminated the Funding Loan Agreement or the Construction Funding Agreement; or (iii) either of

the Funding Lenders is dissolved or confiscated by action of government due to war or peace time emergency or the United States government declares a moratorium on either of the Funding Lender's activities.

"Maturity Date" shall mean, (i) with respect to each of the Governmental Lender Note, Series 2023A and the Governmental Lender Note, Series 2023B-1, the Maturity Date (as defined in the Borrower Loan Agreement), and (ii) with respect to the Governmental Lender Note, Series 2023B-2, the Maturity Date or, if the Conditions to Conversion (as defined in the Construction Funding Agreement) are satisfied on or before the Maturity Date, the Term Period Maturity Date (as defined in the Borrower Loan Agreement).

"Maximum Rate" shall mean the lesser of (i) 10% per annum and (ii) the maximum interest rate that may be paid on the Funding Loan under State law.

"Minimum Participation Percentage" shall mean an amount no less than fifteen percent (15%) of the outstanding principal amount of the Funding Loans.

"Moody's" shall mean Moody's Investors Service, Inc., or its successor.

-7-

"Noteowner" or "owner of the Governmental Lender Notes" mean singly, the owner of a Governmental Lender Note, or as applicable, collectively the owners, of the Governmental Lender Notes as shown on the registration books maintained by each of the Funding Lenders, as applicable, pursuant to Section 2.4(d).

"Ongoing Governmental Lender Fee" shall mean an on-going compliance fee in the amount of \$25 per unit payable annually in advance by the Borrower to the Governmental Lender, commencing on the Closing Date and on each January 1 thereafter, so long as any portion of the Funding Loans are outstanding.

"Opinion of Counsel" shall mean a written opinion from an attorney or firm of attorneys, acceptable to the Funding Lenders and the Governmental Lender with experience in the matters to be covered in the opinion; provided that whenever an Opinion of Counsel is required to address the exclusion of interest on the Governmental Lender Notes from gross income for purposes of federal income taxation, such opinion shall be provided by Tax Counsel.

"Ordinance" shall mean the Ordinance adopted by the Governmental Lender on February 23, 2022 authorizing the Funding Loans and the execution and delivery of the Funding Loan Documents to which Governmental Lender is a party, as amended by that certain Amending Ordinance adopted by the Governmental Lender on July 20, 2022.

"Permitted Investments" shall mean, to the extent authorized by law for investment of any moneys held under this Funding Loan Agreement:

a) Government Obligations.

b) Direct obligations of, and obligations on which the full and timely payment of principal and interest is unconditionally guaranteed by, any agency or instrumentality of the United States of America (other than the Federal Home Loan Mortgage Corporation) or direct obligations of the World Bank, which obligations are rated in the Highest Rating Category.

c) Obligations, in each case rated in the Highest Rating Category, of (i) any state or territory of the United States of America, (ii) any agency, instrumentality, authority or political subdivision of a state or territory

or (iii) any public benefit or municipal corporation the principal of and interest on which are guaranteed by such state or political subdivision.

d) Any written repurchase agreement entered into with a Qualified Financial Institution whose unsecured short term obligations are rated in the Highest Rating Category.

e) Commercial paper rated in the Highest Rating Category.

f) Interest bearing negotiable certificates of deposit, interest bearing time deposits, interest bearing savings accounts and bankers' acceptances, issued by a

-8-

Qualified Financial Institution if either (i) the Qualified Financial Institution's unsecured short term obligations are rated in the Highest Rating Category or (ii) such deposits, accounts or acceptances are fully collateralized by investments described in clauses (a) or (b) of this definition or fully insured by the Federal Deposit Insurance Corporation.

(g) An agreement held by either of the Funding Lenders for the investment of moneys at a guaranteed rate with a Qualified Financial Institution whose unsecured long term obligations are rated in the Highest Rating Category or the Second Highest Rating Category, or whose obligations are unconditionally guaranteed or insured by a Qualified Financial Institution whose unsecured long term obligations are rated in the Highest Rating Category or Second Highest Rating Category; provided that such agreement is in a form acceptable to such Funding Lender; and provided further that such agreement includes the following restrictions:

1) the invested funds will be available for withdrawal without penalty or premium, at any time that (A) such Funding Lender is required to pay moneys from the Fund(s) established under this Funding Loan Agreement to which the agreement is applicable, or (B) any Rating Agency indicates that it will lower or actually lowers, suspends or withdraws the rating on the Funding Loan on account of the rating of the Qualified Financial Institution providing, guaranteeing or insuring, as applicable, the agreement;

2) the agreement, and if applicable the guarantee or insurance, is an unconditional and general obligation of the provider and, if applicable, the guarantor or insurer of the agreement, and ranks pari passu with all other unsecured unsubordinated obligations of the provider, and if applicable, the guarantor or insurer of the agreement;

3) such Funding Lender receives an Opinion of Counsel, which may be subject to customary qualifications, that such agreement is legal, valid, binding and enforceable upon the provider in accordance with its terms and, if applicable, an Opinion of Counsel that any guaranty or insurance policy provided by a guarantor or insurer is legal, valid, binding and enforceable upon the guarantor or insurer in accordance with its terms; and

4) the agreement provides that if during its term the rating of the Qualified Financial Institution providing, guaranteeing or insuring, as applicable, the agreement, is withdrawn, suspended by any Rating Agency or falls below the Second Highest Rating Category, the provider must, within ten days, either: (A) collateralize the agreement (if the agreement is not already collateralized) with Permitted Investments described in paragraph (a) or (b) by depositing collateral with such Funding Lender or a third party custodian, such collateralization to be effected in a manner and in an amount reasonably satisfactory to such Funding Lender, or, if the agreement is already collateralized, increase the collateral with Permitted Investments described in paragraph (a) or (b) by depositing collateral with such Funding Lender or a third party custodian,

-9-

in an amount reasonably satisfactory to such Funding Lender, (B) at the request of such Funding Lender, repay the principal of and accrued but unpaid interest on the investment, in either case with no penalty or premium unless required by law or (C) transfer the agreement, guarantee or insurance, as applicable, to a replacement provider, guarantor or insurer, as applicable, then meeting the requirements of a Qualified Financial Institution and whose unsecured long term obligations are then rated in the Highest Rating Category or the Second Highest Rating Category. The agreement may provide that the down-graded provider may elect which of the remedies to the down grade (other than the remedy set out in (B)) to perform.

Notwithstanding anything else in this Paragraph (g) to the contrary and with respect only to any agreement described in this Paragraph (g) or any guarantee or insurance for any such agreement which is to be in effect for any period after the Conversion Date (as defined in the Borrower Loan Agreement), any reference in this Paragraph to the "Second Highest Rating Category" will be deemed deleted so that the only acceptable rating category for such an agreement, guarantee or insurance will be the Highest Rating Category.

(h) Subject to the ratings requirements set forth in this definition, shares in any money market mutual fund (including those of the Funding Lenders or any of their affiliates) registered under the Investment Company Act of 1940, as amended, that have been rated "AAAm-G" or "AAAm" by S&P or "Aaa" by Moody's so long as the portfolio of such money market mutual fund is limited to Government Obligations and agreements to repurchase Government Obligations. If approved in writing by the Funding Lender, a money market mutual fund portfolio may also contain obligations and agreements to repurchase obligations described in paragraphs (b) or (c). If the Governmental Lender Notes are rated by a Rating Agency, the money market mutual fund must be rated "AAAm-G" or "AAAm" by S&P, if S&P is a Rating Agency, or "Aaa" by Moody's, if Moody's is a Rating Agency. If at any time the Governmental Lender Notes are not rated (and, consequently, there is no Rating Agency), then the money market mutual fund must be rated "AAAm-G" or "AAAm" by S&P or Aaa by Moody's. If at any time (i) either of the Governmental Lender Notes is not rated, (ii) both S&P and Moody's rate a money market mutual fund and (iii) one of those ratings is below the level required by this paragraph, then such money market mutual fund will, nevertheless, be deemed to be rated in the Highest Rating Category if the lower rating is no more than one rating category below the highest rating category of that rating agency.

(i) Any other investment authorized by the laws of the State, if such investment is approved in writing by the Servicer or the Funding Lenders, if there is no Servicer.

Permitted Investments shall not include any of the following:

(1) Except for any investment described in the next sentence, any investment with a final maturity or any agreement with a term greater than one

-10-

year from the date of the investment. This exception (1) shall not apply to Permitted Investments listed in paragraphs (g) and (i).

2) Except for any obligation described in paragraph (a) or (b), any obligation with a purchase price greater or less than the par value of such obligation.

3) *Any asset backed security, including mortgage backed securities, real estate mortgage investment conduits, collateralized mortgage obligations, credit card receivable asset backed securities and auto loan asset backed securities. ■■*

4) Any interest only or principal only stripped security.

5) Any obligation bearing interest at an inverse floating rate.

6) Any investment which may be prepaid or called at a price less than its purchase price prior to stated maturity.

7) Any investment the interest rate on which is variable and is established other than by reference to a single index plus a fixed spread, if any, and which interest rate moves proportionately with that index.

8) Any investment described in paragraph (d) or (g) with, or guaranteed or insured by, a Qualified Financial Institution described in clause (iv) of the definition of Qualified Financial Institution if such institution does not agree to submit to jurisdiction, venue and service of process in the United States of America in the agreement relating to the investment.

9) Any investment to which S&P has added an "r" or "t" highlighter.

"Person" shall mean any individual, corporation, limited liability company, partnership, joint venture, estate, trust, unincorporated association, any federal, state, county or municipal government or any bureau, department or agency thereof and any fiduciary acting in such capacity on behalf of any of the foregoing.

"Pledged Revenues" shall mean the amounts pledged under this Funding Loan Agreement to the payment of the principal of, prepayment premium, if any, and interest on the Funding Loans and the Governmental Lender Notes, consisting of the following: (i) all income, revenues, proceeds and other amounts to which the Governmental Lender is entitled (other than amounts received by the Governmental Lender with respect to the Unassigned Rights) derived from or in connection with the Project and the Funding Loan Documents, including all Borrower Loan Payments due under the Borrower Loan Agreement and the Borrower Notes, payments with respect to the Borrower Loan Payments and all amounts obtained through the exercise of the remedies provided in the Funding Loan Documents and all receipts credited under the provisions of this Funding Loan Agreement against said amounts payable, and (ii) moneys held

-11-

in the funds and accounts established under this Funding Loan Agreement, together with investment earnings thereon.

"Potential Default" shall have the meaning ascribed to that term in the Borrower Loan Agreement.

"Prepayment Premium" shall mean (i) any premium payable by the Borrower pursuant to the Borrower Loan Documents in connection with a prepayment of the Borrower Notes (including any Prepayment Premium as set forth in the Borrower Notes) and (ii) any premium payable on the Governmental Lender Notes pursuant to this Funding Loan Agreement.

"Project" shall have the meaning given to that term in the Recitals.

"Qualified Financial Institution" shall mean any (i) bank or trust company organized under the laws of any state of the United States of America, (ii) national banking association, (iii) savings bank, savings and loan association, or insurance company or association chartered or organized under the laws of any state of the United States of America, (iv) federal branch or agency pursuant to the International Banking Act of 1978 or any successor provisions of law or a domestic branch or agency of a foreign bank which branch or agency is duly licensed or authorized to do business under the laws of any state or territory of the United States of America, (v) government bond dealer reporting to, trading with, and recognized as a primary dealer by the Federal Reserve Bank of New York, (vi) securities dealer approved in writing by the Funding Lender the liquidation of which is subject to the Securities Investors Protection Corporation or other similar corporation and (vii) other entity which is acceptable to the Funding Lenders. With respect to an entity which provides an agreement held by a Funding Lender for the investment of moneys at a guaranteed rate as set out in paragraph (g) of the definition of the term "Permitted Investments" or an entity which guarantees or insures, as applicable, the agreement, a "Qualified Financial Institution" may also be a corporation or limited liability company organized under the laws of any state of the United States of America.

"Rating Agency" shall mean any one and each of S&P, Moody's and Fitch then rating the Governmental Lender Notes or any other nationally recognized statistical rating agency then rating the Governmental Lender Notes, which has been approved by the Funding Lender.

"Regulations" shall mean with respect to the Code, the relevant U.S. Treasury regulations and proposed regulations thereunder or any relevant successor provision to such regulations and proposed regulations.

"Regulatory Agreement" shall mean that certain Land Use Restriction Agreement, dated as of the Closing Date, by and between the Governmental Lender and the Borrower, as hereafter amended or modified.

"Required Transferee Representations" shall mean the representations in substantially the form attached to this Funding Loan Agreement as Exhibit B.

-12-

"Second Highest Rating Category" shall mean, with respect to a Permitted Investment, that the Permitted Investment is rated by each Rating Agency in the second highest rating category given by that Rating Agency for that general category of security. If at any time the Governmental Lender Notes are not rated (and, consequently, there is no Rating Agency), then the term "Second Highest Rating Category" means, with respect to a Permitted Investment, that the Permitted Investment is rated by S&P or Moody's in the second highest rating category given by that rating agency for that general category of security. By way of example, the Second Highest Rating Category for tax-exempt municipal debt established by S&P is "AA" for a term greater than one year, with corresponding ratings by Moody's of "Aa." If at any time (i) the Governmental Lender Notes are not rated, (ii) both S&P and Moody's rate a Permitted Investment and (iii) one of those ratings is below the Second Highest Rating Category, then such Permitted Investment will not be deemed to be rated in the Second Highest Rating Category. For example, an Investment rated "AA" by S&P and "A" by Moody's is not rated in the Second Highest Rating Category.

"Securities Act" shall mean the Securities Act of 1933, as amended.

"Security" shall mean the security for the performance by the Governmental Lender of its obligations under the Governmental Lender Notes and this Funding Loan Agreement as more fully set forth in Article IV hereof.

"Security Instrument" shall mean the Leasehold Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing (as amended, restated and/or supplemented from time to time) of even date herewith, made by the Borrower in favor of the Governmental Lender, as assigned by the Governmental Lender to the Series B Funding Lender, as agent and Servicer for the Funding Lenders, to secure the performance by the Governmental Lender of its obligations under the Funding Loans.

"Series A Funding Lender" shall mean CIBC Bank USA, an Illinois state chartered bank, and any successor under this Funding Loan Agreement and the Borrower Loan Documents.

"Series B Funding Lender" shall mean BMO Harris Bank, N.A., and any successor under this Funding Loan Agreement and the Borrower Loan Documents.

"Servicer" shall mean any Servicer appointed by the Funding Lenders to perform certain servicing functions with respect to the Funding Loans and on the Borrower Loans pursuant to the Construction Funding Agreement or a separate servicing agreement to be entered into between the Funding Lenders and the Servicer. Initially the Servicer shall be the Series B Funding Lender pursuant to this Funding Loan Agreement and the Construction Funding Agreement.

"Servicing Agreement" shall mean any servicing agreement entered into between the Funding Lenders and a Servicer with respect to the servicing of the Funding Loans and/or the Borrower Loan. The initial Servicing Agreement shall be the Construction Funding Agreement.

"S&P" shall mean Standard & Poor's Global Ratings Services and its successors.

-13-

"Special Member" shall have the meaning given to that term in the Borrower Loan Agreement.

"State" shall mean the State of Illinois.

"Tax Compliance Agreement" shall mean the Tax Exemption Certificate and Agreement, dated the Closing Date, executed and delivered by the Governmental Lender and the Borrower.

"Tax Counsel" shall mean Chapman and Cutler, LLP, or any other attorney or firm of attorneys designated by the Governmental Lender and approved by the Funding Lender having a national reputation for skill in connection with the authorization and issuance of municipal obligations under Sections 103 and 141 through 150 (or any successor provisions) of the Code.

"Tax Counsel Approving Opinion" shall mean an opinion of Tax Counsel substantially to the effect that the Governmental Lender Notes constitute a valid and binding obligation of the Governmental Lender and that, under existing statutes, regulations, published rulings and judicial decisions, the interest on the Governmental Lender Notes is excludable from gross income for federal income tax purposes (subject to the inclusion of such customary exceptions as are acceptable to the recipient thereof)-

"Tax Counsel No Adverse Effect Opinion" shall mean an opinion of Tax Counsel to the effect that the taking of the action specified therein will not impair the exclusion of interest on the Governmental Lender Notes from gross income for purposes of federal income taxation (subject to the inclusion of such customary exceptions as are acceptable to the recipient thereof).

"UCC" shall mean the Uniform Commercial Code as in effect in the State.

"Unassigned Rights" shall mean the Governmental Lender's rights to reimbursement and payment of its fees, costs and expenses and the Rebate Amount under Section 2.5 of the Borrower Loan Agreement, its right to payment of the Governmental Lender's Administrative Fee, the Ongoing Governmental Lender Fee and any other fees payable to the Governmental Lender under Section 2.5 thereof, its rights to attorneys' fees under Section 5.14 thereof, its rights to indemnification under Section 5.15 thereof, its rights of access under Section 5.17 thereof, its rights to enforce the terms of the Regulatory Agreement, including Borrower's covenants to comply with applicable laws, its rights to give and receive notices, reports and other statements and to enforce notice and reporting requirements and restrictions on transfers of ownership of the Project, and its rights to consent to certain matters, as provided in this Funding Loan Agreement and the Borrower Loan Agreement.

"Written Certificate," "Written Certification," "Written Consent," "Written Direction," "Written Notice," "Written Order," "Written Registration," "Written Request," and "Written Requisition" shall mean a written certificate, direction, notice, order or requisition signed by an Authorized Borrower Representative, an Authorized City Representative or an authorized representative of the Funding Lender and delivered to the Funding Lender, the Servicer or such other Person as required under the Funding Loan Documents.

-14-

"Yield" shall mean yield as defined in Section 148(h) of the Code and any regulations promulgated thereunder.

Section 1.2. Effect of Headings and Table of Contents. The Article and Section headings herein and in the Table of Contents are for convenience only and shall not affect the construction hereof.

Section 1.3. Date of Funding Loan Agreement. The date of this Funding Loan Agreement is intended as and for a date for the convenient identification of this Funding Loan Agreement and is not intended to indicate that this Funding Loan Agreement was executed and delivered on said date.

Section 1.4. Designation of Time for Performance. Except as otherwise expressly provided herein, any reference in this Funding Loan Agreement to the time of day shall mean the time of day in the city where the Funding Lender maintains its place of business for the performance of its obligations under this Funding Loan Agreement.

Section 1.5. Interpretation. The parties hereto acknowledge that each of them and their respective counsel have participated in the drafting and revision of this Funding Loan Agreement. Accordingly, the parties agree that any rule of construction that disfavors the drafting party shall not apply in the interpretation of this Funding Loan Agreement or any amendment or supplement or exhibit hereto.

Article II Terms; Governmental Lender Note Section 2.1. Terms.

a) Principal Amount. The total aggregate principal amount of the Funding Loans is hereby expressly limited to the Authorized Amount.

b) Draw-Down Funding. The Funding Loans are originated on a draw-down basis. The proceeds of the Funding Loans evidenced by each Funding Lender's Governmental Lender Note shall be advanced by such Funding Lender directly to the Borrower(s) for the account of the Governmental Lender as and when needed to make each advance in accordance with the disbursement provisions of the Borrower Loan Agreement and the Construction Funding Agreement. Upon each advance of principal of the Borrower Loans under the Borrower Loan Agreement and the Construction Funding Agreement, a like amount of the Funding Loans shall be deemed concurrently and simultaneously advanced under this Funding Loan Agreement, including the initial advance of \$50,001. Advances of the Borrower Loans

and Funding Loans shall be allocated to the Borrower Note, Series 2023A, and the related Governmental Lender Note, Series 2023A, to the Borrower Note, Series 2023B-1 and the related Governmental Lender Note, Series 2023B-1 and the Borrower Note, Series 2023B-2 and the related Governmental Lender Note, Series 2023B-2, as applicable and as specified by the Borrower and approved by the Servicer. Notwithstanding anything in this Funding Loan Agreement to the contrary, no

-15-

additional amounts of the Funding Loans may be drawn down and funded hereunder after three years after Closing Date; provided, however, that upon the delivery of a Tax Counsel No Adverse Effect Opinion to the Governmental Lender and the Funding Lenders such date may be changed to a later date as specified in such Tax Counsel No Adverse Effect Opinion.

c) Origination Date; Maturity. The Funding Loans shall be originated and the Governmental Lender Notes shall be issued on the Closing Date and shall mature on the applicable Maturity Date at which time the entire principal amount, to the extent not previously paid, and all accrued and unpaid interest, shall be due and payable.

d) Principal. The outstanding principal amount of each Governmental Lender Note and of each Funding Loan as of any given date shall be the total amount advanced by the applicable Funding Lender to or for the account of the Governmental Lender to fund corresponding advances with respect to the related Borrower Note under the Borrower Loan Agreement and the Construction Funding Agreement as proceeds of the Borrower Loans, less any payments of principal of the corresponding Governmental Lender Note previously received upon payment of corresponding principal amounts under the related Borrower Note, including regularly scheduled principal payments and voluntary and mandatory prepayments. The principal amount of each Governmental Lender Note and interest thereon shall be payable on the basis specified in this paragraph (d) and in paragraphs (e) and (f) of this Section 2.1.

The Funding Lenders shall keep a record of all principal advances and principal repayments made under the applicable Governmental Lender Note and shall upon written request provide the Governmental Lender with a statement of the outstanding principal balance of the Governmental Lender Notes and the corresponding Funding Loans.

e) Interest. Interest shall be paid on the outstanding principal amount of each Governmental Lender Note at the rate or rates set forth in the related Borrower Note and otherwise as set forth in the Borrower Loan Agreement.

f) Corresponding Payments. The payment or prepayment of principal, interest and premium, if any, due on each Governmental Lender Note shall be identical with and shall be made on the same dates, terms and conditions, as the principal, interest, premiums, late payment fees and other amounts due on the related Borrower Note. The Governmental Lender Note, Series 2023A shall be payable from payments on the Borrower Note, Series 2023A, the Governmental Lender Note, Series 2023B-1 shall be payable from payments on the Borrower Notes, Series 2023B-1 and the Governmental Lender Note, Series 2023B-2 shall be payable from payments on the Borrower Note, Series 2023B-2. Any payment or prepayment made by the Borrower of principal, interest, premium, if any, due on a Borrower Note shall be deemed to be like payments or prepayments of principal, interest and premium, if any, due on the related Governmental Lender Note.

g) Usury. The Governmental Lender intends to conform strictly to the usury laws applicable to this Funding Loan Agreement and the Governmental Lender Notes and all agreements made in the Governmental Lender Notes, this Funding Loan Agreement and the Funding Loan Documents are expressly limited so that in no event whatsoever shall the amount

-16-

paid or agreed to be paid as interest or the amounts paid for the use of money advanced or to be advanced hereunder exceed the highest lawful rate prescribed under any law which a court of competent jurisdiction may deem applicable hereto. If, from any circumstances whatsoever, the fulfillment of any provision of the Governmental Lender Notes, this Funding Loan Agreement or the other Funding Loan Documents shall involve the payment of interest in excess of the limit prescribed by any law which a court of competent jurisdiction may deem applicable hereto, then the obligation to pay interest hereunder shall be reduced to the maximum limit prescribed by law. If from any circumstances whatsoever, the Funding Lender shall ever receive anything of value deemed interest, the amount of which would exceed the highest lawful rate, such amount as would be excessive interest shall be deemed to have been applied, as of the date of receipt by the Funding Lender, to the reduction of the principal remaining unpaid hereunder and not to the payment of interest, or if such excessive interest exceeds the unpaid principal balance, such excess shall be refunded to the Borrower. This paragraph shall control every other provision of the Governmental Lender Notes, this Funding Loan Agreement and all other Funding Loan Documents.

(h) Several Obligations. Neither the Servicer, nor any Funding Lender shall be responsible for the failure of any other Funding Lender to make advances under its Funding Loan or to perform any other obligation to be made or performed by such other Funding Lender hereunder, and the failure of any Funding Lender to make advances under its Funding Loan or to perform any other obligation to be made or performed by it hereunder shall not in and of itself relieve the obligation of the other Funding Lender to make any advance of its Funding Loan or to perform any other obligation to be made or performed by such other Funding Lender hereunder.

In determining whether the amount of interest charged and paid might otherwise exceed the limit prescribed by law, the Governmental Lender intends and agrees that (i) interest shall be computed upon the assumption that payments under the Borrower Loan Agreement and other Funding Loan Documents will be paid according to the agreed terms, and (ii) any sums of money that are taken into account in the calculation of interest, even though paid at one time, shall be spread over the actual term of the Funding Loans.

Section 2.2 Form of Governmental Lender Notes. As evidence of its obligation to repay the Funding Loans, simultaneously with the delivery of this Funding Loan Agreement to the Funding Lenders, the Governmental Lender hereby agrees to execute and deliver the Governmental Lender Notes. The Governmental Lender Notes shall be substantially in the respective form set forth in Exhibit A attached hereto, with such appropriate insertions, omissions, substitutions and other variations as are required or permitted by this Funding Loan Agreement and the Ordinance.

Section 2.3. Execution and Delivery of Governmental Lender Notes. The Governmental Lender Notes shall be executed on behalf of the Governmental Lender by the manual or facsimile signature of its Chief Financial Officer, and its corporate seal (or a facsimile thereof) shall be thereunto affixed, imprinted, engraved or otherwise reproduced, and attested by the manual or facsimile signature of its City Clerk or Deputy City Clerk. In case any officer of the Governmental Lender whose signature or facsimile signature shall appear on the Governmental Lender Notes shall cease to be such officer before the Governmental Lender Notes so signed and

-17-

sealed shall have been actually delivered, such Governmental Lender Notes may, nevertheless, be delivered as herein provided, and may be executed and delivered as if the persons who signed or sealed such Governmental Lender Notes had not ceased to hold such offices or be so employed. Each Governmental Lender Note may be signed and sealed on behalf of the Governmental Lender by such persons as, at the actual time of the execution of such Governmental Lender Note, shall be duly authorized or hold the proper office in or employment by the Governmental Lender, although at the date of the Governmental Lender Notes such persons may not have been so authorized nor have held such office or employment.

Section 2.4. Required Transferee Representations; Participations; Sale and Assignment. (a) The Funding Lenders shall deliver to the Governmental Lender the Required Transferee Representations in substantially the form attached hereto as Exhibit B on the Closing Date.

b) The Funding Lenders shall have the right to sell (i) the applicable Governmental Lender Note and the corresponding Funding Loan or (ii) participation interests, in whole or in part, to the extent permitted by Section 2.4(c) below, in the Governmental Lender Notes and the corresponding Funding Loan, provided that (A) such sale shall be only to Approved Institutional Buyers that execute and deliver to the Funding Lender, with a copy to the Governmental Lender, the Required Transferee Representations and (B) if any amendment is to be made to this Funding Loan Agreement or any other Funding Loan Document in conjunction with such transfer, a Tax Counsel No Adverse Effect Opinion.

c) Notwithstanding the other provisions of this Section 2.4, no participation in any Governmental Lender Note and related Funding Loans shall be sold in an amount that is less than the Minimum Participation Percentage.

d) The Governmental Lender Notes or any interest therein, shall be in fully-registered form transferable to subsequent holders only on the registration books which shall be maintained by the applicable Funding Lender for such purpose and which shall be open to inspection by the Governmental Lender. The Governmental Lender Notes shall not be transferred through the services of the Depository Trust Company or any other third party registrar.

e) No service charge shall be made for any sale or assignment of the Governmental Lender Notes or a participation therein, but the Governmental Lender may require payment of a sum sufficient to cover any tax or other charge that may be imposed in connection with any such sale or assignment and payment of any fees and expenses incurred by the Governmental Lender in connection therewith. Such sums shall be paid in every instance by the purchaser or assignee of the Governmental Lender Notes or a participation therein.

Article III Prepayment

Section 3.1. Prepayment of a Governmental Lender Note from Prepayment under the Related Borrower Note. Each Governmental Lender Note is subject to voluntary and mandatory prepayment as follows:

-18-

a) Each Governmental Lender Note shall be subject to voluntary prepayment in full or in part by the Governmental Lender, from funds received by the Governmental Lender to the extent and in the manner and on any date that the related Borrower Note is subject to voluntary prepayment as set forth therein, in the Borrower Loan Agreement or in the Construction Funding Agreement, at a prepayment price equal to the principal balance of the related Borrower Note to be prepaid, plus interest thereon to the date of prepayment and the amount of any Prepayment Premium payable under such Borrower Note, plus any Additional Borrower Payments due and payable under the Borrower Loan Agreement through the date of prepayment.

The Borrower shall not have the right to voluntarily prepay all or any portion of any Borrower Note, thereby causing the related Governmental Lender Note to be prepaid, except as specifically permitted in the corresponding Borrower Note, the Borrower Loan Agreement or in the Construction Funding Agreement, without the prior written consent of the Funding Lender related to such Governmental Lender Note, which may be withheld in each Funding Lender's sole and absolute discretion.

b) Each Governmental Lender Note shall be subject to mandatory prepayment in whole or in part upon prepayment of the related Borrower Note pursuant to the Borrower Loan Agreement or the Construction

Funding Agreement at the direction of the Funding Lender holding such Governmental Lender Note in accordance with the terms of such related Borrower Note at a prepayment price equal to the outstanding principal balance of the related Borrower Note prepaid, plus accrued interest plus any other amounts payable under the related Borrower Note or the Borrower Loan Agreement.

Section 3.2. Notice of Prepayment. Notice of prepayment of a Governmental Lender Note shall be deemed given to the extent that notice of prepayment of the related Borrower Note is timely and properly given to Funding Lenders in accordance with the terms of the related Borrower Note and the Borrower Loan Agreement, and no separate notice of prepayment of the corresponding Governmental Lender Note is required to be given.

Article IV Security

Section 4.1. Security for the Funding Loans. To secure the payment of the Funding Loans and each Governmental Lender Note, to declare the terms and conditions on which the Funding Loans and each Governmental Lender Note are secured, and in consideration of the premises and of the funding of each Funding Loan by the applicable Funding Lender, the Governmental Lender by these presents does grant, bargain, sell, remise, release, convey, assign, transfer, mortgage, hypothecate, pledge, set over and confirm to the Servicer, as administrative agent for the Funding Lenders (except as limited herein), a lien on and security interest in the following described property (excepting, however, in each case, the Unassigned Rights) (said property, rights and privileges being herein collectively called, the "Security"):

-19-

a) All right, title and interest of the Governmental Lender in, to and under the Borrower Loan Agreement and the related Borrower Note, including, without limitation, all rents, revenues and receipts derived by the Governmental Lender from the Borrower relating to the Project and including, without limitation, all Pledged Revenues, Borrower Loan Payments and Additional Borrower Payments derived by the Governmental Lender under and pursuant to, and subject to the provisions of, the Borrower Loan Agreement; provided that the pledge and assignment made under this Funding Loan Agreement shall not impair or diminish the obligations of the Governmental Lender under the provisions of the Borrower Loan Agreement;

b) All right, title and interest of the Governmental Lender in, to and under, together with all rights, remedies, privileges and options pertaining to, the Funding Loan Documents, and all other payments, revenues and receipts derived by the Governmental Lender under and pursuant to, and subject to the provisions of, the Funding Loan Documents;

c) Any and all moneys and investments from time to time on deposit in, or forming a part of, all funds and accounts created and held under this Funding Loan Agreement, subject to the provisions of this Funding Loan Agreement permitting the application thereof for the purposes and on the terms and conditions set forth herein; and

d) Any and all other real or personal property of every kind and nature or description, which may from time to time hereafter, by delivery or by writing of any kind, be subjected to the lien of this Funding Loan Agreement as additional security by the Governmental Lender or anyone on its part or with its consent, or which pursuant to any of the provisions hereof or of the Borrower Loan Agreement may come into the possession or control of the Servicer, as administrative agent for the Funding Lenders or a receiver appointed pursuant to this Funding Loan Agreement; and the Servicer, as administrative agent for the Funding Lenders is hereby authorized to receive any and all such property as and for additional security for the corresponding Funding Loan and the corresponding Governmental Lender Note and to hold and apply all such property subject to the terms hereof.

The pledge and assignment of and the security interest granted in the Security pursuant to this Section 4.1 for the payment of the principal of, premium, if any, and interest on each Governmental Lender Note, in accordance with its terms and provisions, and for the payment of all other amounts due hereunder, shall attach and be valid and binding from and after the time of the delivery of the Governmental Lender Notes by the Governmental Lender. The Security so pledged and then or thereafter received by the Servicer, as administrative agent for the Funding Lenders shall immediately be subject to the lien of such pledge and security interest without any physical delivery or recording thereof or further act, and the lien of such pledge and security interest shall be valid and binding and prior to the claims of any and all parties having claims of any kind in tort, contract or otherwise against the Governmental Lender irrespective of whether such parties have notice thereof.

-20-

Section 4.2. Delivery of Security. To provide security for the payment of the Funding Loan and each Governmental Lender Note, the Governmental Lender has pledged and assigned to secure payment of the Funding Loans and the Governmental Lender Notes its right, title and interest in the Security to the Servicer, as administrative agent for the Funding Lenders. In connection with such pledge, assignment, transfer and conveyance, the Governmental Lender shall deliver to the Servicer, as administrative agent for the Funding Lenders the following documents or instruments promptly following their execution and, to the extent applicable, their recording or filing:

- a) Each Borrower Note endorsed without recourse to the applicable Funding Lender by the Governmental Lender;
- b) The originally executed Borrower Loan Agreement and Regulatory Agreement;
- c) The originally executed Security Instrument and all other Borrower Loan Documents existing at the time of delivery of the Borrower Notes and an assignment of the Security Instrument from the Governmental Lender to the Series B Funding Lender, as administrative agent and Servicer for the Funding Lenders, in recordable form;
- d) Uniform Commercial Code financing statements or other chattel security documents giving notice of each Funding Lender's status as an assignee of the Governmental Lender's security interest in any personal property forming part of the Project, in form suitable for filing; and
- e) Uniform Commercial Code financing statements giving notice of the pledge by the Governmental Lender of the Security pledged under this Funding Loan Agreement.

The Governmental Lender shall deliver and deposit with the Servicer, as administrative agent for the Funding Lenders such additional documents, financing statements, and instruments as the Servicer, as administrative agent for the Funding Lenders may reasonably require from time to time for the better perfecting and assuring to the Series B Funding Lender, at the expense of the Borrower.

Article V Limited Liability

Section 5.1. Source of Payment of Governmental Lender Notes and Other Obligations; Disclaimer of General Liability. The Governmental Lender Notes, together with premium, if any, and interest thereon, are special, limited obligations of the Governmental Lender, payable solely from the security pledged hereunder. The Governmental Lender Notes are not a general obligation of the Governmental Lender or a charge against its general credit or the general credit taxing powers of the State, the Governmental Lender, or any other political subdivision thereof, and shall never give rise

to any pecuniary liability of the Governmental Lender, and neither the

-21-

/

Governmental Lender, the State nor any other political subdivision thereof shall be liable for the payments of principal of and, premium, if any, and interest on the Governmental Lender Notes, and the Governmental Lender Notes are payable from no other source, but are special, limited obligations of the Governmental Lender, payable solely out of the security pledged hereunder and receipts of the Governmental Lender derived pursuant to this Funding Loan Agreement. No holder of the Governmental Lender Notes or any interest therein has the right to compel any exercise of the taxing power of the State, the Governmental Lender or any other political subdivision thereof to pay the Governmental Lender Notes or the interest or premium, if any, thereon.

Section 5.2. Exempt from Individual Liability. No recourse shall be had for the payment of the principal of, premium, if any, or the interest on the Governmental Lender Notes or for any claim based thereon or any obligation, covenant or agreement in this Funding Loan Agreement against any official, officer, agent, employee or independent contractor of the Governmental Lender or any person executing the Governmental Lender Notes in his or her personal capacity. No covenant, stipulation, promise, agreement or obligation contained in the Governmental Lender Notes, this Funding Loan Agreement or any other document executed in connection herewith shall be deemed to be the covenant, stipulation, promise, agreement or obligation of any present or future official, officer, agent or employee of the Governmental Lender in his or her individual capacity and neither any official of the Governmental Lender nor any officers executing the Governmental Lender Notes shall be liable personally on the Governmental Lender Notes or under this Funding Loan Agreement or be subject to any personal liability or accountability by reason of the execution and delivery of the Governmental Lender Notes or the execution of this Funding Loan Agreement.

Article VI

Closing Conditions; Application of Funds

Section 6.1. Conditions Precedent to Closing. Closing of the Funding Loan on the . Closing Date shall be conditioned upon satisfaction or waiver by each Funding Lender in its sole discretion of each of the conditions precedent to closing set forth in this Funding Loan Agreement, including but not limited to the following:

- a) Receipt by the Funding Lenders of the original corresponding Governmental Lender Note;
- b) Receipt by the Funding Lenders of the original executed applicable Borrower Note, endorsed to the applicable Funding Lender by the Governmental Lender;
- c) Receipt by the Funding Lenders of executed counterparts of this Funding Loan Agreement, the Borrower Loan Agreement, the Construction Funding Agreement, the Regulatory Agreement, the Tax Compliance Agreement, the Security Instrument, and any UCC financing statement required by the Security Instrument;
- d) A certified copy of the Ordinance;

-22-

- e) Executed Required Transferee Representations from the Funding Lenders;

f) Delivery into escrow of all amounts required to be paid in connection with the origination of the Borrower Loans and the Funding Loans and any underlying real estate transfers or transactions, including the Costs of Funding Deposit and the Borrower Initial Equity, in accordance with Section 2.3(c)(ii) of the Borrower Loan Agreement;

g) Receipt by the Funding Lenders of a Tax Counsel Approving Opinion;

h) Receipt by the Funding Lenders of an Opinion of Counsel from Tax Counsel to the effect that the Governmental Lender Notes are exempt from registration under the Securities Act, and this Funding Loan Agreement is exempt from qualification under the Trust Indenture Act of 1939, as amended;

(i) Delivery of an opinion of counsel to the Borrower addressed to the Governmental Lender and the Funding Lenders to the effect that the Borrower Loan Documents and the Regulatory Agreement are valid and binding obligations of the Borrower, enforceable against the Borrower in accordance with their terms, subject to such exceptions and qualifications as are acceptable to the Governmental Lender and the Funding Lenders; and

(j) Receipt by the Funding Lenders of any other documents or opinions that the Funding Lenders or Tax Counsel may reasonably require.

Article VII Funds and Accounts

Section 7.1. Authorization to Create Funds and Accounts. No funds or accounts shall be established in connection with the Funding Loans at the time of closing and origination of the Funding Loans. The Funding Lenders and the Servicer, if any, are authorized to establish and create from time to time such other funds and accounts or subaccounts as may be necessary for the deposit of moneys (including, without limitation, insurance proceeds and/or condemnation awards), if any, received by the Governmental Lender, the Funding Lenders or the Servicer pursuant to the terms hereof or any of the other Funding Loan Documents and not immediately transferred or disbursed pursuant to the terms of the Funding Loan Documents and/or the Borrower Loan Documents.

Section 7.2. Investment of Funds. Amounts held in any funds or accounts created under this Funding Loan Agreement shall be invested in Permitted Investments at the direction of the Borrower, subject in all cases to the restrictions of Section 8.7 hereof and of the Tax Compliance Agreement.

-23-

Article VIII

Representations and Covenants

Section 8.1. General Representations. The Governmental Lender makes the following representations as the basis for the undertakings on its part herein contained:

a) The Governmental Lender is a municipality and home rule unit of local government duly

organized and validly existing under the Constitution and laws of the State. The Governmental Lender has power and lawful authority to adopt the Ordinance, to execute and deliver the Funding Loan Documents to which it is a party (the "Governmental Lender Documents"), to execute and deliver the Governmental Lender Notes and receive the proceeds of the Funding Loan, to apply the proceeds of the Funding Loan to make the Borrower Loan, to assign the revenues derived and to be derived by the Governmental Lender from the Borrower Loan to the Servicer, as administrative agent for the Funding Lender, and to perform and observe the provisions of the Governmental Lender Documents and the Governmental Lender Notes on its part to be performed and observed.

b) The City Council of the Governmental Lender has approved the Ordinance and the Ordinance has not been amended, modified or rescinded and is in full force and effect as of the date hereof.

c) The Governmental Lender has duly authorized the execution and delivery of each of the Funding Loan Agreement and the Governmental Lender Notes and the performance of the obligations of the Governmental Lender thereunder.

d) The Governmental Lender makes no representation or warranty, express or implied, that the proceeds of the Funding Loans will be sufficient to finance the acquisition, construction and equipping of the Project or that the Project will be adequate or sufficient for the Borrower's intended purposes.

e) The revenues and receipts to be derived from the Borrower Loan Agreement, the Borrower Notes and this Funding Loan Agreement have not been pledged previously by the Governmental Lender to secure any of its notes or bonds other than the repayment of the Funding Loans.

The Governmental Lender makes no representation, covenant or agreement as to the financial position or business condition of the borrower or the project and does not represent or warrant as to any statements, materials, representations or certifications furnished by the borrower in connection with the funding loans or the borrower loans or as to the correctness, completeness or accuracy thereof.

Section 8.2. Further Assurances. The Governmental Lender will do, execute, acknowledge, when appropriate, and deliver from time to time at the request of the Funding Lenders, to the extent permitted by the Ordinance, such further acts, instruments, financing

-24-

statements and other documents as are necessary or desirable to better assure, transfer, pledge or assign to the Servicer, as administrative agent for the Funding Lenders or holders of interests in the applicable Funding Loan, and grant a security interest unto the Servicer, as administrative agent for the Funding Lenders or holders of interests in the applicable Funding Loan in and to the Security and the other properties and revenues herein described and otherwise to carry out the intent and purpose of the Funding Loan Documents and the applicable Funding Loan.

Section 8.3. Payment of Funding Loan Obligations. The Governmental Lender will pay or cause to be paid the principal of, prepayment premium, if any, and the interest on the Funding Loans as the same become due, but solely from the Security, as described in Section 5.1 of this Funding Loan Agreement.

Section 8.4. Funding Loan Agreement Performance. The Funding Lenders, on behalf of the Governmental Lender and with the Written Consent of the Governmental Lender, may (but shall not be required or obligated) perform and observe any such agreement or covenant of the Governmental Lender under the Funding Loan Agreement, all to the end that the Governmental Lender's rights under the Funding Loan Agreement may be unimpaired and free from default.

Section 8.5. Servicer. The Funding Lenders may appoint a Servicer to service and administer the Governmental

Loans and the Borrower Loans on behalf of the Funding Lenders, including without limitation the fulfillment of rights and responsibilities granted by Governmental Lender to Funding Lenders pursuant to Section 2.1 of the Borrower Loan Agreement; provided, however, that no appointment of a Servicer shall release any Funding Lender from ultimate responsibility for any obligation of such Funding Lender hereunder.

Section 8.6. Tax Covenants. The Governmental Lender covenants to and for the benefit of the Funding Lenders and any other holders of an interest in the Governmental Lender Notes that, notwithstanding any other provisions of this Funding Loan Agreement or of any other instrument, it will:

i) At all times do and perform all acts and things permitted by law and this Funding Loan Agreement which are necessary or desirable in order to assure, and will not knowingly take any action which will adversely affect, the tax-exempt status of the Governmental Lender Notes; and

ii) Not use or knowingly permit the use of any proceeds of the Funding Loan or other funds of the Governmental Lender, directly or indirectly, in any manner, and will not take or permit to be taken any other action or actions, which would result in any of the Governmental Lender Notes being treated as an obligation not described in Section 142(a)(7) of the Code by reason of the Governmental Lender Notes or interest thereon not meeting the requirements of Section 142(d) of the Code;

In furtherance of the covenants in this Section 8.6, the Governmental Lender and the Borrower shall execute, deliver and comply with the provisions of the Tax Compliance Agreement, which are by this reference incorporated into this Funding Loan Agreement and made a part of this Funding Loan Agreement as if set forth in this Funding Loan Agreement in

-25-

full, and by its acceptance of this Funding Loan Agreement the Funding Lenders acknowledge receipt of the Tax Compliance Agreement and acknowledge its incorporation in this Funding Loan Agreement by this reference. Each Funding Lender agrees it will invest funds held under this Funding Loan Agreement in Permitted Investments in accordance with the direction of the Borrower and the terms of this Funding Loan Agreement and the Tax Compliance Agreement (this covenant shall extend throughout the term of the Funding Loans, to all funds and accounts created under or in connection with this Funding Loan Agreement and all moneys on deposit to the credit of any Fund or Account); provided that each Funding Lender shall be deemed to have complied with such requirements and shall have no liability to the extent it reasonably follows - directions of the Borrower not inconsistent with the terms of this Funding Loan Agreement and the Tax Compliance Agreement or otherwise complies with the provisions of the Funding Loan Agreement relating to funds and accounts.

For purposes of this Section 8.6 the Governmental Lender's compliance shall be based solely on matters within the Governmental Lender's control and no acts, omissions or directions of the Borrower, the Funding Lenders or any other Persons shall be attributed to the Governmental Lender.

In complying with the foregoing covenants, the Governmental Lender and/or the Funding Lenders may rely from time to time on a Tax Counsel No Adverse Effect Opinion or other appropriate opinion of Tax Counsel.

Section 8.7. Performance by the Borrower. Without relieving the Governmental Lender from the responsibility for performance and observance of the agreements and covenants required to be performed and observed by it hereunder, the Borrower, on behalf of the Governmental Lender and with the Written Consent of the Governmental Lender, may perform any such agreement or covenant if no Borrower Loan Agreement Default or Potential Default under the Borrower Loan Agreement exists.

Section 8.8. Repayment of Funding Loans. Subject to the provisions of Article V hereof, the Governmental Lender will duly and punctually repay, or cause to be repaid, but solely from the Security set forth in Article IV hereof, the Funding Loans, as evidenced by the Governmental Lender Notes, as and when the same shall become due, all in accordance with the terms of the Governmental Lender Notes and this Funding Loan Agreement.

Section 8.9. Borrower Loan Agreement Performance, (a) The Servicer and the Funding Lenders, on behalf of the Governmental Lender, may (but shall not be required or obligated to) perform and observe any such agreement or covenant of the Governmental Lender under the Borrower Loan Agreement, all to the end that the Governmental Lender's rights under the Borrower Loan Agreement may be unimpaired and free from default.

(b) The Governmental Lender will promptly notify the Borrower, the Servicer and the Funding Lenders in writing of the occurrence of any Borrower Loan Agreement Default, provided that the Governmental Lender has received written notice or otherwise has actual knowledge of such event; and further provided that the Governmental Lender shall have no

-26-

liability to any person for its failure to provide any such notice so long as it has made a good faith effort to comply with such provisions.

(c) The Funding Lenders will promptly notify the Borrower, the Servicer, if any, and the Governmental Lender in writing of the occurrence of any Event of Default hereunder or any Borrower Loan Agreement Default known to the Funding Lenders.

Section 8.10. Maintenance of Records; Inspection of Records, (a) The Funding Lenders (or the Servicer as agent for the Funding Lenders) shall keep and maintain adequate records pertaining to the funds and accounts, if any, established hereunder, including all deposits to and disbursements from said funds and accounts and shall keep and maintain the registration books for the Funding Loans and interests therein. Each Funding Lender shall retain in its possession all certifications and other documents presented to it, all such records and all records of principal, interest and prepayment premium, if any, paid on the applicable Funding Loan, subject to the inspection of the Borrower, the Governmental Lender, the Servicer and their representatives at all reasonable times and upon reasonable prior notice.

(b) The Governmental Lender will at any and all times, upon the reasonable request of the Servicer, the Borrower or the Funding Lenders, afford and procure a reasonable opportunity by their respective representatives to inspect the books, records, reports and other papers of the Governmental Lender relating to the Project and the Funding Loans, if any, and to make copies thereof.

Section 8.11. Representations and Warranties of the Funding Lenders. Each Funding Lender hereby separately represents to the Governmental Lender and the Borrower that it is duly authorized to enter into and perform this Funding Loan Agreement, and has full authority to take such action as it may deem advisable with respect to all matters pertaining to this Funding Loan Agreement.

Article IX Default; Remedies

Section 9.1. Events of Default. Any one or more of the following shall constitute an event of default (an "Event of Default") under this Funding Loan Agreement (whatever the reason for such event and whether it shall be voluntary or involuntary or be effected by operation of law or pursuant to any judgment, decree or order of any court or any order, rule or regulation of any administrative or governmental body):

a) A default in the payment of any interest upon the Governmental Lender Notes when such interest becomes due and payable; or

b) A default in the payment of principal of, or premium on, any Governmental Lender Notes when such principal or premium becomes due and payable, whether at its stated maturity, by declaration of acceleration or call for mandatory prepayment or otherwise; or

-27-

c) Subject to Section 8.7 hereof, default in the performance or breach of any material covenant or warranty of the Governmental Lender in this Funding Loan Agreement (other than a covenant or warranty or default in the performance or breach of which is elsewhere in this Section specifically dealt with), and continuance of such default or breach for a period of 30 days after there has been given written notice, as provided in Section 11.1 hereof, to the Governmental Lender and the Borrower by the Funding Lenders or the Servicer, specifying such default or breach and requiring it to be remedied and stating that such notice is a "Notice of Default" under this Funding Loan Agreement; provided that, so long as the Governmental Lender, Borrower, Equity Investor or Special Member has commenced to cure such failure to observe or perform within the thirty (30) day cure period and the subject matter of the default is not capable of cure within said thirty (30) day period and the Governmental Lender, Borrower, Equity Investor or Special Member is diligently pursuing such cure to the satisfaction of the Funding Lenders or the Servicer as administrative agent for the Funding Lenders, with the Funding Lender's Written Direction or Written Consent, then the Governmental Lender shall have an additional period of time as reasonably necessary (not to exceed 30 days unless extended in writing by the Funding Lenders or the Servicer) within which to cure such default; or

d) A default in the payment of any Additional Borrower Payments; or

e) Any other "Default" or "Event of Default" under any of the other Funding Loan Documents (taking into account any applicable grace periods therein).

Section 9.2. Acceleration of Maturity; Rescission and Annulment, (a) Subject to the provisions of Section 9.9 hereof, upon the occurrence of an Event of Default under Section 9.1 hereof, then and in every such case, the Funding Lenders or the Servicer as administrative agent for the Funding Lenders may declare the principal of the applicable Funding Loan and the corresponding Governmental Lender Note and the interest accrued to be immediately due and payable, by notice to the Governmental Lender and the Borrower and upon any such declaration, all principal of and Prepayment Premium, if any, and interest on the applicable Funding Loan and the applicable Governmental Lender Note shall become immediately due and payable.

(b) At any time after a declaration of acceleration has been made pursuant to subsection (a) of this Section, the Funding Lenders or the Servicer may by Written Notice to the Governmental Lender, rescind and annul such declaration and its consequences if:

There has been deposited with the Funding Lenders a sum sufficient to pay (1) all overdue installments of interest on the Governmental Lender Notes, (2) the principal of and Prepayment Premium on the Governmental Lender Notes that has become due otherwise than by such declaration of acceleration and interest thereon at the rate or rates prescribed therefor in the Governmental Lender Notes, (3) to the extent that payment of such interest is lawful, interest upon overdue installments of interest at the rate or rates prescribed therefor in the Governmental Lender Notes, and (4) all sums paid or advanced by the Funding Lenders and the reasonable compensation, expenses, disbursements and

-28-

advances of the Funding Lenders, its agents and counsel (but only to the extent not duplicative with subclauses (1) and (3) above); and

All Events of Default, other than the non payment of the principal of the Government, Lender Notes which have become due solely by such declaration of acceleration, have been cured or have been waived in writing as provided in Section 9.9 hereof.

No such rescission and annulment shall affect any subsequent default or impair any right consequent thereon.

Notwithstanding the occurrence and continuation of an Event of Default, it is understood that the Funding Lenders shall pursue no remedies against the Borrower or the Project if no Borrower Loan Agreement Default has occurred and is continuing. An Event of Default hereunder shall not in and of itself constitute a Borrower Loan Agreement Default or a default under any other Funding Loan Document.

Section 9.3. Additional Remedies; Funding Lender Enforcement. (a) Upon the occurrence of an Event of Default, the Funding Lenders or the Servicer as administrative agent for the Funding Lenders may, subject to the provisions of this Section 9.3 and Section 9.9 hereof, proceed to protect and enforce the rights of the Funding Lenders by mandamus or other suit, action or proceeding at law or in equity. No remedy conferred by this Funding Loan Agreement upon or remedy reserved to the Funding Lenders is intended to be exclusive of any other remedy, but each such remedy shall be cumulative and shall be in addition to any other remedy given to the Funding Lenders hereunder or now or hereafter existing at law or in equity or by statute.

(b) Upon the occurrence and continuation of any Event of Default, the Funding Lenders or the Servicer as administrative agent for the Funding Lenders, may proceed forthwith to protect and enforce the rights of the Funding Lender and this Funding Loan Agreement by such suits, actions or proceedings as the Funding Lenders, in their sole discretion, shall deem expedient. The Funding Lenders or the Servicer as administrative agent for the Funding Lenders shall have upon the occurrence and continuation of any Event of Default all rights, powers, and remedies with respect to the Security as are available under the Uniform Commercial Code applicable thereto or as are available under any other applicable law at the time in effect and, without limiting the generality of the foregoing, the Funding Lenders or the Servicer as administrative agent for the Funding Lenders may proceed at law or in equity or otherwise, to the extent permitted by applicable law:

i) to take possession of the Security or any part thereof, with or without legal process, and to hold, service, administer and enforce any rights thereunder or thereto, and otherwise exercise all rights of ownership thereof, including (but not limited to) the sale of all or part of the Security;

ii) to become mortgagee of record for the applicable Borrower Loan including, without limitation, completing the assignment of the Security Instrument by the Governmental Lender to the applicable Funding Lender or the Servicer as

-29-

administrative agent for the Funding Lenders as anticipated by this Funding Loan Agreement, and recording the same in the real estate records of the jurisdiction in which the Project is located, without further act or consent of the Governmental Lender, and to service and administer the same for its own account;

iii) to service and administer the Funding Loan as agent and on behalf of the Governmental Lender or otherwise, and, if applicable, to take such actions necessary to enforce the Borrower Loan Documents and the Funding Loan Documents on its own behalf, and to take such alternative courses of action, as it may deem appropriate; or

iv) to take such steps to protect and enforce its rights whether by action, suit or proceeding in equity or at law for the specific performance of any covenant, condition or agreement in the Governmental Lender Notes, this Funding Loan Agreement or the other Funding Loan Documents, or the Borrower Loan Documents, or in and of the execution of any power herein granted, or for foreclosure hereunder, or for enforcement of any other appropriate legal or equitable remedy or otherwise as the Funding Lenders may elect.

Whether or not an Event of Default has occurred, and except as provided in Section 9.15, the Funding Lenders or the Servicer as administrative agent for the Funding Lenders, in their/its sole discretion, shall have the sole right to waive or forbear any term, condition, covenant or agreement of the Security Instrument, the Borrower Loan Agreement, the Borrower Notes or any other Borrower Loan Documents or Funding Loan Documents applicable to the Borrower, or any breach thereof, other than a covenant that would adversely impact the tax-exempt status of the interest on the Governmental Lender Notes, and provided that the Governmental Lender may enforce specific performance with respect to the Unassigned Rights.

If the Borrower defaults in the performance or observance of any covenant, agreement or obligation of the Borrower set forth in the Regulatory Agreement, and if such default remains uncured for a period of 60 days (or such longer cure period as set forth in the Regulatory Agreement) after the Borrower and the Funding Lenders receive Written Notice stating that a default under the Regulatory Agreement has occurred and specifying the nature of the default, the Funding Lenders or the Servicer as administrative agent for the Funding Lenders shall have the right to seek specific performance of the provisions of the Regulatory Agreement or to exercise its other rights or remedies thereunder.

If the Borrower defaults in the performance of its obligations under the Borrower Loan Agreement to make rebate payments, or to make payments owed pursuant to Sections 2.5, 5.14 or 5.15 of the Borrower Loan Agreement for fees, expenses or indemnification, the Funding Lenders or the Servicer as administrative agent for the Funding Lenders shall have the right to exercise all or their respective rights and remedies thereunder (subject to the last paragraph of Section 9.14 hereof).

Section 9.4. Application of Money Collected. Any money collected by the Funding Lenders or the Servicer as administrative agent for the Funding Lenders pursuant to this Article

-30-

and any other sums then held by the Funding Lenders or the Servicer as part of the Security, shall be applied in the following order, at the date or dates fixed by the Funding Lenders:

a) First: To the payment of any and all fees due the Governmental Lender, the Servicer or the Rebate Analyst under the Borrower Loan Documents;

b) Second: To the payment of any and all amounts due under the Funding Loan Documents other than with respect to principal and interest accrued on the Funding Loans;

c) Third: To the payment of the whole amount of the Funding Loans, as evidenced by the Governmental Lender Notes, then due and unpaid in respect of which or for the benefit of which such money has

been collected, with interest (to the extent that such interest has been collected or a sum sufficient therefor has been so collected and payment thereof is legally enforceable at the respective rate or rates prescribed therefor in the Governmental Lender Notes) on overdue principal of, and Prepayment Premium and overdue installments of interest on the Governmental Lender Notes; provided, however, that partial interests in any portion of the Governmental Lender Notes shall be paid in such order of priority as may be prescribed by Written Direction of the Funding Lenders or the Servicer in its sole and absolute discretion; and

d) Fourth: The payment of the remainder, if any, to the Borrower or to whosoever may be lawfully entitled to receive the same or as a court of competent jurisdiction may direct.

e) If and to the extent this Section 9.4 conflicts with the provisions of the Servicing Agreement, the provisions of the Servicing Agreement shall control. Capitalized terms used in this Section 9.4 but not otherwise defined in this Funding Loan Agreement shall have the meanings given such terms in the Servicing Agreement.

Section 9.5. Remedies Vested in Funding Lender. All rights of action and claims under this Funding Loan Agreement or the Governmental Lender Notes may be prosecuted and enforced by the Funding Lenders or the Servicer as administrative agent for the Funding Lenders without the possession of the Governmental Lender Notes or the production thereof in any proceeding relating thereto.

Section 9.6. Restoration of Positions. If the Funding Lenders or the Servicer shall have instituted any proceeding to enforce any right or remedy under this Funding Loan Agreement and such proceeding shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Funding Lenders, then and in every such case the Governmental Lender and the Funding Lenders shall, subject to any determination in such proceeding, be restored to their former positions hereunder, and thereafter all rights and remedies of the Governmental Lender and the Funding Lenders shall continue as though no such proceeding had been instituted.

-31-

Section 9.7. Rights and Remedies Cumulative. No right or remedy herein conferred upon or reserved to the Funding Lender is intended to be exclusive of any other right or remedy, and every right and remedy shall, to the extent permitted by law, be cumulative and in addition to every other right and remedy given hereunder or now or hereafter existing at law or in equity or otherwise. The assertion or employment of any right or remedy hereunder, or otherwise, shall not prevent the concurrent assertion or employment of any other appropriate right or remedy.

Section 9.8. Delay or Omission Not Waiver. No delay or omission of the Funding Lenders or the Servicer to exercise any right or remedy accruing upon an Event of Default shall impair any such right or remedy or constitute a waiver of any such Event of Default or an acquiescence therein. Every right and remedy given by this Article or by law to the Funding Lenders may be exercised from time to time, and as often as may be deemed expedient, by Funding Lenders or the Servicer. No waiver of any default or Event of Default pursuant to Section 9.9 hereof shall extend to or shall affect any subsequent default or Event of Default hereunder or shall impair any rights or remedies consequent thereon.

Section 9.9. Waiver of Past Defaults. Before any judgment or decree for payment of money due has been obtained by the Funding Lenders, the Funding Lenders or the Servicer as administrative agent for the Funding Lenders may, subject to Section 9.6 hereof, by Written Notice to the Governmental Lender and the Borrower, waive any past default hereunder or under the Borrower Loan Agreement and its consequences except for default in obligations due the Governmental Lender pursuant to or under the Unassigned Rights. Upon any such waiver, such default shall cease to exist, and any Event of Default arising therefrom shall be deemed to have been cured, for every purpose of this Funding Loan Agreement and the Borrower Loan Agreement; but no such waiver shall extend to any subsequent or other default

or impair any right consequent thereon.

Section 9.10. Remedies Under Borrower Loan Agreement or Borrower Notes. As set forth in this Section 9.10 but subject to Section 9.9 hereof, the Funding Lenders or the Servicer as administrative agent for the Funding Lenders shall have the right, in its own name or on behalf of the Governmental Lender, to declare any default and exercise any remedies under the Borrower Loan Agreement or the applicable Borrower Note, whether or not the corresponding Governmental Lender Notes have been accelerated or declared due and payable by reason of an Event of Default.

Section 9.11. Waiver of Appraisal and Other Laws, (a) To the extent permitted by law, the Governmental Lender will not at any time insist upon, plead, claim or take the benefit or advantage of, any appraisal, valuation, stay, extension or redemption law now or hereafter in force, in order to prevent or hinder the enforcement of this Funding Loan Agreement; and the Governmental Lender, for itself and all who may claim under it, so far as it or they now or hereafter may lawfully do so, hereby waives the benefit of all such laws. The Governmental Lender, for itself and all who may claim under it, waives, to the extent that it may lawfully do so, all right to have the property in the Security marshaled upon any enforcement hereof.

-32-

(b) If any law now in effect prohibiting the waiver referred to in Section 9.11(a) shall hereafter be repealed or cease to be in force, such law shall not thereafter be deemed to constitute any part of the contract herein contained or to preclude the application of this Section 9.11.

Section 9.12. Suits to Protect the Security. The Funding Lenders or the Servicer as administrative agent for the Funding Lenders shall have power to institute and to maintain such proceedings as it may deem expedient to prevent any impairment of the Security by any acts that may be unlawful or in violation of this Funding Loan Agreement and to protect the interests of the Funding Lenders in the Security and in the rents, issues, profits, revenues and other income arising therefrom, including power to institute and maintain proceedings to restrain the enforcement of or compliance with any Governmental enactment, rule or order that may be unconstitutional or otherwise invalid, if the enforcement of or compliance with such enactment, rule or order would impair the security hereunder or be prejudicial to the interests of the Funding Lenders.

Section 9.13. Remedies Subject to Applicable Law. All rights, remedies and powers provided by this Article may be exercised only to the extent that the exercise thereof does not violate any applicable provision of law in the premises, and all the provisions of this Article are intended to be subject to all applicable mandatory provisions of law which may be controlling in the premises and to be limited to the extent necessary so that they will not render this Funding Loan Agreement invalid, unenforceable or not entitled to be recorded, registered or filed under the provisions of any applicable law.

Section 9.14. Assumption of Obligations. In the event that the Funding Lenders, the Servicer or their respective permitted assignees or designees in accordance with Section 2.4 hereof shall become the legal or beneficial owner of the Project by foreclosure or deed in lieu of foreclosure, such party shall succeed to the rights and the obligations of the Borrower under the Borrower Loan Agreement, the applicable Borrower Notes, the Regulatory Agreement and any other Funding Loan Documents to which the Borrower is a party. Such assumption shall be effective from and after the effective date of such acquisition and shall be made with the benefit of the limitations of liability set forth therein and without any liability for the prior acts of the Borrower.

It is the intention of the parties hereto that upon the occurrence and continuance of an Event of Default hereunder,

rights and remedies may be pursued pursuant to the terms of the Funding Loan Documents, subject to the last paragraph of Section 9.2.

Section 9.15. Remedies upon Unremedied Material Funding Lender Event. Upon the occurrence of a Material Funding Lender Event affecting any Funding Lender which shall continue unremedied for a period of 60 days (a "Funding Lender Event of Default"), the Governmental Lender may direct that the Governmental Lender Note of such affected Funding Lender be transferred to and obligations and liabilities thereunder be assumed by another lender approved to act as Funding Lender by the Governmental Lender pursuant to Section 2.4(b) hereof and acceptable to the Borrower; provided, however, that no such transfer shall become effective until (a) the affected Funding Lender has been fully reimbursed for all advances made and all expenses incurred and all other amounts owed to such Funding Lender with respect to the

-33-

applicable Governmental Lender Note through the date of transfer, (b) such Funding Lender shall be fully released in writing by the Governmental Lender, the Borrower and the successor Funding Lender from any and all continuing obligations and liabilities with respect to the applicable Funding Loan, (c) such other lender shall have executed and delivered to the affected Funding Lender the Required Transferee Representations, and (d) the affected Funding Lender shall be indemnified by the Borrower for any losses incurred by such Funding Lender with respect to the applicable Funding Loan (except losses arising from such Funding Lender's gross negligence or willful misconduct or pursuant to clause (b)(2) of the definition of Material Funding Lender Event). Notwithstanding anything herein to the contrary contained, such Funding Lender shall not be liable to the Governmental Lender or the Borrower for any loss of tax-exemption, tax or other charge that may be imposed in connection with any such sale or assignment or for any fees and expenses incurred by the Governmental Lender or Borrower in connection therewith; nor shall such Funding Lender be liable to the Governmental Lender or Borrower for any special, indirect, consequential, exemplary or punitive damages, all such liability being expressly waived, to the fullest extent permitted by law. The Series B Funding Lender shall not serve as administrative agent or Servicer for any replacement Funding Lender selected pursuant to this Section unless a separate servicing agreement is entered into between the replacement Funding Lender and the Series B Funding Lender.

Article X

Amendment; Amendment of Funding Loan Agreement and Other Documents

Section 10.1. Amendment of Funding Loan Agreement. Any of the terms of this Funding Loan Agreement and the Governmental Lender Notes may be amended or waived only by an instrument signed by the Funding Lenders and the Governmental Lender, provided, however, no such amendment which materially affects the rights, duties, obligations or other interests of the Borrower shall be made without the consent of the Borrower, and, provided further, that if the Borrower is in default beyond any applicable notice and cure period under any Funding Loan Document, no Borrower consent shall be required unless such amendment has a material adverse effect on the rights, duties, obligations or other interests of the Borrower. All of the terms of this Funding Loan Agreement shall be binding upon the successors and assigns of and all persons claiming under or through the Governmental Lender or any such successor or assign, and shall inure to the benefit of and be enforceable by the successors and assigns of the Funding Lenders.

Section 10.2. Amendments Requiring Funding Lender Consent. The Governmental Lender shall not consent to any amendment, change or modification of the Borrower Loan Agreement or any other Borrower Loan Document or Funding Loan Document without the prior Written Consent of the Funding Lenders; provided, however, that such prior Written Consent shall not be required with respect to any such amendment, change or modification undertaken by the Governmental Lender in order to preserve one or more of its Unassigned Rights. Governmental Lender agrees to provide the Funding Lender with prompt notification of any such amendments, modifications or changes not requiring the prior Written Consent of the Funding Lenders.

-34-

Section 10.3. Consents and Opinions. No amendment to this Funding Loan Agreement or any other Funding Loan Document entered into under this Article X or any amendment, change or modification otherwise permitted under this Article X shall become effective unless and until (i) each Funding Lender shall have approved the same in writing in its sole discretion and (ii) the Funding Lenders and the Governmental Lender shall have received, at the expense of the Borrower, a Tax Counsel No Adverse Effect Opinion and an Opinion of Counsel to the effect that any such proposed amendment is authorized and complies with the provisions of this Funding Loan Agreement and is a legal, valid and binding obligation of the parties thereto, subject to normal exceptions relating to bankruptcy, insolvency and equitable principles limitations. No modification or amendment of the terms of the Borrower Loan Agreement or the Borrower Notes may be undertaken without the prior Written Consent of the Governmental Lender and the Funding Lenders and the provision to the Funding Lenders and the Governmental Lender, at the expense of the Borrower, of a Tax Counsel No Adverse Affect Opinion with regard to such proposed modification.

Any consents required pursuant to this Article X from, or on behalf of, the Governmental Lender may be executed by an Authorized City Representative.

Article XI Miscellaneous

Section 11.1. Notices. All notices, demands, requests and other communications required or permitted to be given by any provision of this Funding Loan Agreement shall be in writing and sent by first class, regular, registered or certified mail, commercial delivery service, overnight courier, telecopier or facsimile transmission, air or other courier, or hand delivery to the party to be notified addressed as follows.

-35-

City of Chicago
Department of Housing and Economic Development
121 North LaSalle Street, 10th Floor Chicago, Illinois 60602

Attention: Commissioner, Department of Housing
and Economic Development Telephone: (312) 744-4190 Facsimile: (312)742-2271

City of Chicago
Office of Corporation Counsel
121 North LaSalle Street, Room 600
Chicago, Illinois 60602
Attention: Finance and Economic Development
Division Telephone: (312)744-0200 Facsimile: (312)744-8538

City of Chicago
Office of the City Comptroller's Office 121 North LaSalle Street, Suite 700 Chicago, Illinois 60602 Attention: City
Comptroller Telephone: (312)744-7106 Facsimile: (312)742-6544

RS Affordable I LLC
c/o Related Companies
350 West Hubbard Street, Suite 300
Chicago, IL 60654
Attention: Jacques Sandberg

Levitt & Boccio, LLP 423 West 55th Street, 8th Floor New York, NY 10019 Attention: David Boccio

CIBC Bank USA
120 South LaSalle Street
Chicago, Illinois 60603
Attention: Cheryl Wilson, Managing Director

-36-

and with a copy to:

Charity & Associates, P.C.
20 North Clark Street, Suite 1150 Chicago, Illinois 60602
Attention: Elvin E. Charity.

BMO Harris Bank N.A.
115 S. LaSalle Street- 19W
Chicago, IL 60603
Attention: James J. West, Director

Charity & Associates, P.C. 20 North Clark Street, Suite 1150 Chicago, Illinois 60602 Attention: Elvin E. Charity

If to Equity Investor:

Hudson Roosevelt Square LLC
Hudson SLP LLC c/o Hudson Housing Capital LLC 630
Fifth Avenue, 28th Floor New York, New York 10111
Attention: General Counsel

And to:

Holland & Knight LLP

10 St. James Avenue, 12th Floor Boston, Massachusetts
02116 Attention: Dayna M. Hutchins, Esq.

Any such notice, demand, request or communication shall be deemed to have been given and received for all purposes under this Funding Loan Agreement: (i) three Business Days after the same is deposited in any official depository or receptacle of the United States Postal Service first class, or, if applicable, certified mail, return receipt requested, postage prepaid; (ii) on the date of transmission when delivered by telecopier or facsimile transmission, email or other telecommunication device, provided any telecopy or other electronic transmission received by any party after 4:00 p.m., local time, as evidenced by the time shown on such transmission, shall be deemed to have been received the following Business Day; (iii) on the next Business Day after the same is deposited with a nationally recognized overnight delivery service that guarantees overnight delivery; and (iv) on the date of actual delivery to such party by any other means; provided, however, if the day such notice, demand, request or communication shall be deemed to have been given and received as aforesaid is not a Business Day, such notice, demand, request or communication shall be deemed to have been given and received on the next Business Day; and provided further that notice to the Governmental Lender shall not be deemed to have been given until actually received by the Governmental Lender. Any facsimile, PDF or DocuSign signature by a Person on a document, notice, demand, request or communication required or permitted by this Funding Loan Agreement shall constitute a legal, valid and binding execution thereof by such Person.

-37-

Any party to this Funding Loan Agreement may change such party's address for the purpose of notice, demands, requests and communications required or permitted under this Funding Loan Agreement by providing written notice of such change of address to all of the parties by written notice as provided herein.

Section 77.2. Term of Funding Loan Agreement. This Funding Loan Agreement shall be in full force and effect until all payment obligations of the Governmental Lender hereunder have been paid in full and the Funding Loan has been retired or the payment thereof has been provided for (such payment or provision to be solely from the Security set forth in Article IV hereof as further provided in Section 8.8 hereof); except that on and after payment in full of the Governmental Lender Notes, this Funding Loan Agreement shall be terminated, without further action by the parties hereto.

Section 11.3. Successors and Assigns. All covenants and agreements in this Funding Loan Agreement by the Governmental Lender shall bind its successors and assigns, whether so expressed or not.

Section 11.4. Legal Holidays. In any case in which the date of payment of any amount due hereunder or the date on which any other act is to be performed pursuant to this Funding Loan Agreement shall be a day that is not a Business Day, then payment of such amount or such act need not be made on such date but may be made on the next succeeding Business Day, and such later payment or such act shall have the same force and effect as if made on the date of payment or the date fixed for prepayment or the date fixed for such act, and no additional interest shall accrue for the period after such date and prior to the date of payment.

Section 11.5. Governing Law. This Funding Loan Agreement shall be governed by and shall be enforceable in accordance with the laws of the State.

Section 11.6. Severability. If any provision of this Funding Loan Agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions shall not in any way be affected or impaired. In case any covenant, stipulation, obligation or agreement contained in the Governmental Lender Notes or in this Funding Loan Agreement shall for any reason be held to be usurious or in violation of law, then such covenant, stipulation, obligation or agreement shall be deemed to be the covenant, stipulation, obligation or agreement of the

Governmental Lender or the Funding Lenders only to the full extent permitted by law.

Section 11.7. Execution in Several Counterparts. This Funding Loan Agreement may be contemporaneously executed in several counterparts, all of which shall constitute one and the same instrument and each of which shall be, and shall be deemed to be, an original.

Section 11.8. Reserved.

Section 11.9. Reserved.

-38-

Section JJ .10. Transactions. The transactions described in this Funding Loan Agreement may be conducted, and related documents and may be stored, by electronic means. Copies, telecopies, facsimiles, PDFs, DocuSign, electronic files and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Sectionll.il <<http://Sectionll.il>>. Reference Date. This Funding Loan Agreement is dated for reference purposes only as of the first day of January, 2023.

(Remainder of this page intentionally left blank)

-39-

IN WITNESS Whereof, the Funding Lenders and the Governmental Lender have caused this Funding Loan Agreement to be duly executed as of the date first written above.

CIBC Bank USA, an Illinois state chartered bank, as Series A Funding Lender

By: /Z<=&2-

Name: Ji>| Sc.uA&ejr

*Title: Mcvn^jVi^ *~~Di rtgrsr*

BMO HARRIS BANK,N.A., a national banking association, as Series B Funding Lender

By:

Name:

Tide:

[Signature Page to Funding Loan Agreement]

In Witness Whereof, the Funding Lenders and the Governmental Lender have caused this Funding Loan Agreement to be duly executed as of the date first written above.

CIBC Bank USA, an Illinois state chartered bank, as Series A
Funding Lender

By: ,
Name:
Title:

[Signature Page to Funding Loan Agreement]

BMO Harris Bank, N.A., a national banking association, as
Series B Funding Lender

City of Chicago

NanietHclnnie ITuang Bennett Title: Chief Financial Officer

[Seal]

ATIKSI

Name: Andrea M. Valencia Title: City Clerk

[Signature Page to Funding Loan Agreement!]

Exhibit A

Form of Governmental Lender Notes

This Note may be owned only by a Permitted Transferee in accordance with the terms of the Funding Loan Agreement, and the Holder hereof, by the acceptance of this Funding Loan agreement (a) represents that it is a Permitted Transferee and (b) acknowledges that it can only transfer this Governmental Lender Note to another Permitted Transferee in accordance with the terms of the Funding Loan Agreement.

City Of Chicago

\$

Multi-Family Housing Revenue Note, Series 2023 [A] [B-1] [B-2] Roosevelt Square Phase 3B

Dated January , 2023

not to exceed \$ [Funding Loan Amount]

For Value Received, the undersigned City of Chicago ("Obligor") promises to pay to the order of [CIBC Bank USA][BMO HARRIS Bank N.A.] ("Holder") the maximum principal sum of Thousand and no/100 Dollars \$, on , 2023, or earlier as provided herein, together with interest thereon at the rates, at the times and in the amounts provided below.

Obligor shall pay to the Holder on or before each date on which payment is due under that certain Funding Loan Agreement, dated as of January 1, 2023 (the "Funding Loan Agreement"), between Obligor and Holder, an amount in immediately available funds sufficient to pay the principal amount of and Prepayment Premium, if any, on the Series [A] [B-1][B-2] Funding Loan then due and payable, whether by maturity, acceleration, prepayment or otherwise. In the event that amounts held derived from proceeds of the Series [A] [B-1][B-2] Borrower Loan, condemnation awards or insurance proceeds or investment earnings thereon are applied to the payment of principal due on the Series [A] [B-1] [B-2] Funding Loan in accordance with the Funding Loan Agreement, the principal amount due hereunder shall be reduced to the extent of the principal amount of the Series [A][B-1][B-2] Funding Loan so paid. Capitalized terms not otherwise defined herein shall have the meaning assigned in the Funding Loan Agreement.

Obligor shall pay to the Holder on or before each date on which interest on the Series [A][B-1][B-2] Funding Loan is payable interest on the unpaid balance hereof in an amount in immediately available funds sufficient to pay the interest on the Series [A][B-1][B-2] Funding Loan then due and payable in the amounts and at the rate or rates set forth in the Funding Loan Agreement.

The Series [A] [B-1][B-2] Funding Loan and this Governmental Lender Note are pass-through obligations relating to a construction loan (the "Series [A][B-1] [B-2] Borrower Loan") made by Obligor from proceeds of the Series [A][B-1][B-2] Funding Loan to RS Affordable I LLC, an Illinois limited liability company, as borrower (the "Borrower"), under

A-1

that certain Borrower Loan Agreement, dated as of January 1, 2023 (as the same may be modified, amended or supplemented from time to time, the "Borrower Loan Agreement"), between the Obligor and the Borrower, evidenced by the Series [A][B-1][B-2] Borrower Note (as defined in the Borrower Loan Agreement). Reference is made to the Borrower Loan Agreement and to the Series [A][B-1][B-2] Borrower Note for complete payment and prepayment terms of the Series [A][B-1][B-2] Borrower Note, payments on which are passed-through under this Governmental Lender Note.

This Governmental Lender Note is a limited obligation of the Obligor, payable solely from the Pledged Revenues and other funds and moneys and Security pledged and assigned under the Funding Loan Agreement.

This Governmental Lender Note is not a general obligation of the Governmental Lender or a charge against its general credit or the general credit taxing powers of the State, the Governmental Lender, or any other political subdivision thereof, and shall never give rise to any pecuniary liability of the Governmental Lender, and neither the Governmental Lender, the State nor any other political subdivision thereof shall be liable for the payments of principal of and, premium, if any, and interest on this Governmental Lender Note, and this Governmental Lender Note is payable from no other source, but are special, limited obligations of the Governmental Lender, payable solely out of the security pledged hereunder and receipts of the Governmental Lender derived pursuant to this Funding Loan Agreement. No holder of this Governmental Lender Note or any interest therein has the right to compel any exercise of the taxing power of the State, the Governmental Lender or any other political subdivision thereof to pay this Governmental Lender Note or the interest or premium, if any, thereon.

All capitalized terms used but not defined herein shall have the meanings ascribed to them in the Funding Loan Agreement or in the Borrower Loan Agreement.

This Governmental Lender Note is subject to the express condition that at no time shall interest be payable on this Governmental Lender Note or the Series [A][B-1][B-2] Funding Loan at a rate in excess of the Maximum Rate provided in the Funding Loan Agreement; and Obligor shall not be obligated or required to pay, nor shall the Holder be permitted to charge or collect, interest at a rate in excess of such Maximum Rate. If by the terms of this Governmental Lender Note or of the Funding Loan Agreement, Obligor is required to pay interest at a rate in excess of such Maximum Rate, the rate of interest hereunder or thereunder shall be deemed to be reduced immediately and automatically to such Maximum Rate, and any such excess payment previously made shall be immediately and automatically applied to the unpaid balance of the principal sum hereof and not to the payment of interest.

Amounts payable hereunder representing late payments, penalty payments or the like shall be payable to the extent allowed by law.

This Governmental Lender Note is subject to all of the terms, conditions, and provisions of the Funding Loan Agreement, including those respecting prepayment and the acceleration of maturity.

A-2

If there is an Event of Default under the Funding Loan Documents, then in any such event and subject to the requirements set forth in the Funding Loan Agreement, the Holder may declare the entire unpaid principal balance of this Governmental Lender Note and accrued interest, if any, due and payable at once. All of the covenants, conditions and agreements contained in the Funding Loan Documents are hereby made part of this Governmental Lender Note.

No delay or omission on the part of the Holder in exercising any remedy, right or option under this Governmental Lender Note or the Funding Loan Documents shall operate as a waiver of such remedy, right or option. In any event a waiver on any one occasion shall not be construed as a waiver or bar to any such remedy, right or option on a future occasion. The rights, remedies and options of the Holder under this Governmental Lender Note and the Funding Loan Documents are and shall be cumulative and are in addition to all of the rights, remedies and options of the Holder at law or in equity or under any other agreement.

Obligor shall pay all costs of collection on demand by the Holder, including without limitation, reasonable attorneys' fees and disbursements, which costs may be added to the indebtedness hereunder, together with interest thereon, to the extent allowed by law, as set forth in the Funding Loan Agreement.

This Governmental Lender Note may not be changed orally. Presentment for payment, notice of dishonor, protest

and notice of protest are hereby waived. The acceptance by the Holder of any amount after the same is due shall not constitute a waiver of the right to require prompt payment, when due, of all other amounts due hereunder. The acceptance by the Holder of any sum in an amount less than the amount then due shall be deemed an acceptance on account only and upon condition that such acceptance shall not constitute a waiver of the obligation of Obligor to pay the entire sum then due, and Obligor's failure to pay such amount then due shall be and continue to be a default notwithstanding such acceptance of such amount on account, as aforesaid. Consent by the Holder to any action of Obligor which is subject to consent or approval of the Holder hereunder shall not be deemed a waiver of the right to require such consent or approval to future or successive actions.

(Remainder of this page intentionally left blank)

A-3

IN WITNESS WHEREOF, the undersigned has duly executed and delivered this Governmental Lender Note or caused this Governmental Lender Note to be duly executed and delivered by its authorized representative as of the date first set forth above. The undersigned intends that this instrument shall be deemed to be signed and delivered as a sealed instrument.

Obligor:

City of Chicago

By:

Name: Jennie Huang Bennett Title: Chief Financial Officer

[Seal] Attest:

By:

Name: Andrea M. Valencia Title: City Clerk

Exhibit B

Form of Required Transferee Representations

[20_]

The undersigned, as holder (the "Holder" or the "Funding Lender") of the not to exceed \$[38,125,000] Multi-Family Housing Revenue Note, Series 2023A (Roosevelt Square Phase 3B) (the "Governmental Lender Note, Series 2023A"), \$[13,875,000] Multi-Family Housing Revenue Note, Series 2023B-1 (Roosevelt Square Phase 3B) (the "Governmental Lender Note, Series 2023B-1") and \$[24,250,000] Multi-Family Housing Revenue Note, Series 2023B-2 (Roosevelt Square Phase 3B) (the "Governmental Lender Note, Series 2023B-2" and, together with the Governmental Lender Note, Series 2023A and the Governmental Lender Note, Series 2023B-1, the "Governmental Lender Notes" and each a "Governmental Lender Note"), dated as of the Closing Date and issued pursuant to an Ordinance adopted on February 23, 2022, as amended on July 20, 2022 (together, the "Ordinance") by the City of Chicago (the "Governmental Lender") and under a Funding Loan Agreement dated as of January 1, 2023 (the "Funding Loan Agreement") between the Governmental Lender and Holder, as a Funding Lender, hereby represents that:

1. The Funding Lender hereby acknowledges the execution and delivery of the

1. Governmental Lender Note, Series 2023[A][B-1][B-2] in the original aggregate principal amount

1. of up to \$.

2. The Funding Lender has authority to make the Series [A][B-1][B-2] Funding Loan and to execute and deliver these representations and any other instrument and documents required to be executed by the Funding Lender in connection with the execution and delivery of the applicable Governmental Lender Note.

3. The Holder has sufficient knowledge and experience in financial and business matters with respect to the evaluation of residential real estate developments such as the Project to be able to evaluate the risk and merits of the investment represented by the Governmental Lender Note, Series 2023[A][B-1][B-2]. We are able to bear the economic risks of such investment.

4. The Holder acknowledges that it has either been supplied with or been given access to information, including financial statements and other financial information, to which a reasonable lender would attach significance in making investment decisions, and the Holder has had the opportunity to ask questions and receive answers from knowledgeable individuals concerning the Governmental Lender, the Project, the use of proceeds of the Governmental Lender Note, Series 2023[A][B-1][B-2], the Funding Loan Agreement and the applicable Funding Loan and the security therefor so that, as a reasonable lender, the Holder has been able to make its decision to extend the applicable Funding Loan [or an interest therein] and purchase the Governmental Lender Notes [or an interest therein]. The Series [A][B-1][B-2] Funding

B-1

Lender understands that the Governmental Lender Note, Series 2023[A][B-1][B-2] and the Borrower Loan Agreement are not registered under the Securities Act of 1933, as amended, and that such registration is not legally required as of the date hereof; and further understands that the Governmental Lender Note, Series 2023[A][B-1][B-2] and the Borrower Loan Agreement (i) are not being registered or otherwise qualified for sale under the "Blue Sky" laws and regulations of any state, (ii) will not be listed in any stock or other securities exchange, (iii) will not carry a rating from any rating service and (iv) will be delivered in a form which is not readily marketable. The Holder acknowledges that it has not relied upon the Governmental Lender for any information in connection with the Holder's purchase of the Governmental Lender Notes [or an interest therein].

5. The Holder is an Approved Institutional Buyer (as defined in the Funding Loan Agreement).

6. The Holder acknowledges that it is purchasing [an interest in] the Governmental Lender Note, Series 2023[A][B-1][B-2] for investment for its own account and not with a present view toward resale or the distribution thereof, in that we do not now intend to resell or otherwise dispose of all or any part of our interests in the Governmental Lender Note, Series 2023[A][B-1][B-2]. Subject to paragraph 7 below, the Funding Lender acknowledges and agrees that the Governmental Lender Note, Series 2023[A][B-1][B-2], or interests therein, can be sold and subsequently transferred only to purchasers that execute and deliver to the Governmental Lender an representations from the transferee to substantially the same effect as these required transferee representations or in such other form authorized under the Funding Loan Agreement with no revisions except as may be approved in writing by the Governmental Lender.

7. In the event any placement memorandum to be provided to any subsequent buyer or beneficial owner of such portion of the Governmental Lender Note, Series 2023[A][B-1][B-2] will not disclose information with respect to the Governmental Lender other than its name, location and type of political subdivision and genera] information with respect to the Series [A][B-1] [B-2] Funding Loan and the corresponding Borrower Loan and related documents, the Holder will provide the Governmental Lender with a draft of such placement memorandum and the Governmental Lender shall have the right to approve any description of the Governmental Lender therein (which approval shall not be unreasonably withheld).

8. The Series [A][B-1][B-2] Funding Lender understands that the Governmental Lender Note, Series 2023[A][B-1][B-2] is a limited obligation of the Governmental Lender; payable solely from funds and moneys pledged and assigned under the Funding Loan Agreement, and that the liabilities and obligations of the Governmental Lender with respect to the Governmental Lender Note, Series 2023[A][B-1][B-2] is expressly limited as set forth in the Funding Loan Agreement and related documents. The Series [A][B-1][B-2] Funding Lender acknowledges that the Governmental Lender Note, Series 2023[A][B-1][B-2] is not an indebtedness of the Governmental Lender or a charge against its general credit or the general credit taxing powers of the State, the Governmental Lender, or any other political subdivision thereof, and shall never give rise to any pecuniary liability of the Governmental Lender, and neither the Governmental Lender, the State nor any other political subdivision thereof shall be liable for the payments of principal of and, premium, if any, and interest on the Governmental

B-2

Lender Note, Series 2023[A][B-1][B-2], "and the Governmental Lender Note, Series 2023[A][B-1][B-2] is payable from no other source, but are special, limited obligations of the Governmental Lender, payable solely out of the Security and receipts of the Governmental Lender derived pursuant to the Funding Loan Agreement and the Borrower Loan Agreement. The Series [A][B-1][B-2] Funding Lender acknowledges that no holder of the Governmental Lender Note, Series 2023[A][B-1][B-2], or any interest therein, has the right to compel any exercise of the taxing power of the State, the Governmental Lender or any other political subdivision thereof to pay the Governmental Lender Note, Series 2023[A][B-1][B-2] or the interest or premium, if any, thereon.

9. Capitalized terms used herein and not otherwise defined have the meanings given such terms in the Funding Loan Agreement.

[Remainder of page intentionally left blank.]

B-3

[Signature Page to Required Transferee Representations]

[Insert Funding Lender], as Holder

By:
Name:
Its:

Exhibit B Governmental Lender Notes

This Note may be owned only by a Permitted Transferee in accordance with the terms of the Funding Loan Agreement, and the Holder hereof, by the acceptance of this Funding Loan Agreement (a) represents that it is a Permitted Transferee and (b) acknowledges that it can only transfer this Governmental Lender Note to another Permitted Transferee in accordance with the terms of the Funding Loan Agreement.

,125,000

Dated January 13,2023

For Value Received, the undersigned City of

ises to pay to

jal suf^^Thtffy-Eight Million)00, <3^nuary 13,2026, or idHS^«are^satisfied as described intSsret thereon at
the rates, at

the order of CIBC Bank USA ("Holder") the maximum One Hundred Twenty-Five Thousand and no/10UJDollars earlier as provided herein, or on January 13, 2023, or on the date of the hereinafter defined Funding Loan Agreement, the times and in the amounts provided here:

Obligor shall pay to the Holder certain Funding Loan Agreement between Obligor and Holder principal amount of and Pjppayinen and payable, whether amounts held derive or insurance on the Series amount due Funding Loan Agreement

City Of Chicago \$38,125,000 Multi-Family Housing
Revenue Note, Series 2023A Roosevelt Square Phase
3B

which payment is due under that as of January 1, 2025 (the "Funding Loan Agreement"), immediately available funds sufficient to pay the mium, if any, on the Series 2023A Funding Loan then due rations. Irreimbursement or otherwise. In the event that of the Series 2023A Borrower Loan, condemnation awards thereon are applied to the payment of principal due under the Funding Loan Agreement, the principal the extent of the principal amount of the Series 2023A Capitalize' p' and not otherwise defined herein shall have the meaning Loan Agreement.

2023A Funds available for, payable in the

the Holder on or before each date on which interest on the Series payable interest on the unpaid balance hereof in an amount in immediately due to pay the interest on the Series 2023A Funding Loan then due and at the rate or rates set forth in the Funding Loan Agreement.

The Series 2023A Funding Loan and this Governmental Lender Note are pass-through obligations relating to a construction loan (the "Series 2023A Borrower Loan") made by Obligor from proceeds of the Series 2023A Funding Loan to RS Affordable I LLC, an Illinois limited liability company, as borrower (the "Borrower"), under that certain Borrower Loan Agreement, dated as of January 1, 2023 (as the same may be modified, amended or supplemented from time to time, the "Borrower Loan Agreement"), between the Obligor and the Borrower, evidenced by the Series 2023A Borrower Note (as defined in the Borrower Loan Agreement). Reference is

Note - Series 2023A 4881-9334-3041 v4.docx 2302404

payment and prepayment terms of the Series 2023A Borrower Note, payments on which are passed-through under this Governmental Lender Note.

er political division on o
payable solely derived from the Note or the State, the Governmental
anings ascribed to them

All capitalized terms used but not in the Funding Loan Agreement or in the
je express condition that at no time shall the Series 2023A Funding Loan at a rate in the Funding Loan Agreement; and
Obligor shall not Holder be permitted to charge or collect, interest at a rate of this Governmental Lender Note or of
the interest at a rate in excess of such Maximum interest shall be deemed to be reduced immediately and any such
excess payment previously made shall be the unpaid balance of the principal sum hereof and not

This Governmental Lender interest be payable on this Government in excess of the Maximum and the pri be
obligated or required to pay for rate in excess of such Funding Loan Agreement: Rate, the rate automatically
immediately' to the Government

lender representing late payments, penalty payments or the like shall be determined by law.
be payable

This Governmental Lender Note is a limited obligation of the Obligor, payable solely from the Pledged Revenues and other funds and moneys and Security pledged and assigned under the Funding Loan Agreement.

This Governmental Lender Note is not a general obligation of the Governmental Lender or a charge against its general credit or the general credit taxing powers of the State, the Governmental Lender, or an subdivision thereof, and shall never give rise to any pecuniary liability of the Lender, and neither the Governmental Lender, the State nor any of thereof shall be liable for the payments of principal of and, premm, of this Governmental Lender Note, and this Governmental Lender Note is not to be paid from any other source, but are special, limited obligations of the Governmental Lender out of the security pledged hereunder and receipts of pursuant to this Funding Loan Agreement. No holder of any interest therein has the right to compel any exercise of the Governmental Lender or any other political subdivision Lender Note or the interest or premium, if any, thereon.

This Governmental Lender Note is subject to all of the terms, conditions, and provisions of the Funding Loan Agreement, including those respecting prepayment and the acceleration of maturity.

If there is an Event of Default under the Funding Loan Documents, then in any such event and subject to the requirements set forth in the Funding Loan Agreement, the Holder may declare the entire unpaid principal balance of this Governmental Lender Note and accrued interest, if any, due and payable at once. All of the covenants, conditions and agreements contained in the Funding Loan Documents are hereby made part of this Governmental Lender Note.

-2-

-3-

In Witness Whereof, the undersigned has duly executed and delivered this Governmental Lender Note or caused this Governmental Lender Note to be duly executed and delivered by its authorized representative as of the date first set forth above. The undersigned intends that this instrument shall be deemed to be signed and delivered as a sealed instrument.

Obligor:

ISeal]

Attest:

By:

Name: Andrea M. Valencia Title: City Clerk

This Note may be owned only by a Permitted Transferee in accordance with the terms of the Funding Loan Agreement, and the Holder hereof, by the acceptance of this Funding Loan Agreement (a) represents that it is a Permitted Transferee and (b) acknowledges that it can only transfer this Governmental Lender Note to another Permitted Transferee in accordance with the terms of the Funding Loan Agreement.

875,000

ipr") promises to pay to mcipaTimm<^«hirteen Million X)0,oSpniuary 13,2026, or les, a^gJijnes and in the amounts

Dated January 13,2023

For Value Received, the undersigned City of Cl the order of BMO Harris Bank NA. ("Holder") the maxi Eight Hundred Seventy-Five Thousand and no/lQftJPollars earlier as provided herein, together with interesJTOr^^lhe r] provided below.

City Of Chicago \$13,875,000 Multi-Family Housing
Revenue Note, Series 2023B-1 Roosevelt Square Phase
3B

due and payable, whethej amounts held derived or insurance proceed^ on the Series 2C principal amagfndue rramunc 2023 B-1 FuffSikLoanY

Obligor shall pay to the Holdaj^^ar bef^^ach osteon which payment is due under that certain Funding Loan Agreement,^Tted as of JaniJ^^J, 20z3&?fne "Funding Loan Agreement"), between Obligor and Holder, anBjmount in immedraljfaj^vailable funds sufficient to pay the principal amount of and Prej^mewkPremium, if anv, <J^fhe Series 2023B-1 Funding Loan then Agreement.

meaning,

the Holder on or before each date on which interest on the Series an repayable interest on the unpaid balance hereof in an amount in funds sufficient to pay the interest on the Series 2023B-1 Funding Loan in the amounts and at the rate or rates set forth in the Funding Loan

2023B-

immediately avai then due an Agreement.

itun^^cceleratorj prepayment or otherwise. In the event that Is o^^fe,Series^r23B-1 Borrower Loan, condemnation awards are applied to the payment of principal due accordance with the Funding Loan Agreement, the jced to the extent of the principal amount of the Series lized terms not otherwise defined herein shall have the

The Series 2023B-1 Funding Loan and this Governmental Lender Note are pass-through obligations relating to a construction loan (the "Series 2023B-1 Borrower Loan") made by Obligor from proceeds of the Series 2023B-1 Funding Loan to RS Affordable I LLC, an Illinois limited liability company, as borrower (the "Borrower"), under that certain Borrower Loan Agreement, dated as of January 1,2023 (as the same may be modified, amended or supplemented from time to time, the "Borrower Loan Agreement"), between the Obligor

-3-

In Witness Whereof, the undersigned has duly executed and delivered this Governmental Lender Note or caused this Governmental Lender Note to be duly executed and delivered by its authorized representative as of the date first set forth above. The undersigned intends that this instrument shall be deemed to be signed and delivered as a sealed instrument.

Obligor:

[Seal]

Attest:

By:

Name: Andrea M. Valencia Title: City Clerk

This Note may be owned only by a Permitted Transferee in accordance with the terms of the Funding Loan Agreement, and the Holder hereof, by the acceptance of this Funding Loan agreement (a) represents that it is a Permitted Transferee and (b) acknowledges that it can only transfer this Governmental Lender Note to another Permitted Transferee in accordance with the terms of the Funding Loan agreement.

50,000

it ("City of Chicago") promises to pay to the order of BMO HARRIS BANK NA. ("Holder") the sum of Fifty Thousand and no/100 Dollars \$: earlier as provided herein, together with interest as provided below.

DATED January 13, 2023

For Value Received, the undersigned City of Chicago on the order of BMO HARRIS BANK NA. ("Holder") the sum of Fifty Thousand and no/100 Dollars \$: earlier as provided herein, together with interest as provided below.

City Of Chicago \$24,250,000 Multi-Family Housing
Revenue Note, Series 2023B-2 Roosevelt Square Phase
3B

Obligor shall pay to the Holder on each date on which payment is due under that certain Funding Loan Agreement, dated as of January 13, 2023 (the "Funding Loan Agreement"), between Obligor and Holder, an amount in immediately available funds sufficient to pay the principal amount of and

Prerj^melgjPremium, if anv, oWne Series 2023B-2 Funding Loan then due and payable, whether^yrnktun^ccelerationlprepayment or otherwise. In the event that amounts held derived fjr^m process op|is^erits7M2>B-2 Borrower Loan, condemnation awards or insurance proceeds^r^estm^annn^rean are applied to the payment of principal due on the Series 202^^Furo^p Loan inLaccordance with the Funding Loan Agreement, the principal amou^miene^nde^iall be npraced to the extent ofthe principal amount of the Series 2023B-2 Furfrjnra>Loan |§ paidzed terms not otherwise defined herein shall have the meanino^^oned^^y^^unding IJprfAgreement.

2023B-2^^H^ immediately availah then due and^ayab Agreement.

wbligor shall pa^mthe Holder on or before each date on which interest on the Series iian fsjff>ayable interest on the unpaid balance hereof in an amount in faunas sufficient to pay the interest on the Series 2023B-2 Funding Loan jpn the amounts and at the rate or rates set forth in the Funding Loan

The Series 2023B-2 Funding Loan and this Governmental Lender Note are pass-through obligations relating to a construction loan (the "Series 2023B-2 Borrower Loan") made by Obligor from proceeds of the Series 2023B-2 Funding Loan to RS Affordable I LLC, an Illinois limited liability company, as borrower (the "Borrower"), under that certain Borrower Loan Agreement, dated as of January 1, 2023 (as the same may be modified, amended or supplemented from time to time, the "Borrower Loan Agreement"), between the Obligor and the Borrower, evidenced by the Series 2023B-2 Borrower Note (as defined in the Borrower Loan Agreement). Reference is

Note - Series 2023B-2 4862-1363-1553 v4.docx

made to the Borrower Loan Agreement and to the Series 2023B-2 Borrower Note for complete payment and prepayment terms of the Series 2023B-2 Borrower Note, payments on which are passed-through under this Governmental Lender Note.

This Governmental Lender Note is a limited obligation of the Obligor, payable solely from the Pledged Revenues and other funds and moneys and Security pledged and assigned under the Funding Loan Agreement. This Governmental Lender Note isjiot a general obligation of the Governmental Lender or a charge against its general credj^r the general credit taxing powers of the State, the Governmental Lender, or any otrW political subdivision thereof, and shall never give rise to any pecuniary liabilib^iheGovaarnenthLender, and neither the Governmental Lender, the State nor any^nef^pil^^feB^^ision thereof shall be liable for the payments of principal of and, preggwrmt if a?fe&. andifretisHhon

ble from no p^&able solely d^r derived er Note or the State, the Governmental this Governmental Lender Note, and this Governmental other source, but are special, limited obligations ofthe Gov out of the security pledged hereunder and receipts of^fiie G pursuant to this Funding Loan Agreement. No holder any interest therein has the right to compel any exercise (ft trastaxin Governmental Lender or any other political subdivision TOens&to Lender Note or the interest or premium, if

All capitalized terms used but no^ in the Funding Loan Agreement or in. lerein^all nS@|he meanings ascribed to them ,oan .Agreement.

This Governmental Lenderj interest be payable on this Gc rate in excess of the Maxir^aml^ate" not be obligated or req at a rate in excess of of the Funding L Maximum Rat^the r; immediately fna^toma made shsdj&eirn hereofijand norto the ote is subject toTS&£spress condition that at no time shall tal Lender Note rJjPme Series 2023B-2 Funding

Loan at a ided in the funding Loan Agreement; and Obligor shall the Hoffer be permitted to charge or collect, interest al<F*4m\$%nz terms of this Governmental Lender Note or s required to pay interest at a rate in excess of such der or thereunder shall be deemed to be reduced aximum Rate, and any such excess payment previously ically applied to the unpaid balance of the principal sum

This Gov^mental Lender Note is subject to all of the terms, conditions, and provisions of the Funding Loan Agreement, including those respecting prepayment and the acceleration of maturity.

If there is an Event of Default under the Funding Loan Documents, then in any such event and subject to the requirements set forth in the Funding Loan Agreement, the Holder may declare the entire unpaid principal balance of this Governmental Lender Note and accrued interest, if any, due and payable at once. All of the covenants, conditions and agreements contained in the Funding Loan Documents are hereby made part of this Governmental Lender Note.

-2-

-3-

In Witness Whereof, the undersigned has duly executed and delivered this Governmental Lender Note or caused this Governmental Lender Note to be duly executed and delivered by its authorized representative as of the date first set forth above. The undersigned intends that this instrument shall be deemed to be signed and delivered as a sealed instrument.

Obligor:

Attest:

Name: Andrea M. Valencia. Title: City Clerk

By:

Exhibit C Borrower Loan Agreement

Borrower Loan Agreement

Between

City of Chicago, as Governmental Lender,

and

RS Affordable I LLC, an Illinois limited liability company,
as Borrower

Dated as of January 1,2023

Relating to: Not to exceed \$80,000,000

Funding Loans originated by CIBC Bank USA and BMO Harris Bank, N.A.,
as Funding Lenders

The interest of the City of Chicago (the "Governmental Lender") in this Borrower Loan Agreement (except for certain rights described herein) has been pledged and assigned to CIBC Bank USA, an Illinois state chartered bank, as funding lender (the "Series A Funding Lender"), as a funding lender, and BMO Harris Bank, N.A., a national banking association (the "Series B Funding Lender"), as funding lender and as agent and Servicer for the Series A Funding Lender and Series B Funding Lender (together, the "Funding Lenders"), under that certain Funding Loan Agreement, of even date herewith, by and among the Governmental Lender and the Funding Lenders, under which the Series A Funding Lender is originating a loan to the Governmental Lender the proceeds of which are to be used to fund the Series A Borrower Loan and the Series B Funding Lender is originating a loan to the Governmental Lender the proceeds of which are to be used to fund the Series B-1 Borrower Loan and the Series B-2 Borrower Loan, each made under this Borrower Loan Agreement.

City of Chicago - Roosevelt Square 3B, Series 2023 - Borrower Loan Agreement 4863-1786-9599 v 14.docx 2302404

Table of Contents

	Page
Article I	Definitions ; Principles of Construction
Section 1.1.	Specific Definitions
Section 1.2.	Definitions
Article' II	General
Section 2.1.	Origination of Borrower Loan
Section 2.2.	Security for the Funding Loan
Section 2.3.	Loan; Borrower Notes; Conditions to Closing
Section 2.4.	Borrower Loan Payments
Section 2.5.	Additional Borrower Payments
Section 2.6.	Overdue Payments; Payments if Default
Section 2.7.	Calculation of Interest Payments and Deposits to Real Estate Related Reserve Funds
Section 2.8.	Grant of Security Interest; Application of Funds
Section 2.9.	Marshalling; Payments Set Aside
Section 2.10.	Borrower Loan Disbursements
Article III	[Reserved]

Article IV	Representations and Warranties	29
Section 4.1.	Borrower Representations	29
Section 4.2.	Survival of Representations and Covenants	41
Article V	Affirmative Covenants	42
Section 5.1.	Existence	42
Section 5.2.	Taxes and Other Charges	42
Section 5.3.	Repairs; Maintenance and Compliance; Physical Condition	42
Section 5.4.	Litigation	43
Section 5.5.	Performance of Other Agreements	43
Section 5.6.	Notices	43
Section 5.7.	Cooperate in Legal Proceedings	43
Section 5.8.	Further Assurances	43
Section 5.9.	Delivery of Financial Information	44
Section 5.10.	Environmental Matters	44
Section 5.11.	Governmental Lender's and Funding Lender's Fees	44
Section 5.12.	Estoppel Statement	44
Section 5.13.	Defense of Actions	45
Section 5.14.	Expenses	45
Section 5.15.	Indemnity	46
Section 5.16.	No Warranty of Condition or Suitability by the Governmental Funding Lender	49
Section 5.17.	Right of Access to the Project	49
Section 5.18.	Notice of Default	50
Section 5.19.	Covenant with Governmental Lender and Funding Lenders	50
Section 5.20.	Obligation of the Borrower to Construct or Rehabilitate the Project	50
Section 5.21.	Maintenance of Insurance	50
Section 5.22.	Information; Statements and Reports	50
Section 5.23.	Additional Notices	52
Section 5.24.	Compliance with Other Agreements; Legal Requirements	53
Section 5.25.	Completion and Maintenance of Project	53
Section 5.26.	Fixtures	53
Section 5.27.	Income from Project	53
Section 5.28.	Leases and Occupancy Agreements	54
Section 5.29.	Project Agreements and Licenses	55
Section 5.30.	Payment of Debt Payments	55
Section 5.31.	ERISA	55
Section 5.32.	Patriot Act Compliance	55
Section 5.33.	Funds from Equity Investor	56
Section 5.34.	Tax Covenants	56
Section 5.35.	Payment of Rebate	62
Section 5.36.	Arbitrage Rebate	62
Section 5.37.	Covenants under Funding Loan Agreement	64
Section 5.38.	Notice of Default	64

	Section 5.39.	Continuing Disclosure Agreement	64
	Section 5.40.	Compliance with Ground Lease	64
	Section 5.41.	Compliance with HAP Contract	65
\	Section 5.42.	Compliance with Permanent Loan Commitment	65
	Section 5.43.	Compliance with Redevelopment Agreement and the other C,C&Rs	65
	Article VI	Negative Covenants	66
	Section 6.1.	Management Agreement	66
	Section 6.2.	Dissolution	66
	Section 6.3.	Change in Business or Operation of Property	66
	Section 6.4.	Debt Cancellation	66
	Section 6.5.	Assets	66
	Section 6.6.	Transfers	66
	Section 6.7.	Debt	67
	Section 6.8.	Assignment of Rights	67
	Section 6.9.	Principal Place of Business	67
	Section 6.10.	Operating Agreement	67
	Section 6.11.	ERISA	67
	Section 6.12.	No Hedging Arrangements	67
	Section 6.13.	Loans and Investments; Distributions; Related Party Payments	68
	Section 6.14.	Amendment of Related Documents or CC&R's	68
	Section 6.15.	Personal Property	68
	Section 6.16.	Fiscal Year	68
	Section 6.17.	Publicity	68
	Section 6.18.	Subordinate Loan Documents	69
Article VII	Reserved		69
Article VIII	Defaults		69
	Section 8.1.	Events of Default	69
	Section 8.2.	Remedies	74
Article IX	Special Provisions		78
	Section 9.1.	Sale of Notes and Secondary Market Transaction	78
Article X	Miscellaneous		81
	Section 10.1.	Notices	81
	Section 10.2.	Brokers and Financial Advisors	83
	Section 10.3.	Survival	83
	Section 10.4.	Preferences	83
	Section 10.5.	Waiver of Notice	84
	Section 10.6.	Offsets, Counterclaims and Defenses	84
	Section 10.7.	Publicity	84
	Section 10.8.	Construction of Documents	84

-ii-

Section 10.9.	No Third Party Beneficiaries	84	
Section 10.10.	Assignment	85	
Section 10.11.	[Intentionally Omitted]	85	
Section 10.12.	Governmental Lender, Funding Lenders and Servicer Not in Control; No Partnership		85
Section 10.13.	Release	86	
Section 10.14.	Term of Borrower Loan Agreement	86	
Section 10.15.	Reimbursement of Expenses	86	
Section 10.16.	Permitted Contests	86	
Section 10.17.	Funding Lenders Approval of Instruments and Parties	87	
Section 10.18.	Funding Lender Determination of Facts	87	
Section 10.19.	Calendar Months	87	
Section 10.20.	Determinations by Lender	88	
Section 10.21.	Governing Law	88	
Section 10.22.	Consent to Jurisdiction and Venue	88	
Section 10.23.	Successors and Assigns	88	
Section 10.24.	Severability	88	
Section 10.25.	Entire Agreement; Amendment and Waiver	88	
Section 10.26.	Counterparts	89	
Section 10.27.	Captions	89	
-iii-			
Section 10.28.	Servicer	89	
Section 10.29.	Beneficiary Parties as Third Party Beneficiary	89	
Section 10.30.	Waiver of Trial by Jury	89	
Section 10.31.	Time of the Essence	89	
Section 10.32.	Modifications	89	
Section 10.33.	Reference Date	90	
Article XI	Limitations on Liability	90	
Section 11.1.	Limitation on Liability	90	
Section 11.2.	Limitation on Liability of Governmental Lender	90	
Section 11.3.	Waiver of Personal Liability	91	
Section 11.4.	Limitation on Liability of Funding Lenders' Officers, Employees, Etc		91
Section 11.5.	Delivery of Reports, Etc	92	
Exhibit A	-	Section 10.32 Modifications	
Exhibit B	-	Public Housing Provisions Rider to Loan Instrument	

-iv-

Borrower Loan Agreement

THIS BORROWERLOANAGREEMENT(this "Borrower Loan Agreement") is entered into as of the first day of January, 2023, between the City of Chicago, a municipality and home rule unit of local government duly organized and validly existing under the constitution and laws of the State of Illinois (together with its successors and assigns, the "Governmental Lender"), and RS Affordable I LLC, an Illinois limited liability company (together with its successors and assigns, the "Borrower").

witnesseth: Recitals

WHEREAS, the Governmental Lender has been duly created and organized pursuant to and in accordance with the provisions of Article VII, Section 6 of the 1970 Constitution of the State of Illinois, for the purpose of providing a means of financing the costs of residential ownership and development that will provide decent, safe and sanitary housing for persons of low and moderate income at prices or rentals they can afford; and

Whereas, the Governmental Lender is authorized: (a) to make loans to any person to provide financing for rental residential developments located within the jurisdiction of the Governmental Lender and intended to be occupied in part by persons of low and moderate income, as determined by the Governmental Lender; (b) to incur indebtedness for the purpose of obtaining moneys to make such loans and provide such financing, to establish necessary reserve funds and to pay administrative costs and other costs incurred in connection with the incurrence of such indebtedness of the Governmental Lender; and (c) to pledge all or any part of the revenues, receipts or resources of the Governmental Lender, including the revenues and receipts to be received by the Governmental Lender from or in connection with such loans, and to mortgage, pledge or grant security interests in such loans or other property of the Governmental Lender in order to secure the payment of the principal or redemption price of and interest on such indebtedness of the Governmental Lender; and

WHEREAS, the Borrower has applied to the Governmental Lender for loans relating to the hereinafter defined (i) Borrower Note, Series 2023A (the "Series A Borrower Loan"), (ii) Borrower Note, Series 2023B-1 (the "Series B-1 Borrower Loan") and (iii) Borrower Note, Series 2023B-2 (the "Series B-2 Borrower Loan" and, together with the Series

A Borrower Loan and the Series B-1 Borrower Loan, the "Borrower Loans") for the acquisition, lease, construction, rehabilitation, development, and equipping of low- and moderate-income residential facilities and related common facilities and containing approximately 314 residential rental apartments (of which 205 units will be set aside for tenants of the Chicago Housing Authority (as hereinafter defined)) including approximately 130 apartments to be rented to households earning up to 50% of area median income ("AMI"), approximately 153 apartments to be rented to households earning up to 60% of AMI, approximately 31 apartments to be rented to households earning up to 80% of AMI (together with related common areas along with parking lot facilities, the "Project"); and

Whereas, the Borrower's repayment obligations under this Borrower Loan Agreement are evidenced by the Borrower Notes, as defined herein; and

WHEREAS, the Borrower has requested the Governmental Lender to enter into that certain Funding Loan Agreement, of even date herewith (the "Funding Loan Agreement"), among the Governmental Lender, CIBC Bank USA, an Illinois state chartered bank (the "Series A Funding Lender") and BMO Harris Bank, N.A., a national banking association (the "Series B Funding Lender" and, together with the Series A Funding Lender, the "Funding Lenders"), under which the Series A Funding Lender will make a loan (the "Series A Funding Loan ") and the Series B Funding Lender will make two loans (the "Series B-1 Funding Loan" and the "Series B-2 Funding Loan" and, together with the Series A Funding Loan, the "Funding Loans") to the Governmental Lender, the proceeds of which will be loaned under this Borrower Loan Agreement to the Borrower to finance the acquisition, construction, rehabilitation, development, equipping and/or operation of the Project; and

WHEREAS, the Borrower Loans are secured by, among other things, that certain Leasehold Mortgage, Security Agreement, Assignment of Leases and Rents, and Fixture Filing (as amended, restated and/or supplemented from time to time, the "Security Instrument"), of even date herewith and assigned to the Series B Funding Lender, as agent and Servicer for the Funding Lenders to secure the Funding Loans, encumbering the Project, and will be advanced to Borrower pursuant to this Borrower Loan Agreement and the Construction Funding Agreement.

NOW, Therefore, in consideration of the premises and the mutual representations, covenants and agreements herein contained, the parties hereto do hereby agree as follows:

Article I

Definitions; Principles of Construction

Section 1.1. Specific Definitions. For all purposes of this Borrower Loan Agreement, except as otherwise expressly provided or unless the context otherwise requires:

Unless specifically defined herein, all capitalized terms shall have the meanings ascribed thereto in the Security Instrument or, if not defined in the Security Instrument, in the Funding Loan Agreement.

All accounting terms not otherwise defined herein shall have the meanings assigned to them, and all computations herein provided for shall be made, in accordance with GAAP.

All references in this instrument to designated "Articles," "Sections" and other subdivisions are to the designated Articles, Sections and subdivisions of this instrument as originally executed.

-2-

All references in this instrument to a separate instrument are to such separate instrument as the same may be amended or supplemented from time to time pursuant to the applicable provisions thereof.

Unless otherwise specified, (i) all references to sections and schedules are to those in this Borrower Loan Agreement, (ii) the words "hereof," "herein" and "hereunder" and words of similar import refer to this Borrower Loan Agreement as a whole and not to any particular provision, (iii) all definitions are equally applicable to the singular and plural forms of the terms defined and (iv) the word "including" means "including but not limited to."

Section 1.2. Definitions. The following terms, when used in this Borrower Loan Agreement (including when used in the above recitals), shall have the following meanings:

"Act of Bankruptcy" shall mean the filing of a petition in bankruptcy (or any other commencement of a bankruptcy or similar proceeding) under any applicable bankruptcy, insolvency, reorganization, or similar law, now or hereafter in effect; provided that, in the case of an involuntary proceeding, such proceeding is not dismissed within ninety (90) days after the commencement thereof.

"ADA" shall have the meaning set forth in Section 4.1.38 hereof.

"Additional Borrower Payments" shall mean the payments payable pursuant to Section 2.5 (Additional Borrower Payments), Section 2.6 (Overdue Payments; Payments in Default), Section 7.1 of the Construction Funding Agreement (Loan in Balance), Section 4.1.39 of the Construction Funding Agreement (Mandatory Prepayments of Loans), Section 5.14 (Expenses) and Section 2(c) of the Borrower Notes (Prepayments).

"Affiliate" or "Affiliate of Borrower" means, as to the Borrower or its Managing Member, (i) any entity that directly or indirectly owns, controls, or holds with power to vote, 20 percent or more of the outstanding voting securities of Borrower or its Managing Member, (ii) any corporation 20 percent or more of whose outstanding voting securities are directly or indirectly owned, controlled or held with power to vote by the Borrower or its Managing Member, (iii) any partner, shareholder or, if a limited liability company, member of the Borrower or its Managing Member, or (iv) any other person that is related by blood or marriage to the Borrower or its Managing Member (to the extent any of the Borrower or its Managing Member is a natural person).

"Agreement of Environmental Indemnification" shall mean the Environmental Indemnity Agreement, of even date herewith, executed by the Borrower and Guarantor for the benefit of the Servicer and any lawful holder, owner or pledgee of the Borrower Notes from time to time.

"Appraisal" shall mean an appraisal of the Project and Improvements, which appraisal shall be (i) performed by a qualified appraiser licensed in the State selected by

-3-

Servicer, and (ii) satisfactory to Servicer (including, without limitation, as adjusted pursuant to any internal review thereof by Servicer) in all respects.

"Approved Developer Fee Payment Schedule" has the meaning assigned to such term in the Construction

Funding Agreement.

"Architect" shall mean any licensed architect, space planner or design professional that Borrower may engage from time to time, with the approval of the Servicer, to design any portion of the Improvements, including the preparation of the Plans and Specifications.

"Architect's Agreement" means any agreement that Borrower and any Architect from time to time may execute pursuant to which Borrower engages such Architect to design any portion of the Improvements, including the preparation of the Plans and Specifications, as approved by Servicer.

"Authorized Borrower Representative " shall mean a person at the time designated and authorized to act on behalf of the Borrower by a written certificate furnished to the Governmental Lender and the Servicer and containing the specimen signature of such person and signed on behalf of the Borrower by its Borrower Controlling Entity which certificate may designate one or more alternates.

"Bankruptcy Code" shall mean the United States Bankruptcy Reform Act of 1978, as amended from time to time, or any substitute or replacement legislation.

"Bankruptcy Event" shall mean any one or more of the following:

1) (A) the commencement of a voluntary case under the Bankruptcy Code or any other insolvency laws by the Borrower, Managing Member or any Guarantor; (B) the acknowledgment in writing by the Borrower, Managing Member or any Guarantor that it is unable to pay its debts generally as they mature; (C) the making of a general assignment for the benefit of creditors by the Borrower, Managing Member or any Guarantor; (D) the commencement of an involuntary case under the Bankruptcy Code or any other insolvency laws against the Borrower, Managing Member or any Guarantor; or (E) the appointment of a receiver, liquidator, custodian, sequestrator, trustee or other similar officer who exercises control over the Borrower, Managing Member or any Guarantor or any substantial part of the assets of the Borrower, Managing Member or any Guarantor, provided that any proceeding or case under (D) or (E) above is not dismissed within 90 days after filing;

2) Any Guarantor or any Affiliate of a Guarantor files an involuntary petition against Borrower under the Bankruptcy Code or any other insolvency laws; or

-4-

(3) Both (A) an involuntary petition under any the Bankruptcy Code or any other insolvency laws is filed against Borrower or Managing Member or Borrower or Managing Member directly or indirectly becomes the subject of any bankruptcy, insolvency, reorganization, arrangement, readjustment of debt, dissolution, liquidation or similar proceeding relating to it under the laws of any jurisdiction, or in equity, and (B) Borrower or any Affiliate of Borrower has acted in concert or conspired with such creditors of Borrower (other than Lender) to cause the filing thereof with the intent to interfere with enforcement rights of Lender after the occurrence of an Event of Default.

"Bankruptcy Proceeding" shall have the meaning set forth in Section 4.1.8 hereof.

"Beneficiary Parties" shall mean, collectively, the Funding Lender and the Governmental Lender.

"Borrower" shall have the meaning set forth in the preambles to this Borrower Loan Agreement.

"Borrower Controlling Entity" shall mean, if the Borrower is a partnership, any general partner or managing partner of the Borrower, or if the Borrower is a limited liability company, the manager or managing member of the Borrower, or if the Borrower is a not for profit corporation, the shareholders thereof.

"Borrower Deferred Equity" shall mean the Equity Contributions to be made by the Equity Investor to Borrower pursuant to the Operating Agreement other than Borrower Initial Equity, in accordance with the following schedule, as more fully set forth and subject to the terms, conditions and adjustments in the Operating Agreement; provided, however, that Borrower must make the Borrower Deferred Equity available to the Project whether or nor it is available from the Equity Investor:

Installment of Equity Contributions:

Operating Agreement Section Reference:

	Section 5.01 (c)(ii)
\$2,645,000	
Initial Capital Contribution II	

Second Installment	Section 5.01 (c)(iii) \$29,095,000
--------------------	------------------------------------

Timing of Payment

Later to occur of April 1, 2023 and satisfaction of the conditions to the payment of the Initial Capital Contribution II, as defined in the Operating Agreement

Later to occur of October 1, 2024 and satisfaction of the conditions to the payment of the Second Capital Contribution, as defined in the Operating Agreement

-5-

			Agreement
Third Installment	Section 5.01(c)(iv)	\$10,580,000	Later to occur of April 1, 2025 and satisfaction of the conditions to the payment of the Third Capital Contribution, as defined in the Operating Agreement
Fourth Installment	Section 5.01 (c)(v)	\$2,645,000	Satisfaction of the conditions to the payment of the Fourth Capital Contribution, as defined in the Operating Agreement

"Borrower Initial Equity" shall mean an initial installment of the Equity Contributions made to Borrower by the Equity Investor in an amount of at least \$7,935,000 to be made on or prior to the Closing Date.

"Borrower Loan(s)" shall mean, singly or collectively, as the context requires, the mortgage loans made by the Governmental Lender to the Borrower pursuant to this Borrower Loan Agreement, in the maximum principal amount of the Borrower Loan Amount, as evidenced by the Borrower Notes.

"Borrower Loan Agreement" shall mean this Borrower Loan Agreement.

"Borrower Loan Amount" shall mean not to exceed \$76,250,000, the original maximum aggregate principal amount of the Borrower Notes.

"Borrower Loan Documents" shall mean this Borrower Loan Agreement, the Construction Funding Agreement, the Borrower Notes, the Guaranty, the Security Instrument, the Collateral Assignments, the Agreement of Environmental Indemnification, and all other documents or agreements evidencing or relating to the Borrower Loan.

"Borrower Loan Payment Date" shall mean (i) the date upon which regularly scheduled Borrower Loan Payments are due pursuant to the Borrower Notes, or (ii) any other date on which one or both of the Borrower Notes are prepaid or paid, whether at the scheduled maturity or upon the acceleration of the maturity thereof.

"Borrower Loan Payments" shall mean the monthly loan payments payable pursuant to the Borrower Notes.

"Borrower Loan Proceeds" shall mean proceeds of the Borrower Loan, to be disbursed in accordance with Section 2.10 of this Borrower Loan Agreement and the Construction Funding Agreement.

-6-

"Borrower Notes" shall mean collectively, the Borrower Note, Series 2023A, the Borrower Note, Series 2023B-1 and the Borrower Note, Series 2023B-2 and the term "Borrower Note" shall mean the applicable one of such Borrower Notes, as applicable.

"Borrower Note, Series 2023A" shall mean that certain Promissory Note, Series 2023A, dated as of the Closing Date in the original maximum principal amount of not to exceed \$38,125,000 made by Borrower and payable to Governmental Lender, as endorsed and assigned to the Series A Funding Lender, as it may be amended, supplemented or replaced from time to time. The entire outstanding principal balance of the Borrower Note, Series 2023A, together with all accrued and unpaid interest thereunder shall be due and payable on the Maturity Date.

"Borrower Note, Series 2023B-1" shall mean that certain Promissory Note, Series 2023B-1, dated as of the Closing Date in the original maximum principal amount of not to exceed \$13,875,000 made by Borrower and payable to Governmental Lender, as endorsed and assigned to the Series B Funding Lender, as it may be amended, supplemented or replaced from time to time. The entire outstanding principal balance of the Borrower Note, Series 2023B-1, together with all accrued and unpaid interest thereunder shall be due and payable on the Maturity Date.

"Borrower Note, Series 2023B-2" shall mean that certain Promissory Note, Series 2023B-2, dated as of the Closing Date in the original maximum principal amount of not to exceed \$24,250,000 made by Borrower and payable to Governmental Lender, as endorsed and assigned to the Series B Funding Lender, as it may be amended, supplemented or replaced from time to time. The entire outstanding principal balance of the Borrower Note, Series 2023B-2, together with all accrued and unpaid interest thereunder shall be due and payable on the Maturity Date, provided that if the Conditions to Conversion are satisfied on or before the Maturity Date, the term of the Borrower Note, Series 2023B-2 shall be extended to the Term Period Maturity Date.

"Borrower Payment Obligations" shall mean all payment obligations of the Borrower under the Borrower Loan Documents, including, but not limited to, the Borrower Loan Payments and the Additional Borrower Payments.

"Business Day" shall mean any day other than (i) a Saturday or Sunday, or (ii) a day on which federally insured depository institutions in New York, New York, Chicago, Illinois or the cities in which the offices of the Funding Lender are located are authorized or obligated by law, regulation, governmental decree or executive order to be closed.

"Calendar Month" shall mean each of the twelve (12) calendar months of the year.

"CC&R's" shall mean any covenants, conditions, restrictions, maintenance agreements or reciprocal easement agreements affecting the Project or the Mortgaged Property, including, without limitation, the Redevelopment Agreement, the Regulatory

-7-

Agreement (as defined in the Funding Loan Agreement) and the RAD Use Agreement (as defined in the Construction Funding Agreement).

"Chicago Housing Authority" shall mean the Chicago Housing Authority, an Illinois municipal corporation.

"City" shall mean the City of Chicago, Illinois.

"Closing Date" shall mean January 13, 2023, the date that the initial Borrower Loan Proceeds are disbursed hereunder.

"Code" shall mean the Internal Revenue Code of 1986 as in effect on the Closing Date or (except as otherwise referenced herein) as it may be amended to apply to obligations issued on the Closing Date, together with applicable proposed, temporary and final regulations promulgated, and applicable official public guidance published, under the Code.

"Collateral" shall mean all collateral described in (i) this Borrower Loan Agreement (including, without limitation, all property in which the Funding Lenders are granted a security interest pursuant to any provision of this Borrower Loan Agreement), (ii) the Security Instrument, or (iii) any other Security Document, which Collateral shall include the Project, all of which collateral is pledged and assigned to Funding Lenders under the Funding Loan Agreement to secure the Funding Loans.

"Collateral Assignments" means all pledges and assignments made by the Borrower and/or Managing Member of ownership interests therein or in the Property or any contracts, agreements, leases, subleases, licenses, permits, plans and specifications, accounts and other property, real or personal, related to the Property and/or the construction and operation of the Improvements.

"Completion " shall have the meaning set forth in Section 5.25.

"Completion Date" shall mean the date that is 24 months subsequent to the Closing Date.

"Computation Date" shall have the meaning ascribed thereto in Section 1.148-3(e) of the Regulations.

"Condemnation" shall mean any action or proceeding or notice relating to any proposed or actual condemnation or other taking, or conveyance in lieu thereof, of all or any part of the Project, whether direct or indirect.

"Conditions to Conversion" shall have the meaning assigned to such term in the Construction Funding Agreement.

-8-

"Construction Consultant" shall mean a third-party architect or engineer selected and retained by the Series B Funding Lender, at the cost and expense of Borrower, to monitor the progress of construction and/or rehabilitation of the Project and to inspect the Improvements to confirm compliance with this Borrower Loan Agreement.

"Construction Contract" shall mean any agreement that Borrower and any Contractor from time to time may execute pursuant to which Borrower engages the Contractor to construct any portion of the Improvements, as approved by the Series B Funding Lender.

"Construction Escrow Agreement" shall mean that certain Construction Escrow and Disbursement Agreement, dated as of January 1, 2023, among the Title Company named therein, in its capacity as escrow agent, Governmental Lender, Funding Lenders, certain subordinate lenders named therein, and Borrower, as such agreement may be amended, modified, supplemented and replaced from time to time.

"Construction Funding Agreement" means that certain Construction Funding Agreement of even date herewith, between the Funding Lenders, as agents for the Governmental Lender, and Borrower, pursuant to which the applicable Borrower Loan will be advanced by the corresponding Funding Lender (or the Servicer on their behalf), as agent of the Governmental Lender, to the Borrower and setting forth certain provisions relating to disbursement of the Borrower Loans during construction, insurance and other matters, as such agreement may be amended, modified, supplemented and replaced from time to time.

"Construction Schedule" shall mean a schedule of construction or rehabilitation progress with the anticipated commencement and completion dates of each phase of construction or rehabilitation, as the case may be, and the anticipated date and amounts of each Disbursement for the same, as approved by the Series B Funding Lender, as assignee of the Governmental Lender.

"Contractor" shall mean any licensed general contractor or subcontractor that Borrower may directly engage from time to time, with the approval of Series B Funding Lender, to construct and/or rehabilitate any portion of the Improvements, including the initial Contractors on the Closing Date.

"Contractual Obligation" shall mean, for any Person, any debt or equity security issued by that Person, and any indenture, mortgage, deed of trust, contract, undertaking, instrument or agreement (written or oral) to which such Person is a party or by which it is bound, or to which it or any of its assets is subject.

"Conversion" means the conversion of the Borrower Loan evidenced by the Borrower Note, Series 2023B-2 to an amortizing term loan upon Borrower's satisfaction of the Conditions to Conversion set forth in the Construction Funding Agreement.

-9-

"Conversion Date" has the meaning assigned to such term in the Construction Funding Agreement.

"Cost Breakdown" shall mean the schedule of costs for the Improvements, as set forth in the Construction Funding Agreement and as the same may be amended from time to time with Series B Funding Lender's consent.

"Costs of Funding" shall mean the Governmental Lender's Administrative Fee and the fees, costs, expenses and other charges incurred in connection with the funding of the Borrower Loans and the Funding Loans, the negotiation and preparation of this Borrower Loan Agreement and each of the other Borrower Loan Documents and Funding Loan Documents and shall include, but shall not be limited to, the following: (i) counsel fees (including but not limited to Tax

Counsel, counsel to the Governmental Lender, Borrower's counsel, and Funding Lender's counsel); (ii) financial advisor fees incurred in connection with the closing of the Borrower Loans and the Funding Loans; (iii) certifying and authenticating agent fees and expenses related to funding of the Funding Loans; (iv) printing costs (for any preliminary and final offering materials relating to the Funding Loans); (v) any recording fees; (vi) any additional fees charged by the Governmental Lender; and (vii) costs incurred in connection with the required public notices generally and costs of the public hearing.

"Costs of Funding Deposit" shall mean the amount required to be deposited by the Borrower with the Title Company (or a separate escrow company, if applicable) to pay Costs of Funding in connection with the closing of the Borrower Loans and the Funding Loans on the Closing Date.

"Cost of Improvements" shall mean the costs for the Improvements, as set forth on the Cost Breakdown.

"County" shall mean Cook County, Illinois.

"Date of Disbursement" shall mean the date of a Disbursement.

"Day" or "Days" shall mean calendar days unless expressly stated to be Business Days.

"Debt" shall mean, as to any Person, any of such Person's liabilities, including all indebtedness (whether recourse and nonrecourse, short term and long term, direct and contingent), all committed and unfunded liabilities, and all unfunded liabilities, that would appear upon a balance sheet of such Person prepared in accordance with GAAP.

"Default Rate" shall have the meaning given to that term in the Construction Funding Agreement.

"Determination of Taxability" shall mean (i) a determination by the Commissioner or any District Director of the Internal Revenue Service, (ii) a private

-10-

ruling or Technical Advice Memorandum concerning the Governmental Lender Notes issued by the National Office of the Internal Revenue Service in which Governmental Lender and Borrower were afforded the opportunity to participate, (iii) a determination by any court of competent jurisdiction, (iv) the enactment of legislation or (v) receipt by the Servicer, at the request of the Governmental Lender, the Borrower or the Funding Lenders, of an opinion of Tax Counsel, in each case to the effect that the interest on the Governmental Lender Notes is includable in gross income for federal income tax purposes of any holder or any former holder of all or a portion of the Governmental Lender Notes, other than a holder who is a "substantial user" of the Project or a "related person" (as such terms are defined in Section 147(a) of the Code) to a "substantial user"; provided, however, that no such Determination of Taxability under clause (i) or (iii) shall be deemed to have occurred if the Governmental Lender (at the sole expense of the Borrower), the Servicer (at the sole expense of the Borrower) or the Borrower is contesting such determination, has elected to contest such determination in good faith and is proceeding with all applicable dispatch to prosecute such contest until the earliest of (a) a final determination from which no appeal may be taken with respect to such determination, (b) abandonment of such appeal by the Governmental Lender or the Borrower, as the case may be, or (c) one year from the date of initial determination.

"Developer Fee" shall mean the fees and/or compensation payable to Roosevelt Square 3B LLC, an Illinois limited liability company, pursuant to the Development Agreement dated as of January 10, 2023, between Borrower and such developer, which fees and/or compensation shall not be paid except as otherwise permitted pursuant to Section 6.13 (b).

"Disbursement" means a disbursement of Borrower Loan Proceeds and Other Borrower Moneys pursuant to this

Borrower Loan Agreement and the Construction Funding Agreement.

"Engineer" shall mean any licensed civil, structural, mechanical, electrical, soils, environmental or other engineer that Borrower or the Architect may engage from time to time, with the approval of Funding Lender, to perform any engineering services with respect to any portion of the Improvements.

"Engineer's Contract" shall mean any agreement that Borrower and any Engineer from time to time may execute pursuant to which Borrower engages such Engineer to perform any engineering services with respect to any portion of the Improvements, as approved by the Servicer.

"Equity Contributions" shall mean the equity to be contributed by, or on behalf of, the Equity Investor to Borrower, in accordance with and subject to the terms of the Operating Agreement.

"Equity Investor" shall mean Hudson Roosevelt Square LLC, a Delaware limited liability company, and its successors and assigns.

-11-

"ERISA" shall mean the Employment Retirement Income Security Act of 1974, as amended from time to time, and the rules and regulations promulgated thereunder.

"ERISA Affiliate" shall mean all members of a controlled group of corporations and all trades and business (whether or not incorporated) under common control and all other entities which, together with the Borrower, are treated as a single employer under any or all of Section 414(b), (c), (m) or (o) of the Code.

"Event of Default" shall mean any Event of Default set forth in Section 8.1 of this Borrower Loan Agreement. An Event of Default shall "exist" if a Potential Default shall have occurred and be continuing after any required notice is given and beyond any applicable cure period.

"Excess Revenues" means, for any period, the net cash flow of the Borrower available for distribution to shareholders, members or partners (as the case may be) for such period, after the payment of principal and interest on all indebtedness coming due during such period (whether in installments or at maturity, by acceleration or otherwise), the payment of all fees, costs and expenses on an occasional or recurring basis in connection with the Borrower Loans or the Funding Loans, the payment of all operating, overhead, ownership and other expenditures of the Borrower directly or indirectly in connection with the Project (whether any such expenditures are current, capital or extraordinary expenditures), and the setting aside of all reserves for taxes, insurance, water and sewer charges or other similar impositions, capital expenditures, repairs and replacements and all other amounts which the Borrower is required to set aside pursuant to the Operating Agreement, the Subordinate Loan Documents or any other agreement relating to the Property, but excluding depreciation and amortization of intangibles.

"Exchange Act" shall mean the Securities Exchange Act of 1934, as amended.

"Expenses of the Project" shall mean, for any period, the current expenses, paid or accrued, for the operation, maintenance and current repair of the Project, as calculated in accordance with GAAP, and shall include, without limiting the generality of the foregoing, salaries, wages, employee benefits, cost of materials and supplies, costs of routine repairs, renewals, replacements and alterations occurring in the usual course of business, costs and expenses properly designated as capital expenditures (e.g., repairs which would not be payable from amounts on deposit in a repair and replacement fund held pursuant to the Borrower Loan Documents), a management fee (however characterized) initially not to exceed \$60 per unit per month (as may be adjusted from time to time), costs of billings and collections, costs of insurance, and

costs of audits and any mandatory i.e., hard pay debt service payments. Expenses of the Project shall not include any payments, however characterized, on account of any subordinate soft pay financing in respect of the Project or other indebtedness, allowance for depreciation, amortization or other non-cash items, gains and losses or prepaid expenses not customarily prepaid.

-12-

i

"Fair Market Value" shall mean the price at which a willing buyer would purchase the investment from a willing seller in a bona fide, arm's length transaction (determined as of the date the contract to purchase or sell the investment becomes binding) if the investment is traded on an established securities market (within the meaning of Section 1273 of the Code) and, otherwise, the term "Fair Market Value" means the acquisition price in a bona fide arm's length transaction (as referenced above) if (i) the investment is a certificate of deposit that is acquired in accordance with applicable regulations under the Code, (ii) the investment is an agreement with specifically negotiated withdrawal or reinvestment provisions and a specifically negotiated interest rate (for example, a guaranteed investment contract, a forward supply contract or other investment agreement) that is acquired in accordance with applicable regulations under the Code, (iii) the investment is a United States Treasury Security State and Local Government Series that is acquired in accordance with applicable regulations of the United States Bureau of Public Debt, or (iv) the investment is an interest in any commingled investment fund in which the Governmental Lender and related parties do not own more than a ten percent (10%) beneficial interest therein if the return paid by the fund is without regard to the source of investment.

"Fitch" shall mean Fitch, Inc.

"Funding Lenders" shall mean the Series A Funding Lender and the Series B Funding Lender.

"Funding Loan(s)" means, singly or collectively, as the context requires, the Series A Funding Loan and the Series B Funding Loan.

"Funding Loan Agreement" means the Funding Loan Agreement, of even date herewith, between the Governmental Lender and the Funding Lenders, as it may from time to time be supplemented, modified or amended by one or more amendments or other instruments supplemental thereto entered into pursuant to the applicable provisions thereof.

"Funding Loan Documents" shall have the meaning given to that term in the Funding Loan Agreement.

"GAAP" shall mean generally accepted accounting principles as in effect on the date of the application thereof and consistently applied throughout the periods covered by the applicable financial statements.

"Governmental Authority" shall mean (i) any governmental municipality or political subdivision thereof, (ii) any governmental or quasi-governmental agency, authority, board, bureau, commission, department, instrumentality or public body, or (iii) any court, administrative tribunal or public utility, agency, commission, office or authority of any nature whatsoever for any governmental unit (federal, state, county, district, municipal, city or otherwise), now or hereafter in existence.

-13-

"Governmental Lender" shall have the meaning set forth in the recitals to this Borrower Loan Agreement.

"Governmental Lender Notes" shall mean collectively, the Governmental Lender Note, Series 2023A, the Governmental Lender Note, Series 2023B-1 and the Governmental Lender Note, Series 2023B-2 and "Governmental Lender Note" means the applicable one of such.

"Governmental Lender Note, Series 2023A" shall mean that certain City of Chicago Multi-Family Housing Revenue Note, Series 2023A (Roosevelt Square Phase 3B), dated the Closing Date in the original maximum principal amount of \$38,125,000, made by the Governmental Lender and payable to the Series A Funding Lender, as it may be amended, supplemented or replaced from time to time.

"Governmental Lender Note, Series 2023B-1" shall mean that certain City of Chicago Multi-Family Housing Revenue Note, Series 2023B-1 (Roosevelt Square Phase 3B), dated the Closing Date in the original maximum principal amount of \$13,875,000, made by the Governmental Lender and payable to Series B Funding Lender, as it may be amended, supplemented or replaced from time to time.

"Governmental Lender Note, Series 2023B-2" shall mean that certain City of Chicago Multi-Family Housing Revenue Note, Series 2023B-2 (Roosevelt Square Phase 3B), dated the Closing Date in the original maximum principal amount of \$24,250,000, made by the Governmental Lender and payable to Series B Funding Lender, as it may be amended, supplemented or replaced from time to time.

"Governmental Lender's Administrative Fee" shall mean an amount equal to 1.5% of the original principal amount of the Governmental Lender Notes. The Governmental Lender's Administrative Fee is payable to the Governmental Lender on the Closing Date, pursuant to Section 2.3(c)(iii) hereof.

"Gross Income" shall mean all cash receipts, revenues, income and other moneys received or collected by or on behalf of Borrower and derived from the leasehold ownership or operation of the Project, if any, and all rights to receive the same, whether in the form of accounts, accounts receivable, contract rights or other rights, and the proceeds of such rights, and whether now owned or held or hereafter coming into existence and proceeds received upon the foreclosure sale of the Project. Gross Income shall not include loan proceeds, equity or capital contributions, or tenant security deposits being held by Borrower in accordance with applicable law.

"Gross Proceeds" shall mean, without duplication, the aggregate of:

(a) the net amount (after payment of all expenses of originating the Funding Loans) of Funding Loans proceeds received by the Governmental Lender as a result of the origination of the Funding Loans;

-14-

b) all amounts received by the Governmental Lender as a result of the investment of the Funding Loans proceeds;

c) any amounts held in any fund or account to the extent that the Governmental Lender reasonably expects to use the amounts in such fund to pay any portion of the Funding Loans; and

d) any securities or obligations pledged by the Governmental Lender or by the Borrower as security for the payment of any portion of the Funding Loans.

"Ground Lease" shall collectively mean (i) that certain Ground Lease, dated as of September 1, 2004, between the

Chicago Housing Authority, as landlord, and Roosevelt Square I Limited Partnership, an Illinois limited partnership, as tenant ("Roosevelt I LP"), and recorded on September 10, 2004 in the Office of the Cook County Recorder of Deeds as Document No. 0425441021, and assigned by Roosevelt I LP to the Borrower, and amended by that certain Assignment, Assumption and Amendment of Ground Lease (Affordable), dated as of January 10, 2023, by and between Roosevelt I LP and the Borrower and consented to by the Chicago Housing Authority, as landlord, (ii) that certain Ground Lease, dated as of January 10, 2023, between the Chicago Housing Authority, as landlord, and Heartland Housing, Inc., an Illinois not-for-profit ("Heartland Housing") or its affiliate, as initial tenant, and assigned by Heartland Housing to the Borrower, and (iii) that certain Ground Lease, dated as of September 1, 2004, between the Chicago Housing Authority, as landlord, and Roosevelt I LP, as tenant, and recorded on September 10, 2004 in the Office of the Cook County Recorder of Deeds as Document No. 0425441020, and amended by that certain Amendment to Ground Lease, dated as of June 6, 2005, by and between the Chicago Housing Authority and Roosevelt I LP, and recorded on July 14, 2006 in the Office of the Cook County Recorder of Deeds as Document No. 0619534097, and assigned by Roosevelt I LP to the Borrower, and amended by that certain Assignment, Assumption and Amendment of Ground Lease (Affordable), dated as of January 10, 2023, by and between Roosevelt I LP and the Borrower and consented to by the Chicago Housing Authority, as landlord.

"Guarantors" shall mean The Related Companies, L.P., a New York limited partnership or any other person or entity which may hereafter become a Guarantor of any of the Borrower's obligations under the Borrower Loans.

"Guaranty" shall mean, the Guaranty of even date herewith, by the Guarantors for the benefit of the Funding Lenders.

"HAP Contract" shall mean, collectively, (i) that certain Rental Assistance Demonstration (RAD) for the Conversion of Public Housing to the Section 8 Project Based Voucher Program Housing Assistance Payments Contract(s) between the Borrower and the Chicago Housing Authority, as contract administrator and (ii) that certain Section 8 Project Based Voucher Program Housing Assistance Payments Contract between the Borrower and Chicago Housing Authority, as contract administrator.

-15-

"Improvements" shall mean the multifamily residential project consisting of approximately 314 residential rental apartments (of which 205 units will be set aside for tenants of the Chicago Housing Authority) including approximately 130 apartments to be rented to households earning up to 50% of area median income ("AMI"), approximately 153 apartments to be rented to households earning up to 60% of AMI, approximately 31 apartments to be rented to households earning up to 80% of AMI to be constructed or rehabilitated upon the Land and known or to be known as the affordable portion of Roosevelt Square Phase 3B, and all other buildings, structures, fixtures, wiring, systems, equipment and other improvements and personal property to be constructed, rehabilitated and/or installed in connection with the Project in accordance with the Cost Breakdown and the Plans and Specifications.

"Indemnified Party" shall have the meaning set forth in Section 5.15 hereof.

"Installment Computation Date " shall mean any Computation Date other than the first Computation Date or the final Computation Date.

"Interest Rate" shall mean with respect to a Borrower Note the rate of interest accruing on such Borrower Note.

"Land" means the real property described on Exhibit A to the Security Instrument.

"Late Charge" shall mean the amount due and payable as a late charge on overdue payments under the Borrower Notes, as provided in Section 7 of each Borrower Note and Section 2.6 hereof.

"Legal Action" shall mean an action, suit, investigation, inquiry, proceeding or arbitration at law or in equity or before or by any foreign or domestic court, arbitrator or other Governmental Authority.

"Legal Requirements" shall mean statutes, laws, rules, orders, regulations, ordinances, judgments, decrees and injunctions of Governmental Authorities affecting all or part of the Project or any property (including the Project) or the construction, rehabilitation, use, alteration or operation thereof, whether now or hereafter enacted and in force, and all permits, licenses and authorizations and regulations relating thereto, the CC&R's and all other covenants, agreements, restrictions and encumbrances contained in any instrument, either of record or known to the Borrower, at any time in force affecting all or part of the Project, including any that may (i) require repairs, modifications or alterations in or to all or part of the Project, or (ii) in any way limit the use and enjoyment thereof.

"Liabilities" shall have the meaning set forth in Section 5.15 hereof. "Licenses" shall have the meaning set forth in Section 4.1.22 hereof.

-16-

"Lien" shall mean any interest, or claim thereof, in the Project securing an obligation owed to, or a claim by, any Person other than the owner of the Project, whether such interest is based on common law, statute or contract, including the lien or security interest arising from a deed of trust, mortgage, deed to secure debt, assignment, encumbrance, pledge, security agreement, conditional sale or trust receipt or a lease, consignment or bailment for security purposes. The term "Lien" shall include reservations, exceptions, encroachments, easements, rights of way, covenants, conditions, restrictions, leases and other title exceptions and encumbrances affecting the Project.

"Management Agreement" shall mean the Management Agreement between the Borrower and the Manager, pursuant to which the Manager is to manage the Project, as same may be amended, restated, replaced, supplemented or otherwise modified from time to time.

"Manager" shall mean the management company to be employed by the Borrower and approved by the Series B Funding Lender in accordance with the terms of the Security Instrument, this Borrower Loan Agreement or any of the other Borrower Loan Documents. Related Management Company, L.P., an Affiliate of the Managing Member, is approved as the initial Manager.

"Managing Member" shall mean RS 3B LLC, an Illinois limited liability company, and/or any other Person that the members of the Borrower, with the prior written approval of the Funding Lenders (or as otherwise permitted with the Funding Lenders' approval pursuant to the Borrower Loan Documents), selected to be a managing member of the Borrower, provided, however, the Funding Lenders' approval is not required for "Permitted Transfers" as described under Section 6.10 herein and is not applicable if a Material Funding Lender Event has occurred and is continuing.

"Material Adverse Change" means any set of circumstances or events which (a) has or could reasonably be expected to have any material adverse effect whatsoever upon the validity or enforceability of this Borrower Loan Agreement or any other Borrower Loan Document; (b) is or could reasonably be expected to be material and adverse to the business, properties, assets, financial condition, results of operations or prospects of the Borrower, Managing Member or the Mortgaged Property; (c) could reasonably be expected to impair materially the ability of the Borrower, Managing Member or any Guarantor to duly and punctually pay or perform any of their respective obligations under any of the Borrower Loan Documents to which they are a party; or (d) impairs materially or could reasonably be expected to impair materially any rights of or benefits available to the Governmental Lender under this Borrower Loan Agreement or any other Borrower Loan Document, including, without limitation, the ability of Governmental Lender or, upon the assignment of the Borrower Loans to it, of the Funding Lenders, to the extent permitted, to enforce its legal remedies

pursuant to this Borrower Loan Agreement or any other Borrower Loan Document.

"Maturity Date" has the meaning assigned to such term in the Construction Funding Agreement.

-17-

"Moody's" shall mean Moody's Investors Service, Inc., or its successor.

"Mortgaged Property" shall have the meaning given to that term in the Security Instrument.

"Net Operating Income" shall mean: (i) the Gross Income, less (ii) the Expenses of the Project.

"Nonpurpose Investment" shall mean any investment property (as defined in Section 148(b) of the Code) that is acquired with the Gross Proceeds of the Funding Loans and which is not acquired to carry out the governmental purpose of the Funding Loans.

"Ongoing Governmental Lender Fee" shall mean an on-going compliance fee in the amount of \$25 per unit payable annually in advance by the Borrower to the Governmental Lender, commencing on the Closing Date and on each January 1 thereafter, so long as any portion of the Funding Loans are outstanding.

"Operating Agreement" shall mean that certain Amended and Restated Operating Agreement of RS Affordable I LLC dated as of January 10, 2023, as the same may be amended, restated or modified in accordance with its terms.

"Other Borrower Monies" shall mean monies of Borrower other than Borrower Loan Proceeds and includes, but is not limited to, the Subordinate Debt, Net Operating Income, the Borrower's Equity Contributions and any other funds contributed by or loaned to the Borrower for application to the Costs of the Improvements or other costs associated with the Project.

"Other Charges" shall mean all maintenance charges, impositions other than Taxes, and any other charges, including vault charges and license fees for the use of vaults, chutes and similar areas adjoining the Project, now or hereafter levied or assessed or imposed against the Project or any part thereof.

"Patriot Act" shall mean the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act (USA PATRIOT ACT) of 2001, as the same may be amended from time to time, and corresponding provisions of future laws.

"Patriot Act Offense" shall have the meaning set forth in Section 4.1.48 hereof.

"Payment Obligations" shall mean all obligations of Borrower for the payment of money to the Governmental Lender or to any other person under the Borrower Notes, this Borrower Loan Agreement or under any other Borrower Loan Document.

"Permanent Loan Commitment" shall mean the CIBC Permanent Loan Commitment as such term is defined in the Construction Funding Agreement.

"Permitted Encumbrances" shall have the meaning given to that term in the Construction Funding Instrument.

"Permitted Lease" shall mean a lease and occupancy agreement pursuant to the form approved by the Servicer, to a residential tenant in compliance with the applicable Legal Requirements, providing for an initial term of not less than six (6) months nor more than two (2) years.

"Person" shall mean a natural person, a partnership, a joint venture, an unincorporated association, a limited liability company, a corporation, a trust, any other legal entity, or any Governmental Authority.

"Plan" shall mean (i) an employee benefit or other plan established or maintained by the Borrower or any ERISA Affiliate or to which the Borrower or any ERISA Affiliate makes or is obligated to make contributions and (ii) which is covered by Title IV of ERISA or Section 302 of ERISA or Section 412 of the Code.

"Plans and Specifications" shall mean the plans and specifications for the construction and/or rehabilitation, as the case may be, of the Project approved by the Servicer.

"Potential Default" shall mean the occurrence of an event which, under this Borrower Loan Agreement or any other Borrower Loan Document, would, but for the giving of notice and/or passage of time, be an Event of Default.

"Prepayment Premium" shall mean any premium payable by the Borrower pursuant to the Borrower Loan Documents in connection with a prepayment of a Borrower Note (including any prepayment premium as set forth in such Borrower Note).

"Project" shall have the meaning set forth in the recitals to this Borrower Loan Agreement.

"Project Agreements and Licenses" shall mean any and all Construction Contracts, Engineer's Contracts and Management Agreements, and all other rights, licenses, permits, franchises, authorizations, approvals and agreements relating to use, occupancy, operation or leasing of the Project or the Mortgaged Property.

"Provided Information" shall have the meaning set forth in Section 9.1.1(a) hereof.

"Qualified Project Costs" shall mean costs paid with respect to the Project that meet each of the following requirements: (i) the costs are properly chargeable to capital account (or would be so chargeable with a proper election by the Borrower or but for a proper election by the Borrower to deduct such costs) in accordance with general federal income tax principles and in accordance with Section 1.103-8(a)(1) of the Regulations, provided, however, that only such portion of the interest accrued during rehabilitation or

-19-

construction of the Project (in the case of rehabilitation, with respect to vacated units only) shall be eligible to be a Qualified Project Cost as bears the same ratio to all such interest as the Qualified Project Costs bear to all costs of the acquisition and construction or rehabilitation of the Project; and provided further that interest accruing after the date of completion of the Project shall not be a Qualified Project Cost; and provided still further that if any portion of the Project is being constructed or rehabilitated by an Affiliate (whether as general contractor or a subcontractor), Qualified Project Costs shall include only (A) the actual Borrower out of pocket costs incurred by such Affiliate in constructing or rehabilitating the Project (or any portion thereof), (B) any reasonable fees for supervisory services actually rendered by such Affiliate, and (C) any overhead expenses incurred by such Affiliate which are directly attributable to the work performed on the Project, and shall not include, for example, intercompany profits resulting from members of an "affiliated group" (within the meaning of Section 1504 of the Code) participating in the rehabilitation or construction of the Project or payments received by such affiliate due to early completion of the Project (or any portion thereof); (ii) the costs are paid with respect to a qualified residential rental project or projects within the meaning of Section 142(d) of the

Code, (iii) the costs are paid after the earlier of 60 days prior to July 21, 2021, being the date on which the Governmental Lender first declared its "official intent" to reimburse costs paid with respect to the Project (within the meaning of Section 1.150-2 of the Regulations) or the date of issue of the Funding Loan, and (iv) if the costs of the acquisition and construction or rehabilitation of the Project were previously paid and are to be reimbursed with proceeds of the Funding Loan such costs were (A) "preliminary expenditures" (within the meaning of Section 1.150-2(f)(2) of the Regulations) with respect to the Project (such as architectural, engineering and soil testing services) incurred before commencement of acquisition and construction or rehabilitation of the Project that do not exceed twenty percent (20%) of the issue price of the Governmental Lender Notes (as defined in Section 1.148-1 of the Regulations), or (B) were capital expenditures with respect to the Project that are reimbursed no later than 18 months after the later of the date the expenditure was paid or the date the Project is placed in service (but no later than three years after the expenditures are paid); provided, however, that (w) Costs of Funding shall not be deemed to be Qualified Project Costs; (x) fees, charges or profits (including, without limitation, developer fees) payable to the Borrower or a "related person" (within the meaning of Section 144(a)(3) of the Code) shall not be deemed to be Qualified Project Costs; (y) letter of credit fees and municipal bond insurance premiums which represent a transfer of credit risk shall be allocated between Qualified Project Costs and other costs and expenses to be paid from the proceeds of the Funding Loan; and (z) letter of credit fees and municipal bond insurance premiums which do not represent a transfer of credit risk (including, without limitation, letter of credit fees payable to a "related person" to the Borrower) shall not constitute Qualified Project Costs.

"RAD Use Agreement" has the meaning assigned to such term in the Construction Funding Agreement.

-20-

"Rebate Amount" shall mean, for any given period, the amount determined by the Rebate Analyst as required to be rebated or paid as a yield reduction payment to the United States of America with respect to the Funding Loans.

"Rebate Analyst" shall mean the rebate analyst selected by the Borrower prior to the Closing Date and acceptable to the Governmental Lender and the Servicer.

"Rebate Analyst's Fee" shall mean the annual fee of the Rebate Analyst as agreed to by the Borrower. The Rebate Analyst's Fee is payable by the Borrower to the Rebate Analyst, commencing January 1, 2028, every fifth anniversary thereof, and the Maturity Date.

"Rebate Fund" shall mean the Rebate Fund created pursuant to Section 5.35 hereof.

"Redevelopment Agreement" shall mean that certain Roosevelt Square 3B Project Redevelopment Agreement, by and among the Governmental Lender, through its Department of Planning and Development, RS Affordable I LLC, an Illinois limited liability company and Heartland Housing.

"Regulations" shall mean with respect to the Code, the relevant U.S. Treasury regulations and proposed regulations thereunder or any relevant successor provision to such regulations and proposed regulations.

"Related Documents" shall mean, collectively, any agreement or other document (other than the Borrower Loan Documents) granting a security interest (including each agreement that is the subject of any Borrower Loan Document), the Operating Agreement, and any other agreement, instrument or other document (not constituting a Borrower Loan Document) relating to or executed in connection with the transactions contemplated by this Borrower Loan Agreement.

"Retainage" shall mean, for each Construction Contract, the lesser of (a) ten percent (10%) of all amounts required to be paid to a Contractor under the Construction Contract and (b) the actual retainage required under such Construction Contract, which shall be released upon satisfaction of the conditions set forth in the Construction Funding Agreement.

"Secondary Market Disclosure Document" shall have the meaning set forth in Section 9.1.2 hereof.

"Secondary Market Transaction" shall have the meaning set forth in Section 9.1.1 hereof.

"Securities" shall have the meaning set forth in Section 9.1.1 hereof.

"Securities Act" shall mean the Securities Act of 1933, as amended.

-21-

"Security" shall have the meaning set forth in Article IV of the Funding Loan Agreement.

"Security Documents" shall mean the Security Instrument, the Guaranty, the Collateral Assignments, this Borrower Loan Agreement, the Environmental Agreement, and such other security instruments that Servicer may reasonably request.

"Security Instrument" shall have the meaning set forth in the recitals to this Borrower Loan Agreement.

"Series A Funding Lender" shall mean CIBC Bank USA, an Illinois state chartered bank, in its capacity as lender under the Series A Funding Loan.

"Series B Funding Lender" shall mean BMO Harris Bank, N.A., a national banking association, in its capacity as lender under the Series B Funding Loan.

"Series A Funding Loan" means the Funding Loan in the original maximum principal amount of not to exceed \$40,000,000 made by the Series A Funding Lender to Governmental Lender under the Funding Loan Agreement, the proceeds of which are used by the Governmental Lender to make the Series A Borrower Loan.

"Series B Funding Loan" means the Funding Loan in the aggregate original maximum principal amount of not to exceed \$40,000,000 made by the Series B Funding Lender to Governmental Lender under the Funding Loan Agreement, the proceeds of which are used by the Governmental Lender to make the Series B-1 Borrower Loan and the Series B-2 Borrower Loan.

"Servicer" shall mean the Servicer contracting with or appointed by the Funding Lenders to service the Borrower Loan. The initial Servicer shall be BMO Harris Bank, N.A. in accordance with the Construction Funding Agreement.

"Servicing Agreement" shall mean any servicing agreement or master servicing agreement, among the Servicer, the Series A Funding Lender and the Series B Funding Lender relating to the servicing of the Borrower Loans and any amendments thereto or any replacement thereof. The initial Servicing Agreement shall be the Construction Funding Agreement.

"Special Member" shall mean Hudson SLP LLC, a Delaware limited liability company, and its successors and assigns.

"Standard & Poor's" or "S&P" shall mean Standard & Poor's Global Ratings Services, or its successors.

"State" shall mean the State in which the Project is located.

-22-

"Subordinate Debt" shall mean the subordinate loans to Borrower being made by the Subordinate Lenders as contemplated by the Construction Funding Agreement.

"Subordinate Lender(s)" shall mean the Chicago Housing Authority and Heartland Housing Inc., each as applicable.

"Subordinate Loan Documents" shall mean, collectively, all instruments, agreements and other documents evidencing, securing or otherwise relating to the Subordinate Debt or executed and delivered by Borrower and/or Subordinate Lender in connection with the Subordinate Debt.

"Substantial Completion Date" means the date that is three (3) months prior to the Completion Date.

"Substantially Complete" or "Substantially Completed" means the Funding Lender has determined that construction or rehabilitation, as the case may be, of the Improvements is sufficiently complete in accordance with the Construction Contract and the Legal Requirements such that the Improvements can be occupied by tenants as a multifamily residential rental project and the appropriate Governmental Authority has issued a temporary certificate of occupancy or equivalent.

"Tax Counsel" shall have the meaning set forth in the Funding Loan Agreement.

"Taxes" shall mean all real estate and personal property taxes, assessments, water rates or sewer rents, now or hereafter levied or assessed or imposed against all or part of the Project.

"Term" shall mean the term of this Borrower Loan Agreement pursuant to Section 10.14.

"Term Period Maturity Date" shall mean the seventeenth (17th) anniversary of the Conversion Date.

"Title Company" means Greater Illinois Title Company.

"Title Insurance Policy" shall mean the mortgagee title insurance policy, in form acceptable to the Funding Lender, issued with respect to the Mortgaged Property and insuring the lien of the Security Instrument.

"Transfer" shall have the meaning given to that term in the Construction Funding Agreement.

"UCC" shall mean the Uniform Commercial Code as in effect in the State. "Unit" shall mean a residential apartment unit within the Improvements.

-23-

"Written Consent" and "Written Notice" shall mean a written consent or notice signed by an Authorized

Borrower Representative or an authorized representative of the Governmental Lender or the Funding Lender, as appropriate.

Article II

General

Section 2.1. Origination of Borrower Loan. In order to provide funds for the purposes provided herein, the Governmental Lender agrees that it will, in accordance with the Ordinance, enter into the Funding Loan Agreement and accept the Series A Funding Loan from the Series A Funding Lender and the Series B Funding Loan from the Series B Funding Lender. The proceeds of the Funding Loans shall be advanced by the Funding Lenders to the Borrower in accordance with the terms of the Construction Funding Agreement and this Borrower Loan Agreement.

The Governmental Lender hereby appoints the Funding Lenders as its agent with full authority and power to act on its behalf to disburse the Borrower Loans for the account of the Governmental Lender, to take certain actions and exercise certain remedies with respect to the Borrower Loans, and for the other purposes set forth in this Borrower Loan Agreement and to do all other acts necessary or incidental to the performance and execution thereof. This appointment is coupled with an interest and is irrevocable except as expressly set forth herein. Accordingly, references to the rights of the Funding Lenders to take actions under this Borrower Loan Agreement shall refer to the Funding Lenders in their role as agent of the Governmental Lender. The Funding Lenders may designate the Servicer to fulfill the rights and responsibilities granted by Governmental Lender to Funding Lenders pursuant to this Section 2.1; provided, however, that such designation shall not release or absolve Funding Lenders from ultimate responsibility for fulfillment of such rights or responsibilities.

Section 2.2. Security for the Funding Loan, (a) As security for the Funding Loans, the Governmental Lender has pledged and assigned the Security to the Servicer, as agent for the Funding Lenders, respectively, under and pursuant to the Funding Loan Agreement. All revenues and assets pledged and assigned thereby shall immediately be subject to the lien of such pledge without any physical delivery thereof or any further act, except in the case of the Borrower Notes, which shall be endorsed by the Governmental Lender and delivered to the applicable Funding Lender. The Borrower hereby acknowledges and consents to such assignment of the Security to the Servicer, as agent for the Funding Lenders.

(b) With respect to the Unassigned Rights, subject to the limitations set forth in this Section 2.2, the Governmental Lender may:

(i) Tax Covenants. Seek specific performance of, and enforce, the tax covenants of the Funding Loan Agreement, and the Funding Loan Documents, injunctive relief against acts which may be in violation of any of the tax covenants, and enforce the Borrower's obligation to pay amounts for credit to the Rebate Fund; and

-24-

(ii) Reserved Rights. Take whatever action at law or in equity which appears necessary or desirable to enforce the other Unassigned Rights, provided, however, that the Governmental Lender or any person under its control may only enforce any right it may have for monetary damages against Excess Revenues, if any, of the Borrower, unless Servicer otherwise specifically consents in writing to the enforcement against other funds of the Borrower.

c) In no event shall the Governmental Lender, except at the express written direction of the Funding Lenders or the Servicer, as agent for the Funding Lenders:

i) prosecute its action to a lien on the Project; or

ii) take any action which may have the effect, directly or indirectly, of impairing the ability of the Borrower to timely pay the principal of, interest on, or other amounts due under, the Borrower Loans or of causing the Borrower to file a petition seeking reorganization, arrangement, adjustment or composition of or in respect of the Borrower under any applicable liquidation, insolvency, bankruptcy, rehabilitation, composition, reorganization, conservation or other similar law in effect now or in the future; or

iii) interfere with the exercise by Funding Lenders or Servicer of any of their rights under the Borrower Loan Documents upon the occurrence of an event of default by the Borrower under the Borrower Loan Documents or the Funding Loan Documents; or

iv) take any action to accelerate or otherwise enforce payment or seek other remedies with respect to the Borrower Loans or the Funding Loans.

d) The Governmental Lender shall provide written notice to the Funding Lenders and the Servicer immediately upon taking any action at law or in equity to exercise any remedy or direct any proceeding under the Borrower Loan Documents or the Funding Loan Documents.

Section 2.3. Loan; Borrower Notes; Conditions to Closing, (a) The Funding Loans shall be funded by the Funding Lenders directly to the Borrower or through the escrow established by the Construction Escrow Agreement, subject to the conditions set forth in the Construction Funding Agreement, in one or more installments not to exceed the Borrower Loan Amount in accordance with the disbursement procedures set forth in the Construction Funding Agreement. Upon funding of each installment of the Funding Loans, the Governmental Lender shall be deemed to have made the Borrower Loans to the Borrower in a like principal amount. Advances of the Borrower Loans and Funding Loans shall be allocated to the Borrower Note, Series 2023A and the related Governmental Lender Construction Note A, the Borrower Note, Series 2023B-1 and the related Governmental Lender Construction Note B-1 and the Borrower Note, Series 2023B-2 and the related Governmental Lender Construction Note B-2, as specified by the Borrower and approved by the Funding Lenders. The Borrower Loans shall mature and be payable at the times and in the amounts required under the terms hereof and of the Construction Funding Agreement and Borrower Notes. The proceeds of the Borrower Loans shall be used by the Borrower to pay costs of the acquisition, leasing, construction, rehabilitation, development,

-25-

equipping and/or operation of the Project. The Borrower hereby accepts the Borrower Loans and acknowledges that the Governmental Lender shall cause the Funding Lenders to fund the Borrower Loans in the manner set forth herein and in the Construction Funding Agreement and the Funding Loan Agreement. The Governmental Lender acknowledges that the Borrower Loans shall be funded by the Funding Lenders for the account of the Governmental Lender. Neither the Servicer, nor any Funding Lender shall be responsible for the failure of any other Funding Lender to make advances under its Funding Loan.

b) The Borrower hereby accepts the Borrower Loans. As evidence of its obligation to repay the Borrower Loans, simultaneously with the delivery of this Borrower Loan Agreement to the Governmental Lender, the Borrower hereby agrees to execute and deliver the Borrower Notes. The Borrower Loans shall mature and be payable at the times and in the amounts required under the terms hereof and of the Borrower Notes.

c) Closing of the Borrower Loans on the Closing Date shall be conditioned upon satisfaction or waiver by the Governmental Lender and the Funding Lenders, in their sole discretion of each of the conditions precedent to closing set forth in the Funding Loan Agreement, the Construction Funding Agreement and this Borrower Loan Agreement, including but not limited to the following:

i) evidence of proper recordation of the Security Instrument, an assignment of the Security Instrument from the Governmental Lender to the Servicer, as agent for the Funding Lenders, the Regulatory Agreement, and each of the other documents specified for recording in instructions delivered to the Title Company by counsel to the Funding Lenders (or that such documents have been delivered to an authorized agent of the Title Company for recordation under binding recording instructions from Funding Lenders' counsel or such other counsel as may be acceptable to the Funding Lenders); and

ii) delivery into escrow with the Title Company (or separate escrow company, if applicable) of all amounts required to be paid in connection with the origination of the Borrower Loans and the Funding Loans and any underlying real estate transfers or transactions, including the Costs of Funding Deposit and the Borrower Initial Equity, all as specified in written instructions delivered to the Title Company by counsel to the Funding Lenders (or such other counsel as may be acceptable to the Funding Lenders); and

iii) payment of all fees payable in connection with the closing of the Borrower Loans, including the Governmental Lender's Administrative Fee and the initial fees and expenses of the Funding Lenders.

Section 2.4. Borrower Loan Payments, (a) The Borrower shall make Borrower Loan Payments in accordance with the Borrower Notes. Each Borrower Loan Payment made by the Borrower shall be made in funds immediately available to the applicable Funding Lender or the Servicer by 2:00 p.m., Chicago time, on the Borrower Loan Payment Date. Each such payment shall be made to the Funding Lenders or the Servicer by deposit to such account as the applicable Funding Lender or Servicer, as applicable, may designate by Written Notice to the Borrower.

-26-

Whenever any Borrower Loan Payment shall be stated to be due on a day that is not a Business Day, such payment shall be due on the first Business Day immediately thereafter. In addition, the Borrower shall make Borrower Loan Payments in accordance with the Borrower Notes in the amounts and at the times necessary to make all payments due and payable on the applicable Funding Loans. All payments made by the Borrower hereunder or by the Borrower under the other Borrower Loan Documents, shall be made irrespective of, and without any deduction for, any set-offs or counterclaims, but such payment shall not constitute a waiver of any such set offs or counterclaims.

(b) If there is a Servicer, payments of principal and interest on the Borrower Notes shall be paid to the Servicer. If there is no Servicer, payments of principal and interest on the Borrower Notes shall be paid directly to the applicable Funding Lender.

Section 2.5. Additional Borrower Payments, (a) The Borrower shall pay on demand the following amounts:

i) to the Servicer or the applicable Funding Lender, the Rebate Amount then due, if any, to be deposited in the Rebate Fund as specified in Section 5.35 hereof and the Rebate Analyst's Fee and any other costs incurred to calculate such Rebate Amount (to the extent such costs are not included in the Borrower Loan Payment);

ii) to the Governmental Lender, the Ongoing Governmental Lender Fee and all fees, charges, costs, advances, indemnities and expenses, including agent and counsel fees, of the Governmental Lender incurred under the Borrower Loan Documents or the Funding Loan Documents, and any taxes and assessments with respect to the Project, as and when the same become due;

iii) [Reserved];

iv) all Costs of Funding and fees, charges and expenses, including agent and counsel fees incurred in connection with the origination of the Borrower Loans and the related Funding Loan, as and when the same become due;

v) to the Servicer or the applicable Funding Lender, all charges, costs, advances, indemnities and expenses, including agent and counsel fees incurred by the Servicer or the applicable Funding Lender at any time in connection with the Borrower Loans, the Funding Loans or the Project, including, without limitation, reasonable counsel fees and expenses incurred in connection with the interpretation, performance, or amendment and all counsel fees and expenses relating to the enforcement of the Borrower Loan Documents or the Funding Loan Documents or any other documents relating to the Project or the Borrower Loans or in connection with questions or other matters arising under such documents or in connection with any federal or state tax audit; and

vi) any Late Charge due and payable under the terms of the Borrower Notes and Section 2.6 hereof; provided, however, that all payments made pursuant to this

-27-

subsection (vi) shall be made to the Servicer, and if there is no Servicer, such payments shall be made to the applicable Funding Lender.

(b) The Borrower shall pay to the party entitled thereto as expressly set forth in this Borrower Loan Agreement or the other Borrower Loan Documents or Funding Loan Documents:

i) all expenses incurred in connection with the enforcement of any rights under this Borrower Loan Agreement or any other Borrower Loan Document, the Regulatory Agreement, or any Funding Loan Document by the Governmental Lender, Funding Lenders or the Servicer;

ii) all other payments of whatever nature that the Borrower has agreed to pay or assume under the provisions of this Borrower Loan Agreement or any other Borrower Loan Document or Funding Loan Document; and

iii) all expenses, costs and fees relating to inspections of the Project required by the Governmental Lender, the Funding Lenders, the Servicer or the Construction Consultant, in accordance with the Borrower Loan Documents or the Funding Loan Documents or to reimburse such parties for such expenses, costs and fees.

Section 2.6. Overdue Payments; Payments if Default. If any Borrower Payment Obligation is not paid by or on behalf of the Borrower when due, the Borrower shall pay to the applicable Funding Lender or the Servicer, a Late Charge in the amount and to the extent set forth in the related Borrower Note, if any.

Section 2.7. Calculation of Interest Payments and Deposits to Real Estate Related Reserve Funds. The Borrower acknowledges as follows: (a) calculation of all interest payments shall be made by the Servicer or if there is no Servicer, the Funding Lenders; and (b) deposits with respect to the Taxes and Other Charges shall be calculated by the Servicer or if there is no Servicer, the Funding Lenders in accordance with the Security Instrument.

Section 2.8. Grant of Security Interest; Application of Funds. To the extent not inconsistent with the Security Instrument and as security for payment of the Borrower Payment Obligations and the performance by the Borrower of all other terms, conditions and provisions of the Borrower Loan Documents, the Borrower hereby pledges and assigns to each Funding Lender, and grants to each Funding Lender, a security interest in, all the Borrower's right, title and interest in and to all payments to or moneys held in the funds and accounts created and held by such Funding Lender or the Servicer for the Project. This Borrower Loan Agreement is, among other things, intended by the parties to be a security

agreement for purposes of the UCC. Upon the occurrence and during the continuance of an Event of Default hereunder, the Funding Lenders and the Servicer shall apply or cause to be applied any sums held by the Funding Lenders and the Servicer with respect to the Project in any manner and in any order determined by Funding Lenders, in Funding Lenders' sole and absolute discretion.

Section 2.9. Marshalling; Payments Set Aside. The Governmental Lender and Funding Lenders shall be under no obligation to marshal any assets in favor of Borrower or any other

-28-

Person or against or in payment of any or all of the proceeds. To the extent that Borrower makes a payment or payments or transfers any assets to the Governmental Lender or Servicer or if there is no Servicer, the Funding Lenders, or the Governmental Lender or Servicer or if there is no Servicer, the Funding Lenders enforces its liens, and such payment or payments or transfers, or the proceeds of such enforcement or any part thereof are subsequently invalidated, declared to be fraudulent or preferential, set aside or required to be repaid to a trustee, receiver or any other party in connection with any insolvency proceeding, or otherwise, then: (i) any and all obligations owed to the Governmental Lender or Funding Lenders and any and all remedies available to the Governmental Lender or Funding Lenders under the terms of the Borrower Loan Documents and the Funding Loan Documents or in law or equity against Borrower, Managing Member or any Guarantor and/or any of their properties shall be automatically revived and reinstated to the extent (and only to the extent) of any recovery permitted under clause (ii) below; and (ii) the Governmental Lender and Funding Lenders shall be entitled to recover (and shall be entitled to file a proof of claim to obtain such recovery in any applicable bankruptcy, insolvency, receivership or fraudulent conveyance or fraudulent transfer proceeding) either: (x) the amount of payments or the value of the transfer or (y) if the transfer has been undone and the assets returned in whole or in part, the value of the consideration paid to or received by Borrower for the initial asset transfer, plus in each case any deferred interest from the date of the disgorgement to the date of distribution to the Governmental Lender or Funding Lenders in any bankruptcy, insolvency, receivership or fraudulent conveyance or fraudulent transfer proceeding, and any costs and expenses due and owing, including, without limitation, any reasonable attorneys' fees incurred by the Governmental Lender or Funding Lender in connection with the exercise by the Governmental Lender or either Funding Lender of its rights under this Section 2.9.

Section 2.JO. Borrower Loan Disbursements. The Borrower Loans shall be disbursed by the Servicer, as agent for the Governmental Lender, pursuant to the Construction Funding Agreement.

Article III [Reserved] Article IV

Representations and Warranties

Section 4.1. Borrower Representations. To induce the Governmental Lender to execute this Borrower Loan Agreement and to induce Funding Lender to make Disbursements, Borrower represents and warrants for the benefit of the Governmental Lender, Funding Lenders and the Servicer, that the representations and warranties set forth in this Section 4.1 are complete and accurate as of the Closing Date and will be complete and accurate, and deemed remade (but subject to any changed circumstances disclosed in writing to the Governmental Lender and the Funding Lenders at such time), as of the date of each Disbursement, and as of the Maturity Date in accordance with the terms and conditions of the Borrower Notes. Subject to Section 4.2 hereof, the representations, warranties and agreements set forth in this Section 4.1 shall survive

-29-

the making of the Borrower Loans, and shall remain in effect and true and correct in all material respects until the

Borrower Loans and all other Borrower Payment Obligations have been repaid in full.

Section 4.1.1. Organization; Special Purpose. The Borrower is in good standing under the laws of the State (and under the laws of the state in which the Borrower was formed if the Borrower was not formed under the laws of the State), has full legal right, power and authority to enter into the Borrower Loan Documents to which it is a party, and to carry out and consummate all transactions contemplated by the Borrower Loan Documents to which it is a party, and by proper corporate, limited partnership or limited liability company action, as appropriate has duly authorized the execution, delivery and performance of the Borrower Loan Documents to which it is a party. The Person(s) of the Borrower executing the Borrower Loan Documents and the Funding Loan Documents to which the Borrower is a party are fully authorized to execute the same. The Borrower Loan Documents and the Funding Loan Documents to which the Borrower is a party have been duly authorized, executed and delivered by the Borrower. The sole business of the Borrower is the ownership, management and operation of the Project.

Section 4.1.2. Proceedings; Enforceability. Assuming due execution and delivery by the other parties thereto, the Borrower Loan Documents and the Funding Loan Documents to which the Borrower is a party will constitute the legal, valid and binding agreements of the Borrower enforceable against the Borrower in accordance with their terms; except in each case as enforcement may be limited by bankruptcy, insolvency or other laws affecting the enforcement of creditors' rights generally, by the application of equitable principles regardless of whether enforcement is sought in a proceeding at law or in equity and by public policy.

Section 4.1.3. No Conflicts. The execution and delivery of the Borrower Loan Documents and the Funding Loan Documents to which the Borrower is a party, the consummation of the transactions herein and therein contemplated and the fulfillment of or compliance with the terms and conditions hereof and thereof, will not conflict with or constitute a violation or breach of or default (with due notice or the passage of time or both) under the Operating Agreement of the Borrower, or to the actual knowledge of the Borrower and with respect to the Borrower, any applicable law or administrative rule or regulation, or any applicable court or administrative decree or order, or any mortgage, deed of trust, loan agreement, lease, contract or other agreement or instrument to which the Borrower is a party or by which it or its properties are otherwise subject or bound, or result in the creation or imposition of any lien, charge or encumbrance of any nature whatsoever upon any of the property or assets of the Borrower, which conflict, violation, breach, default, lien, charge or encumbrance might have consequences that would materially and adversely affect the consummation of the transactions contemplated by the Borrower Loan Documents and the Funding Loan Documents, or the financial condition, assets, properties or operations of the Borrower.

Section 4.1.4. Litigation; Adverse Facts. There is no Legal Action, nor is there a basis known to Borrower for any Legal Action, before or by any court or federal, state, municipal or other governmental authority, pending, or to the actual knowledge of the Borrower, after reasonable investigation, threatened in writing, against or affecting the Borrower, the Managing Member or any Guarantor, or their respective assets, properties or operations which, if

-30-

determined adversely to the Borrower, Managing Member or such Guarantor or their respective interests, would have a material adverse effect upon the consummation of the transactions contemplated by, or the validity of, the Borrower Loan Documents or the Funding Loan Documents, upon the ability of each of Borrower, Managing Member and Guarantors to perform their respective obligations under the Borrower Loan Documents, the Funding Loan Documents and the Related Documents to which it is a party, or upon the financial condition, assets (including the Project), properties or operations of the Borrower and the Managing Member, none of the Borrower, Managing Member or any Guarantor is in default (and no event has occurred and is continuing which with the giving of notice or the passage of time or both could constitute a default) with respect to any order or decree of any court or any order, regulation or demand of any federal, state, municipal or other governmental authority, which default might have consequences that would materially and adversely affect the consummation of the transactions contemplated by the Borrower Loan Documents and the Funding Loan Documents, the ability of each of Borrower, Managing Member and each Guarantor to perform their respective

obligations under the Borrower Loan Documents, the Funding Loan Documents and the Related Documents to which it is a party, or the financial condition, assets, properties or operations of the Borrower or Managing Member. None of Borrower, or Managing Member to its actual knowledge are (a) in violation of any applicable law, which violation materially and adversely affects or may materially and adversely affect the business, operations, assets (including the Project), condition (financial or otherwise) or prospects of Borrower, Managing Member or such Guarantor, as applicable; (b) subject to, or in default with respect to, any other Legal Requirement that would have a material adverse effect on the business, operations, assets (including the Project), condition (financial or otherwise) or prospects of Borrower, or Managing Member as applicable; or (c) in default with respect to any agreement to which Borrower or Managing Member as applicable, is a party or by which it is bound, which default would have a material adverse effect on the business, operations, assets (including the Project), condition (financial or otherwise) or prospects of Borrower or Managing Member as applicable; and (d) there is no Legal Action pending or, to the actual knowledge of Borrower, threatened in writing against or affecting Borrower or Managing Member or any Guarantor questioning the validity or the enforceability of this Borrower Loan Agreement or any of the other Borrower Loan Documents or the Funding Loan Documents or of any of the Related Documents. All tax returns (federal, state and local) required to be filed by or on behalf of the Borrower have been filed, and all taxes shown thereon to be due, including interest and penalties, except such, if any, as are being actively contested by the Borrower in good faith, have been paid or adequate reserves have been made for the payment thereof which reserves, if any, are reflected in the audited financial statements described therein. The Borrower enjoys the peaceful and undisturbed possession of all of the premises upon which it is operating its facilities, subject to the Ground lease and the leases of residential tenants in occupancy at closing.

Section 4.1.5. Agreements; Consents; Approvals. Except as contemplated by the Borrower Loan Documents and the Funding Loan Documents, the Borrower is not a party to any agreement or instrument or subject to any restriction that would materially adversely affect the Borrower, the Project, or the Borrower's business, properties, operations or financial condition or business prospects, except the Permitted Encumbrances. The Borrower is not in default in any material respect in the performance, observance or fulfillment of any of the obligations,

covenants or conditions contained in any Permitted Encumbrance or any other agreement or instrument to which it is a party or by which it or the Project is bound.

No consent or approval of any trustee or holder of any indebtedness of the Borrower, and to the actual knowledge of the Borrower and only with respect to the Borrower, no consent, permission, authorization, order or license of, or filing or registration with, any governmental authority (except no representation is made with respect to any state securities or "blue sky" laws) is necessary in connection with the execution and delivery of the Borrower Loan Documents or the Funding Loan Documents, or the consummation of any transaction herein or therein contemplated, or the fulfillment of or compliance with the terms and conditions hereof or thereof, except as have been obtained or made and as are in full force and effect.

Section 4.1.6. Title. The Borrower shall have marketable leasehold title to the Project, free and clear of all Liens except the Permitted Encumbrances. The Security Instrument, when properly recorded in the appropriate records, together with any UCC financing statements required to be filed in connection therewith, will create (i) a valid, perfected first priority lien on the fee (or leasehold, if applicable) interest in the Project and (ii) perfected security interests in and to, and perfected collateral assignments of, all personalty included in the Project (including the Leases), all in accordance with the terms thereof, in each case subject only to any applicable Permitted Encumbrances. To the Borrower's actual knowledge, there are no delinquent real property taxes or assessments, including water and sewer charges, with respect to the Project, nor are there any claims for payment for work, labor or materials affecting the Project which are or may become a Lien prior to, or of equal priority with, the Liens created by the Borrower Loan Documents and the Funding Loan Documents.

Section 4.1.7. Survey. To the best knowledge of the Borrower, the survey for the Project delivered to the Governmental Lender and the Funding Lenders does not fail to reflect any material matter affecting the Project or the title thereto.

Section 4.1.8. No Bankruptcy Filing. The Borrower is not contemplating either the filing of a petition by it under any state or federal bankruptcy or insolvency law or the liquidation of all or a major portion of its property (a "Bankruptcy Proceeding"), and the Borrower has no knowledge of any Person contemplating the filing of any such petition against it. As of the Closing Date, the Borrower has the ability to pay its debts as they become due.

Section 4.1.9. Full and Accurate Disclosure. No statement of fact made by the Borrower in any Borrower Loan Document or any Funding Loan Document contains any untrue statement of a material fact or omits to state any material fact necessary to make statements contained therein in light of the circumstances in which they were made, not misleading. There is no material fact or circumstance presently known to the Borrower that has not been disclosed to the Governmental Lender and the Funding Lenders which materially and adversely affects the Project or the business, operations or financial condition or business prospects of the Borrower or the Borrower's ability to meet its obligations under this Borrower Loan Agreement and the other Borrower Loan Documents and Funding Loan Documents to which it is a party in a timely manner.

-32-

Section 4.1.10. No Plan Assets. The Borrower is not an "employee benefit plan," as defined in Section 3(3) of ERISA, subject to Title I of ERISA, and none of the assets of the Borrower constitutes or will constitute "plan assets" of one or more such plans within the meaning of 29 C.F.R. Section 2510.3 101.

Section 4.1.11. Compliance. The Borrower, the Project and the use thereof will comply, to the extent required, in all material respects with all applicable Legal Requirements. The Borrower is not in default or violation of any order, writ, injunction, decree or demand of any Governmental Authority, the violation of which would materially adversely affect the financial condition or business prospects or the business of the Borrower. There has not been committed by the Borrower or any Affiliate of Borrower involved with the operation or use of the Project any act or omission affording any Governmental Authority the right of forfeiture as against the Project or any part thereof or any moneys paid in performance of the Borrower's obligations under any Borrower Loan Document or any Funding Loan Documents.

Section 4.1.12. Contracts. All service, maintenance or repair contracts affecting the Project have been entered into at arm's length (except for such contracts between the Borrower and its Affiliates or the affiliates of the Borrower Controlling Entity of the Borrower) in the ordinary course of the Borrower's business and provide for the payment of fees in amounts and upon terms comparable to existing market rates.

Section 4.1.13. Financial Information. All financial data, including any statements of cash flow and income and operating expense, that have been delivered to the Governmental Lender or the Funding Lenders in respect of the Project by or on behalf of the Borrower, to the best knowledge of the Borrower, (i) are accurate and complete in all material respects,

ii) accurately represent the financial condition of the Project as of the date of such reports, and

iii) to the extent prepared by an independent certified public accounting firm, have been prepared in accordance with GAAP consistently applied throughout the periods covered, except as disclosed therein. Other than pursuant to or permitted by the Borrower Loan Documents or the Funding Loan Documents or the Borrower organizational documents, the Borrower has no contingent liabilities, unusual forward or long-term commitments or unrealized or anticipated losses from any unfavorable commitments. Since the date of such financial statements, there has been no Materially Adverse Change in the financial condition, operations or business of the Borrower from that set forth in said financial statements.

Section 4.1.14. Condemnation. No Condemnation or other proceeding has been commenced or, to the Borrower's actual knowledge, is contemplated, threatened or pending with respect to all or part of the Project or for the relocation of roadways providing access to the Project.

Section 4.1.15. Federal Reserve Regulations. No part of the proceeds of the Borrower Loan will be used for the purpose of purchasing or acquiring any "margin stock" within the meaning of Regulation U of the Board of Governors of the Federal Reserve System or for any other purpose that would be inconsistent with such Regulation U or any other regulation of such Board of Governors, or for any purpose prohibited by Legal Requirements or any Borrower Loan Document or Funding Loan Document.

-33-

Section 4.1.16. Utilities and Public Access. To the best of the Borrower's knowledge, the Project is or will be served by water, sewer, sanitary sewer and storm drain facilities adequate to service it for its intended uses. All public utilities necessary or convenient to the full use and enjoyment of the Project is or will be located in the public right-of-way abutting the Project, and all such utilities are or will be connected so as to serve the Project without passing over other property absent a valid easement. All roads necessary for the use of the Project for its current purpose have been or will be completed and dedicated to public use and accepted by all Governmental Authorities. Except for Permitted Encumbrances, the Project does not share ingress and egress through an easement or private road or share on-site or off-site recreational facilities and amenities that are not located on the Project and under the exclusive control of the Borrower, or where there is shared ingress and egress or amenities, there exists an easement or joint use and maintenance agreement under which (i) access to and use and enjoyment of the easement or private road and/or recreational facilities and amenities is perpetual, (ii) the number of parties sharing such easement and/or recreational facilities and amenities must be specified, (iii) the Borrower's responsibilities and share of expenses are specified, and (iv) the failure to pay any maintenance fee with respect to an easement will not result in a loss of usage of the easement.

Section 4.1.17. Not a Foreign Person. The Borrower is not a "foreign person" within the meaning of § 1445(f)(3) of the Code.

Section 4.1.18. Separate Lots. Each parcel comprising the Land is (or will be) a separate tax lot and is not (or will not be) a portion of any other tax lot that is not a part of the Land.

Section 4.1.19. Assessments. There are no pending or, to the Borrower's actual knowledge, proposed special or other assessments for public improvements or otherwise affecting the Project, or any contemplated improvements to the Project that may result in such special or other assessments.

Section 4.1.20. Enforceability. The Borrower Loan Documents and the Funding Loan Documents are not subject to, and the Borrower has not asserted, any right of rescission, set-off, counterclaim or defense, including the defense of usury.

Section 4.1.21. Insurance. The Borrower has obtained the insurance required by this Borrower Loan Agreement, if applicable, the Construction Funding Agreement and the Security Instrument and has delivered to the Servicer copies of insurance policies or certificates of insurance reflecting the insurance coverages, amounts and other requirements set forth in this Borrower Loan Agreement, if applicable, and the Security Instrument.

Section 4.1.22. Use of Property; Licenses. The Project will be used as a multifamily residential rental project and other appurtenant and related uses, which use is consistent with the zoning classification for the Project. All certifications, permits, licenses and approvals, including certificates of completion and occupancy permits required for the legal use or legal, nonconforming use, as applicable, occupancy and operation of the Project (collectively, the "Licenses") required at this time for the construction or rehabilitation, as appropriate, and

-34-

equipping of the Project have been obtained. To the Borrower's knowledge, all Licenses obtained by the Borrower have been validly issued and are in full force and effect. The Borrower has no reason to believe that any of the Licenses required for the future use and occupancy of the Project and not heretofore obtained by the Borrower will not be obtained by the Borrower in the ordinary course following the Completion Date. No Licenses will terminate, or become void or voidable or terminable, upon any sale, transfer or other disposition of the Project, including any transfer pursuant to foreclosure sale under the Security Instrument or deed in lieu of foreclosure thereunder. The Project does not violate any density or building setback requirements of the applicable zoning law except to the extent, if any, shown on the survey. No proceedings are, to the best of the Borrower's knowledge, pending or threatened that would result in a change of the zoning of the Project.

Section 4.1.23. Flood Zone. Either all Improvements will be constructed above the flood grade or the Borrower will obtain appropriate flood insurance as directed by the Funding Lenders or the Servicer.

Section 4.1.24. Physical Condition. The Project, including all Improvements, parking facilities, systems, fixtures, equipment and landscaping, are or, after completion of the construction, rehabilitation and/or repairs, as appropriate, will be in good and habitable condition in all material respects and in good order and repair in all material respects (reasonable wear and tear excepted). The Borrower has not received notice from any insurance company or bonding company of any defect or inadequacy in the Project, or any part thereof, which would adversely affect its insurability or cause the imposition of extraordinary premiums or charges thereon or any termination of any policy of insurance or bond. The physical configuration of the Project is not in material violation of the ADA, if required under applicable law.

Section 4.1.25. Encroachments. All of the Improvements included in determining the appraised value of the Project will lie wholly within the boundaries and building restriction lines of the Project, and no improvement on an adjoining property encroaches upon the Project, and no easement or other encumbrance upon the Project encroaches upon any of the Improvements, so as to affect the value or marketability of the Project, except those insured against by the Title Insurance Policy or disclosed in the survey of the Project as approved by the Funding Lenders or the Servicer.

Section 4.1.26. State Law Requirements. The Borrower hereby represents, covenants and agrees to comply with the provisions of all applicable State laws relating to the Borrower Loans, the Funding Loans and the Project.

Section 4.1.27. Filing and Recording Taxes. All transfer taxes, deed stamps, intangible taxes or other amounts in the nature of transfer taxes required to be paid by any Person under applicable Legal Requirements in connection with the transfer of the Project to the Borrower have been paid. All mortgage, mortgage recording, stamp, intangible or other similar taxes required to be paid by any Person under applicable Legal Requirements in connection with the execution, delivery, recordation, filing, registration, perfection or enforcement of any of the Borrower Loan Documents and the Funding Loan Documents have been or will be paid.

-35-

Section 4.1.28. Investment Company Act. The Borrower is not (i) an "investment company" or a company "controlled" by an "investment company," within the meaning of the Investment Company Act of 1940, as amended; or (ii) a "holding company" or a "subsidiary company" of a "holding company" or an "affiliate" of either a "holding company" or a "subsidiary company" within the meaning of the Public Utility Holding Company Act of 1935, as amended.

Section 4.1.29. Fraudulent Transfer. The Borrower has not accepted the Borrower Loans or entered into any Borrower Loan Document or Funding Loan Document with the actual intent to hinder, delay or defraud any creditor, and the Borrower has received reasonably equivalent value in exchange for its obligations under the Borrower Loan Documents and the Funding Loan Documents. Giving effect to the transactions contemplated by the Borrower Loan Documents and the Funding Loan Documents, the fair saleable value of the Borrower's assets exceeds and will, immediately following the execution and delivery of the Borrower Loan Documents and the Funding Loan Documents, exceed the Borrower's total liabilities, including subordinated, unliquidated, disputed or contingent liabilities. The fair saleable value of the Borrower's assets is and will, immediately following the execution and delivery of the Borrower Loan Documents and the Funding Loan Documents, be greater than the Borrower's probable liabilities, including the maximum amount of its contingent liabilities or its debts as such debts become absolute and matured. The Borrower's assets do not and, immediately following the execution and delivery of the Borrower Loan Documents and the Funding Loan Documents will not, constitute unreasonably small capital to carry out its business as conducted or as proposed to be conducted. The Borrower does not intend to, and does not believe that it will, incur debts and liabilities (including contingent liabilities and other commitments) beyond its ability to pay such debts as they mature (taking into account the timing and amounts to be payable on or in respect of obligations of the Borrower).

Section 4.1.30. Ownership of the Borrower. Except as set forth in the Operating Agreement of the Borrower, the Borrower has no obligation to any Person to purchase, repurchase or issue any ownership interest in it.

Section 4.1.31. Environmental Matters. To the best of Borrower's knowledge and except as disclosed in environmental reports previously delivered to the Funding Lenders and the Governmental Lender (the "Prior Environmental Disclosures"), the Project is not in violation of any Legal Requirement pertaining to or imposing liability or standards of conduct concerning environmental regulation, contamination or clean-up, and will comply with covenants and requirements relating to environmental hazards as set forth in the Security Instrument. The Borrower will execute and deliver the Agreement of Environmental Indemnification.

Section 4.1.32. Name; Principal Place of Business. Unless prior Written Notice is given to the Funding Lenders, the Borrower does not use and will not use any trade name, and has not done and will not do business under any name other than its actual name set forth herein. The principal place of business of the Borrower is its primary address for notices as set forth in Section 10.1 hereof, and the Borrower has no other place of business, other than the Project and such principal place of business.

-36-

Section 4.1.33. Subordinated Debt. There is no secured or unsecured indebtedness with respect to the Project or any residual interest therein, other than Permitted Encumbrances and the permitted secured indebtedness described in Section 6.7 hereof, except an unsecured deferred developer fee as reflected in the Cost Breakdown, loans from RS Market I LLC (as provided in the Operating Agreement) and unsecured operating deficit loans and other loans from members of the Borrower (excluding any Subordinate Debt) under the Operating Agreement that are payable solely from Net Cash Flow (as defined in the Operating Agreement).

Section 4.1.34. Filing of Taxes. The Borrower has filed (or has obtained effective extensions for filing) all federal, state and local tax returns required to be filed and has paid or made adequate provision for the payment of all federal, state and local taxes, charges and assessments, if any, payable by the Borrower.

Section 4.1.35. General Tax. All representations, warranties and certifications of the Borrower set forth in the Regulatory Agreement and the Tax Compliance Agreement are incorporated by reference herein and the Borrower will comply with such as if set forth herein.

Section 4.1.36. Approval of the Borrower Loan Documents and Funding Loan Documents. By its execution and delivery of this Borrower Loan Agreement, the Borrower approves the form and substance of the Borrower Loan Documents and the Funding Loan Documents, and agrees to carry out the responsibilities and duties specified in the Borrower Loan Documents and the Funding Loan Documents to be carried out by the Borrower. The Borrower acknowledges that (a) it understands the nature and structure of the transactions relating to the financing of the Project, (b) it is familiar with the provisions of all of the Borrower Loan Documents and the Funding Loan Documents and other documents and instruments relating to the financing, (c) it understands the risks inherent in such transactions, including without limitation the risk of loss of the Project, and (d) it has not relied on the Governmental Lender, the Funding Lenders or the Servicer for any guidance or expertise in analyzing the financial or other consequences of the transactions contemplated by the Borrower Loan Documents and the Funding Loan Documents or otherwise relied on the Governmental Lender, the Funding Lenders or the Servicer in any manner.

Section 4.1.37. Funding Loan Agreement. The Borrower has read and accepts and agrees that it is bound by the Funding Loan Agreement and the Funding Loan Documents.

Section 4.1.38. Americans with Disabilities Act. The Project, as designed, will conform in all material respects with all applicable zoning, planning, building and environmental laws, ordinances and regulations of governmental authorities having jurisdiction over the Project, including, but not limited to, the Americans with Disabilities Act of 1990 ("ADA"), to the extent required (as evidenced by an architect's certificate to such effect).

Section 4.1.39. Requirements of Code and Regulations. The Project satisfies all requirements of the Code and the Regulations applicable to the Project.

Section 4.1.40. Regulatory Agreement. The Project, as of the date of origination of the Funding Loans, is in compliance with all requirements of the Regulatory Agreement to the extent

-37-

such requirements are applicable; and the Borrower intends to cause the residential units in the Project to be rented or available for rental on a basis which satisfies the requirements of the Regulatory Agreement, including all applicable requirements of the Code and the Regulations, and pursuant to leases which comply with all applicable laws.

Section 4.1.41. Intention to Hold Project. The Borrower intends to hold the Project for its own account and has no current plans, and has not entered into any agreements, to sell the Project or any part of the Project (except for rights granted in the Operating Agreement); and the Borrower intends to occupy the Project or cause the Project to be occupied and to operate it or cause it to be operated at all times during the term of this Borrower Loan Agreement in compliance with the terms of this Borrower Loan Agreement and the Regulatory Agreement and does not know of any reason why the Project will not be so used by it in the absence of circumstances not now anticipated by it or totally beyond its control.

Section 4.1.42. Concerning Managing Member. (a) The Managing Member of Borrower is a limited liability company, duly organized and validly existing under the laws of the State. The Managing Member has all requisite power and authority, rights and franchises to enter into and perform its obligations under the Borrower Loan Documents and the Funding Loan Documents to be executed by such Managing Member for its own account and on behalf of Borrower, as Managing Member of Borrower, under this Borrower Loan Agreement and the other Borrower Loan Documents and the Funding Loan Documents.

b) Managing Member has made all filings (including, without limitation, all required filings related to the use of fictitious business names) and is in good standing in the State and in each other jurisdiction in which the character of the property it owns or the nature of the business it transacts makes such filings necessary or where the failure to make such filings could have a material adverse effect on the business, operations, assets, condition (financial or otherwise) or

prospects of Managing Member.

c) Managing Member is duly authorized to do business in the State.

d) The execution, delivery and performance by Borrower of the Borrower Loan Documents and the Funding Loan Documents have been duly authorized by all necessary action of Managing Member on behalf of Borrower, and by all necessary action on behalf of Managing Member.

e) The execution, delivery and performance by Managing Member, for itself and on behalf of Borrower, of the Borrower Loan Documents and the Funding Loan Documents will not violate (i) Managing Member's organizational documents; (ii) any other Legal Requirement affecting Managing Member or any of its properties; or (iii) any agreement to which Managing Member is bound or to which it is a party; and will not result in or require the creation (except as provided in or contemplated by this Borrower Loan Agreement) of any Lien upon any of such properties, any of the Collateral or any of the property or funds pledged or delivered to the applicable Funding Lender pursuant to the Security Documents.

-38-

Section 4.1.43. Government and Private Approvals. All governmental or regulatory orders, consents, permits, authorizations and approvals required for the construction, rehabilitation, use, occupancy and operation of the Improvements, that may be granted or denied in the discretion of any Governmental Authority, have been obtained and are in full force and effect (or, in the case of any of the foregoing that Borrower is not required to have as of the Closing Date, will be obtained), and will be maintained in full force and effect at all times during the construction or rehabilitation of the Improvements. All such orders, consents, permits, authorizations and approvals that may not be denied in the discretion of any Governmental Authority shall be obtained prior to the commencement of any work for which such orders, consents, permits, authorizations or approvals are required, and, once obtained, such orders, consents, permits, authorizations and approvals will be maintained in full force and effect at all times during the construction or rehabilitation of the Improvements. Except as set forth in the preceding two sentences, no additional governmental or regulatory actions, filings or registrations with respect to the Improvements, and no approvals, authorizations or consents of any trustee or holder of any indebtedness or obligation of Borrower, are required for the due execution, delivery and performance by Borrower or Managing Member of any of the Borrower Loan Documents or the Funding Loan Documents or the Related Documents executed by Borrower or Managing Member, as applicable. All required zoning approvals have been obtained, and the zoning of the Land for the Project is not conditional upon the happening of any further event.

Section 4.1.44. Concerning Guarantors. The Borrower Loan Documents and the Funding Loan Documents to which the Guarantors are a party or a signatory executed simultaneously with this Borrower Loan Agreement have been duly executed and delivered by the Guarantors and are legally valid and binding obligations of the Guarantors, enforceable against the Guarantors in accordance with their terms, except as enforceability may be limited by bankruptcy, insolvency, reorganization, moratorium or similar laws affecting creditors' rights generally and by general principles of equity.

Section 4.1.45. No Material Defaults. Except as previously disclosed to Funding Lenders in writing, there exists no material violation of or material default by Borrower under, and, to the actual knowledge of Borrower, no event has occurred which, upon the giving of notice or the passage of time, or both, would constitute a material default with respect to: (i) the terms of any instrument evidencing, securing or guaranteeing any indebtedness secured by the Project or any portion or interest thereof or therein; (ii) any lease (including the Ground Lease) or other agreement affecting the Project or to which Borrower is a party; (iii) any license, permit, statute, ordinance, law, judgment, order, writ, injunction, decree,

rule or regulation of any Governmental Authority, or any determination or award of any arbitrator to which Borrower or the Project may be bound; or (iv) any mortgage, instrument, agreement or document by which Borrower or any of its respective properties is bound; in the case of any of the foregoing: (1) which involves any Borrower Loan Document or Funding Loan Document; (2) which involves the Project and is not adequately covered by insurance; (3) that might materially and adversely affect the ability of Borrower, Managing Member or any Guarantor to perform any of its respective obligations under any of the Borrower Loan Documents or the Funding Loan Documents or any other material instrument, agreement or document to which it is a party; or

-39-

(4) which might adversely affect the priority of the Liens created by this Borrower Loan Agreement or any of the Borrower Loan Documents or the Funding Loan Documents.

Section 4.1.46. Payment of Taxes. Except as previously disclosed to Funding Lender in writing: (i) all tax returns and reports of Borrower, Managing Member and Guarantors required to be filed have been timely filed, and all taxes, assessments, fees and other governmental charges upon Borrower, Managing Member or Guarantors, and upon their respective properties, assets, income and franchises, which are due and payable have been paid when due and payable; and (ii) Borrower knows of no proposed tax assessment against it or against the Managing Member that would be material to the condition (financial or otherwise) of Borrower or Managing Member and neither Borrower nor Managing Member have contracted with any Governmental Authority in connection with such taxes.

Section 4.1.47. Rights to Project Agreements and Licenses. Borrower is the legal and beneficial owner of all rights in and to the Plans and Specifications and all existing Project Agreements and Licenses, and will be the legal and beneficial owner of all rights in and to all future Project Agreements and Licenses. Borrower's interest in the Plans and Specifications and all Project Agreements and Licenses is not subject to any present claim (other than under the Borrower Loan Documents and the Funding Loan Documents or as otherwise approved by each Funding Lender in its sole discretion), set-off or deduction other than in the ordinary course of business.

Section 4.1.48. Patriot Act Compliance. Borrower is not now, nor has ever been (i) listed on any Government Lists (as defined below), (ii) a person who has been determined by a Governmental Authority to be subject to the prohibitions contained in Presidential Executive Order No. 13224 (Sept. 23, 2001) or any other similar prohibitions contained in the rules and regulations of OFAC or in any enabling legislation or other Presidential Executive Orders in respect thereof, (iii) indicted for or convicted of any felony involving a crime or crimes of moral turpitude or for any Patriot Act Offense, or (iv) under investigation by any Governmental Authority for alleged criminal activity. For purposes hereof, the term "Patriot Act Offense" shall mean any violation of the criminal laws of the United States of America or of any of the several states, or that would be a criminal violation if committed within the jurisdiction of the United States of America or any of the several states, relating to terrorism or the laundering of monetary instruments, including any offense under (A) the criminal laws against terrorism; (B) the criminal laws against money laundering, (C) Bank Representative Secrecy Act, as amended, (D) the Money Laundering Control Act of 1986, as amended, or (E) the Patriot Act. "Patriot Act Offense" also includes the crimes of conspiracy to commit, or aiding and abetting another to commit, a Patriot Act Offense. For purposes hereof, the term "Government Lists" shall mean (1) the Specially Designated Nationals and Blocked Persons Lists maintained by the Office of Foreign Assets Control ("OFAC"), (2) any other list of terrorists, terrorist organizations or narcotics traffickers maintained pursuant to any of the Rules and Regulations of OFAC that Funding Lender notified Borrower in writing is now included in "Government Lists," or (3) any similar lists maintained by the United States Department of State, the United States Department of Commerce or any other Governmental Authority or pursuant to any Executive Order of the President of the United States of America that Funding Lender notified Borrower in writing is now included in "Government Lists".

-40-

Section 4.]49. Rent Schedule. Borrower has prepared, or has had prepared on its behalf, a prospective Unit absorption and rent collection schedule with respect to the Project in the form required by the Servicer, which schedule takes into account, among other relevant factors (i) a schedule of minimum monthly rentals for the Units, and (ii) any and all concessions including free rent periods, and on the basis of such schedule, Borrower believes it will collect rents with respect to the Project in amounts greater than or equal to debt service on the Borrower Loans.

Section 4.1.50. Other Documents. Each of the representations and warranties of Borrower or Managing Member contained in any of the other Borrower Loan Documents or the Funding Loan Documents or Related Documents is true and correct in all material respects (or, in the case of representations or warranties contained in any of the other Borrower Loan Documents or Funding Loan Documents or Related Documents that speak as of a particular date, were true and correct in all material respects as of such date). All of such representations and warranties are incorporated herein for the benefit of Funding Lenders.

Section 4.1.51. Subordinate Loan Documents. The Subordinate Loan Documents are in full force and effect and the Borrower has paid all commitment fees and other amounts due and payable to the Subordinate Lender(s) thereunder. There exists no material violation of or material default by the Borrower under, and no event has occurred which, upon the giving of notice or the passage of time, or both, would constitute a material default under the Subordinate Loan Documents.

Section 4.1.52. C,C&Rs. The C,C&Rs are in full force and effect and the Borrower has complied with the terms and conditions under the C,C&Rs. There exists no material violation of or material default by the Borrower under, and no event has occurred which, upon the giving of notice or the passage of time, or both, would constitute a material default under the C,C&Rs.

Section 4.1.53. HAP Contract. The HAP Contract is in full force and effect and the Borrower has complied with the terms and conditions under the HAP Contract. There exists no material violation of or material default by the Borrower under, and no event has occurred which, upon the giving of notice or the passage of time, or both, would constitute a material default under the HAP Contract.

Section 4.1.54. Ground Lease. The Ground Lease is in full force and effect and the Borrower has paid all rent and other amounts due and payable to each ground lessor thereunder. There exists no material violation of or material default by the Borrower under the Ground Lease, and no event has occurred which, upon the giving of notice or the passage of time, or both, would constitute a material default by any other party under the Ground Lease.

Section 4.2. Survival of Representations and Covenants. All of the representations and warranties in Section 4.1 hereof and elsewhere in the Borrower Loan Documents (i) shall survive for so long as any portion of the Borrower Payment Obligations remains due and owing and (ii) shall be deemed to have been relied upon by the Governmental Lender and the Servicer notwithstanding any investigation heretofore or hereafter made by the Governmental Lender or the Servicer or on its or their behalf, provided, however, that the representations, warranties and

-41-

covenants set forth in Section 4.1.31 hereof shall survive in perpetuity and shall not be subject to the exculpation provisions of Section 11.1 hereof.

Article V

Affirmative Covenants

During the term of this Borrower Loan Agreement, the Borrower hereby covenants and agrees with the Governmental Lender, the Funding Lenders and the Servicer that:

Sections.]. Existence. The- Borrower shall (i) do or cause to be done all things necessary to preserve, renew and keep in full force and effect its existence and its material rights, and franchises, (ii) continue to engage in the business presently conducted by it, (iii) obtain and maintain all material Licenses, and (iv) qualify to do business and remain in good standing under the laws of the State.

Section 5.2. Taxes and Other Charges. The Borrower shall pay all Taxes and Other Charges as the same become due and payable and prior to their becoming delinquent in accordance with the Security Instrument, except to the extent that the amount, validity or application thereof is being contested in good faith as permitted by the Security Instrument.

The Borrower covenants to pay all taxes and Other Charges of any type or character charged to the Funding Lenders affecting the amount available to the Funding Lenders from payments to be received hereunder or in any way arising due to the transactions contemplated hereby (including taxes and Other Charges assessed or levied by any public agency or governmental authority of whatsoever character having power to levy taxes or assessments) but excluding franchise taxes based upon the capital and/or income of the Funding Lenders and taxes based upon or measured by the net income of the Funding Lenders; provided, however, that the Borrower shall have the right to protest any such taxes or Other Charges and to require the Funding Lenders, at the Borrower's expense, to protest and contest any such taxes or Other Charges levied upon them and that the Borrower shall have the right to withhold payment of any such taxes or Other Charges pending disposition of any such protest or contest unless such withholding, protest or contest would adversely affect the rights or interests of the Funding Lenders. This obligation shall remain valid and in effect notwithstanding repayment of the Borrower Loan hereunder or termination of this Borrower Loan Agreement.

Section 5.3. Repairs; Maintenance and Compliance; Physical Condition. The Borrower shall cause the Project to be maintained in a good, habitable and safe (so as to not threaten the health or safety of the Project's tenants or their invited guests) condition and repair (reasonable wear and tear excepted) as set forth in the Security Instrument and shall not remove, demolish or materially alter the Improvements or equipment (except for removal of aging or obsolete equipment or furnishings in the normal course of business), except as provided in the Construction Funding Agreement and the Security Instrument.

-42-

Section 5.4. Litigation. The Borrower shall give prompt Written Notice to the Governmental Lender, the Funding Lenders and the Servicer of any litigation, governmental proceedings or claims or investigations regarding an alleged actual violation of a Legal Requirement pending of which it is aware or, to the Borrower's actual knowledge, threatened in writing against the Borrower which might materially adversely affect the Borrower's condition (financial or otherwise) or business or the Project.

Section 5.5. Performance of Other Agreements. The Borrower shall observe and perform in all material respects each and every term to be observed or performed by it pursuant to the terms of the Ground Lease, the Project Agreements and Licenses, the CC&R's, the Subordinate Loan Documents and any other agreement or instrument materially affecting or pertaining to the Project.

Section 5.6. Notices. The Borrower shall promptly advise the Governmental Lender, the Funding Lenders and the Servicer, the Equity Investor and the Special Member of (i) any Material Adverse Change in the Borrower's financial

condition, assets, properties or operations other than general changes in the real estate market, (ii) any fact or circumstance affecting the Borrower or the Project that materially and adversely affects the Borrower's ability to meet its obligations hereunder or under any of the other Borrower Loan Document to which it is a party in a timely manner, or (iii) the occurrence of any Potential Default or Event of Default of which the Borrower has knowledge. If the Borrower becomes subject to federal or state securities law filing requirements, the Borrower shall cause to be delivered to the Governmental Lender, the Funding Lenders and the Servicer any Securities and Exchange Commission or other public filings, if any, of the Borrower within two (2) Business Days of such filing.

Section 5.7. Cooperate in Legal Proceedings. The Borrower shall cooperate fully with the Governmental Lender, the Funding Lenders and the Servicer with respect to, and permit the Governmental Lender, the Funding Lenders and the Servicer at their option, to participate in, any proceedings before any Governmental Authority that may in any way affect the rights of the Governmental Lender, the Funding Lenders and/or the Servicer under any Borrower Loan Document or Funding Loan Document.

Section 5.8. Further Assurances. The Borrower shall, at the Borrower's sole cost and expense (except as provided in Section 9.1 hereof), (i) furnish to the Servicer and the Funding Lenders all instruments, documents, boundary surveys, footing or foundation surveys (to the extent that Borrower's construction or renovation of the Project alters any existing building foundations or footprints), certificates, plans and specifications, appraisals, title and other insurance reports and agreements, reasonably requested by the Servicer or the Funding Lenders for the better and more efficient carrying out of the intents and purposes of the Borrower Loan Documents and the Funding Loan Documents; (ii) execute and deliver to the Servicer and the Funding Lenders such documents, instruments, certificates, assignments and other writings, and do such other acts necessary or desirable, to evidence, preserve and/or protect the collateral at any time securing or intended to secure the related Borrower Loan, as the Servicer and the applicable Funding Lender may reasonably require from time to time; (iii) do and execute all and such further lawful and reasonable acts, conveyances and assurances for the better and more effective carrying out of the intents and purposes of the Borrower Loan Documents and the

-43-

Funding Loan Documents, as the Servicer or the Funding Lenders shall reasonably require from time to time; provided, however, with respect to clauses (i)-(iii) above, the Borrower shall not be required to do anything that has the effect of (A) changing the essential economic terms of the Borrower Loans or (B) imposing upon the Borrower greater personal liability under the Borrower Loan Documents and the Funding Loan Documents; and (iv) upon the Servicer's or the Funding Lenders' requests therefor given from time to time after the occurrence of any Potential Default or Event of Default for so long as such Potential Default or Event of Default, as applicable, is continuing pay for (a) reports of UCC, federal tax lien, state tax lien, judgment and pending litigation searches with respect to the Borrower and (b) searches of title to the Project, each such search to be conducted by search firms reasonably designated by the Servicer or the Funding Lenders in each of the locations reasonably designated by the Servicer or the Funding Lenders.

Section 5.9. Delivery of Financial Information. After notice to the Borrower of the need for a Secondary Market Disclosure Document in connection with a Secondary Market Transaction, the Borrower shall deliver to the Funding Lenders or the Servicer copies of the Provided Information and all other financial information required under Article IX.

Section 5.10. Environmental Matters. So long as the Borrower owns a leasehold interest in or is in possession of the Project (which may be through the Ground Lease), the Borrower shall (a) keep the Project in compliance with all Environmental Laws (as defined in the Agreement of Environmental Indemnification), (b) promptly notify the Funding Lender and the Servicer if the Borrower shall become aware that any Hazardous Materials (as defined in the Agreement of Environmental Indemnification) are on or near the Project in violation of Environmental Laws, and (c) commence and thereafter diligently prosecute to completion all remedial work necessary with respect to the Project required under any Environmental Laws, in each case as set forth in the Agreement of Environmental Indemnification.

Section 5.11. Governmental Lender's and Funding Lender's Fees. The Borrower covenants to pay the reasonable fees and expenses of the Governmental Lender (including the Ongoing Governmental Lender Fee) and the Funding Lenders or any agents, attorneys, accountants, consultants selected by the Governmental Lender or the Funding Lenders to act on its behalf in connection with this Borrower Loan Agreement and the other Borrower Loan Documents, the Regulatory Agreement and the Funding Loan Documents, including, without limitation, any and all reasonable expenses incurred in connection with the making of the Borrower Loans or in connection with any litigation which may at any time be instituted involving the Borrower Loans, this Borrower Loan Agreement, the other Borrower Loan Documents, the Regulatory Agreement and the Funding Loan Documents or any of the other documents contemplated thereby, or in connection with the reasonable supervision or inspection of the Borrower, its properties, assets or operations or otherwise in connection with the administration of the foregoing. This obligation shall remain valid and in effect notwithstanding repayment of the Borrower Loans hereunder or termination of this Borrower Loan Agreement.

Section 5.12. Estoppel Statement. The Borrower shall furnish to the Funding Lenders or the Servicer for the benefit of the Funding Lenders or the Servicer within ten (10) days after request by the Funding Lenders and the Servicer, with a statement, duly acknowledged and

-44-

certified, setting forth, as applicable, with respect to each Borrower Note, (i) the unpaid principal of such Borrower Note, (ii) the applicable Interest Rate, (iii) the date installments of interest and/or principal were last paid, (iv) any offsets or defenses to the payment of the Borrower Payment Obligations, and (v) that the Borrower Loan Documents and the Funding Loan Documents to which the Borrower is a party are valid, legal and binding obligations of the Borrower and have not been modified or, if modified, giving particulars of such modification, and no Event of Default exists thereunder or specify any Event of Default that does exist thereunder. The Borrower shall use commercially reasonable efforts to furnish to each Funding Lender or the Servicer, within 30 days of a request by such Funding Lender or Servicer, tenant estoppel certificates from each commercial tenant at the Project, if any, in form and substance reasonably satisfactory to such Funding Lender and the Servicer; provided that each Funding Lender and the Servicer shall not make such requests more frequently than twice in any year.

Section 5.13. Defense of Actions. The Borrower shall appear in and defend any action or proceeding purporting to affect the security for this Borrower Loan Agreement hereunder or under the Borrower Loan Documents and the Funding Loan Documents, and shall pay, in the manner required by Section 2.4 hereof, all costs and expenses, including the cost of evidence of title and attorneys' fees, in any such action or proceeding in which the Servicer or any Funding Lender may appear. If the Borrower fails to perform any of the covenants or agreements contained in this Borrower Loan Agreement or any other Borrower Loan Document, or if any action or proceeding is commenced that is not diligently defended by the Borrower which affects a Funding Lender's interest in the Project or any part thereof, including eminent domain, code enforcement or proceedings of any nature whatsoever under any Federal or state law, whether now existing or hereafter enacted or amended, then the Servicer or such Funding Lender may make such appearances, disburse such sums and take such action as such Funding Lender deems necessary or appropriate to protect its interests. Such actions include disbursement of attorneys' fees, entry upon the Project to make repairs or take other action to protect the security of the Project, and payment, purchase, contest or compromise of any encumbrance, charge or lien which in the judgment of the Servicer or such Funding Lender appears to be prior or superior to the Borrower Loan Documents or the Funding Loan Documents. Neither the Servicer nor Funding Lenders shall have any obligation to do any of the above. The Servicer or Funding Lenders may take any such action without notice to or demand upon the Borrower. No such action shall release the Borrower from any obligation under this Borrower Loan Agreement or any of the other Borrower Loan Documents or Funding Loan Documents. In the event (i) that the Security Instrument is foreclosed in whole or in part or that any Borrower Loan Document is put into the hands of an attorney for collection, suit, action or foreclosure, or (ii) of the foreclosure of any mortgage, deed of trust or deed to secure debt prior to or subsequent to the Security Instrument or any Borrower Loan Document in which proceeding a Funding Lender is made a party or (iii) of the bankruptcy of the Borrower or an assignment by the Borrower for the benefit of its creditors, the Borrower shall be chargeable with and

agrees to pay all costs of collection and defense, including actual attorneys' fees in connection therewith and in connection with any appellate proceeding or post-judgment action involved therein, which shall be due and payable together with all required service or use taxes.

Section 5.14. Expenses. The Borrower shall pay all reasonable expenses incurred by the Governmental Lender, the Funding Lenders and the Servicer (except as provided in Section 9.1

-45-

hereof) in connection with the Borrower Loan and the Funding Loan, including reasonable fees and expenses of the Governmental Lender's, the Funding Lenders' and the Servicer's attorneys, environmental, engineering and other consultants, and fees, charges or taxes for the recording or filing of Borrower Loan Documents and the Funding Loan Documents. The Borrower shall pay or cause to be paid all reasonable expenses of the Governmental Lender, the Funding Lenders and the Servicer (except as provided in Section 9.1 hereof) in connection with the issuance or administration of the applicable Borrower Loan and the related Funding Loan, including audit costs, inspection fees, settlement of condemnation and casualty awards, and premiums for title insurance and endorsements thereto. The Borrower shall, upon request, promptly reimburse the Governmental Lender, the Funding Lenders and the Servicer for all reasonable amounts expended, advanced or incurred by the Governmental Lender, the Funding Lenders and the Servicer to collect the Borrower Notes, or to enforce the rights of the Governmental Lender, the applicable Funding Lender and the Servicer under this Borrower Loan Agreement or any other Borrower Loan Document, or to defend or assert the rights and claims of the Governmental Lender, the applicable Funding Lender and the Servicer under the Borrower Loan Documents and the Funding Loan Documents arising out of an Event of Default or with respect to the Project (by litigation or other proceedings) arising out of an Event of Default, which amounts will include all court costs, attorneys' fees and expenses, fees of auditors and accountants, and investigation expenses as may be reasonably incurred by the Governmental Lender, the Funding Lenders and the Servicer in connection with any such matters (whether or not litigation is instituted), together with interest at the Default Rate on each such amount from the Date of Disbursement until the date of reimbursement to the Governmental Lender, the Funding Lenders and the Servicer, all of which shall constitute part of the applicable Borrower Loan and the related Funding Loan and shall be secured by the Borrower Loan Documents and the Funding Loan Documents. The obligations and liabilities of the Borrower under this Section 5.14 shall survive the Term of this Borrower Loan Agreement and the exercise by the Governmental Lender, the Funding Lenders or the Servicer, as the case may be, of any of its rights or remedies under the Borrower Loan Documents and the Funding Loan Documents, including the acquisition of the Project by foreclosure or a conveyance in lieu of foreclosure. Notwithstanding the foregoing, the Borrower shall not be obligated to pay amounts incurred as a result of the gross negligence or willful misconduct of any other party, and any obligations of the Borrower to pay for environmental inspections or audits will be governed by the Agreement of Environmental Indemnification.

Section 5.15. Indemnity. In addition to its other obligations hereunder, and in addition to any and all rights of reimbursement, indemnification, subrogation and other rights of Governmental Lender or Funding Lenders pursuant hereto and under law or equity, to the fullest extent permitted by law, the Borrower agrees to indemnify, hold harmless and defend the Governmental Lender, the Funding Lenders, the Servicer, the Beneficiary Parties, and each of their respective officers, directors, employees, attorneys and agents (each an "Indemnified Party"), against any and all losses, damages, claims, actions, liabilities, reasonable costs and expenses of any nature, kind or character (including, without limitation, reasonable attorneys' fees, litigation and court costs, amounts paid in settlement (to the extent that the Borrower has consented to such settlement) and amounts paid to discharge judgments) and excluding (i) consequential damages and (ii) special or punitive damages unless actually awarded against an Indemnified Party in a legal action which is not subject to appeal (hereinafter, the

-46-

"Liabilities") to which the Indemnified Parties, or any of them, may become subject under federal or state securities laws or any other statutory law or at common law or otherwise, to the extent arising out of or based upon or in any way relating to:

a) The Borrower Loan Documents and the Funding Loan Documents or the execution or amendment thereof or in connection with transactions contemplated thereby, including the sale, transfer or resale of the Borrower Loans or the Funding Loans, except with respect to any Secondary Market Disclosure Document (other than any Borrower's obligations under Article IX);

b) Any act or omission of the Borrower or any of its agents, contractors, servants, employees or licensees in connection with the Borrower Loans, the Funding Loans or the Project, the operation of the Project, or the condition, environmental or otherwise, occupancy, use, possession, conduct or management of work done in or about, or from the planning, design, acquisition, construction, installation or rehabilitation of, the Project or any part thereof;

c) Any lien (other than a Permitted Lien) or charge upon payments by the Borrower to the Governmental Lender or the Funding Lenders hereunder, or any taxes (including, without limitation, all ad valorem taxes and sales taxes), assessments, impositions and Other Charges imposed on the Governmental Lender or the Funding Lenders in respect of any portion of the Project;

d) Any violation of any environmental law, rule or regulation with respect to, or the release of any toxic substance from, the Project or any part thereof, provided, however, the Borrower's liability under this provision shall not extend to cover the period of any violation that first arose, commenced or occurred as a result of actions of the Indemnified Party, after the satisfaction, discharge, release, assignment, termination or cancellation of the Security Instrument following the payment in full of the Borrower Notes and all other sums payable under the Borrower Loan Documents or after the actual dispossession from the entire Mortgaged Property of Borrower and all entities which control, are controlled by, or are under the common control with Borrower following foreclosure of the Security Instrument or acquisition of the Mortgaged Property by a deed in lieu of foreclosure or following the appointment of a receiver for the Mortgaged Property;

e) The enforcement of, or any action taken by the Governmental Lender, the Servicer or the Funding Lenders related to remedies under, this Borrower Loan Agreement and the other Borrower Loan Documents and the Funding Loan Documents;

f) [Reserved];

g) Any untrue statement or misleading statement or alleged untrue statement or alleged misleading statement of a material fact by the Borrower made in the course of Borrower applying for the Borrower Loans or the Funding Loans or contained in any of

-47-

the Borrower Loan Documents or Funding Loan Documents to which the Borrower is a party;

(h) Any Determination of Taxability;

(i) Any breach (or alleged breach) by Borrower of any representation, warranty or covenant made in or pursuant to this Borrower Loan Agreement or in connection with any written or oral representation, presentation, report, appraisal or other

information given or delivered by Borrower, the Managing Member, any Guarantor or their affiliates to Governmental Lender, the Funding Lenders, Servicer or any other Person in connection with Borrower's application for the Borrower Loans and the Funding Loans (including, without limitation, any breach or alleged breach by Borrower of any agreement with respect to the provision of any substitute credit enhancement);

(j) any failure (or alleged failure) by Borrower or Governmental Lender to comply with applicable federal and state laws and regulations pertaining to the making of the Borrower Loans and the Funding Loans;

(k) the Project, or the condition, occupancy, use, possession, conduct or management of, or work done in or about, or from the planning, design, acquisition, installation, construction or rehabilitation of, the Project or any part thereof; or

(l) the use of the proceeds of the Borrower Loans and the Funding Loans,

except in the case of the foregoing indemnification of the Governmental Lender, the Funding Lenders or the Servicer or any related Indemnified Party, to the extent such damages are caused by the gross negligence or willful misconduct of such Indemnified Party.

Without limiting the foregoing, to the fullest extent permitted by law, the Borrower agrees to indemnify, hold harmless and defend the Governmental Lender, and each of its officers, officials, directors, employees, attorneys and agents ("City Indemnified Parties") against any Liability to which the City Indemnified Parties, or any of them, may become subject under federal or state securities laws or any other statutory law or at common law or otherwise, to the extent arising out of or based upon or in any way relating to any declaration of taxability of interest on the Funding Loans or allegations (or regulatory inquiry) that interest on the Funding Loans is taxable for federal income tax purposes, except to the extent such damages are caused by the gross negligence or willful misconduct of a City Indemnified Party.

Notwithstanding anything herein to the contrary, the Borrower's indemnification obligations to the parties specified in Section 9.1.4 hereof with respect to any securitization or Secondary Market Transaction described in Article IX hereof shall be limited to the indemnity set forth in Section 9.1.4 hereof. In the event that any action or proceeding is brought against any Indemnified Party with respect to which indemnity may be sought hereunder, the Borrower, upon written notice from the Indemnified Party (which notice shall be timely given so as not to materially impair the Borrower's right to defend), shall assume the investigation and defense thereof, including the employment of counsel reasonably approved by the Indemnified Party, and

-48-

shall assume the payment of all expenses related thereto, with full power to litigate, compromise or settle the same in its sole discretion; provided that the Indemnified Party shall have the right to review and approve or disapprove any such compromise or settlement, which approval shall not be unreasonably withheld. Each Indemnified Party shall have the right upon prior written notice to the Borrower to employ separate counsel in any such action or proceeding and to participate in the investigation and defense thereof; provided, however, the Governmental Lender shall have the absolute right upon prior written notice to the Borrower to employ separate counsel at the expense of the Borrower. The Borrower shall pay the reasonable fees and expenses of such separate counsel; provided, however, that such Indemnified Party may only employ separate counsel at the expense of the Borrower if and only if in such Indemnified Party's good faith judgment (based on the advice of counsel) a conflict of interest exists or could arise by reason of common representation, except that the Borrower shall always pay the reasonable fees and expenses of the Governmental Lender's separate counsel.

Notwithstanding any transfer of the Project to another owner in accordance with the provisions of this Borrower

Loan Agreement or the Regulatory Agreement, the Borrower shall remain obligated to indemnify each Indemnified Party pursuant to this Section 5.15 if such subsequent owner fails to indemnify any party entitled to be indemnified hereunder, unless the Governmental Lender and the Funding Lenders have consented to such transfer and to the assignment of the rights and obligations of the Borrower hereunder.

The rights of any persons to indemnity and the right to payment of fees and reimbursement of expenses hereunder shall survive the final payment or defeasance of the Borrower Loans and the Funding Loans and in the case of the Servicer, any resignation or removal. The provisions of this Section 5.15 shall survive the termination of this Borrower Loan Agreement.

Nothing in this Section 5.15 shall in any way limit the Borrower's indemnification and other payment obligations set forth in the Regulatory Agreement.

Section 5.16. No Warranty of Condition or Suitability by the Governmental Funding Lender. Neither the Governmental Lender nor either Funding Lender makes any warranty, either express or implied, as to the condition of the Project or that it will be suitable for the Borrower's purposes or needs.

Section 5.17. Right of Access to the Project. The Borrower agrees that the Governmental Lender, the Funding Lenders, the Servicer and the Construction Consultant, and their duly authorized agents, attorneys, experts, engineers, accountants and representatives shall have the right, but no obligation at all reasonable times during business hours and upon reasonable notice, to enter onto the Land (a) to examine, test and inspect the Project without material interference or prejudice to the Borrower's operations or the rights of any tenants in occupancy and (b) to perform such work in and about the Project made necessary by reason of the Borrower's default under any of the provisions of this Borrower Loan Agreement. The Governmental Lender, the Funding Lenders, the Servicer, and their duly authorized agents, attorneys, accountants and representatives shall also be permitted, without any obligation to do so, at all reasonable times

-49-

and upon reasonable notice during business hours, to examine the books and records of the Borrower with respect to the Project.

Section 5.18. Notice of Default. The Borrower will advise the Governmental Lender, the Funding Lenders, and the Servicer promptly in writing of the occurrence of any Potential Default or Event of Default hereunder of which it is actually aware, specifying the nature and period of existence of such event and the actions being taken or proposed to be taken with respect thereto.

Section 5.19. Covenant with Governmental Lender and Funding Lenders. The Borrower agrees that this Borrower Loan Agreement is executed and delivered in part to induce the purchase by others of the Governmental Lender Notes and, accordingly, all covenants and agreements of the Borrower contained in this Borrower Loan Agreement are hereby declared to be for the benefit of the Governmental Lender, the Funding Lenders and any lawful owner, holder or pledgee of the Borrower Notes or the Governmental Lender Notes from time to time.

Section 5.20. Obligation of the Borrower to Construct or Rehabilitate the Project. The Borrower shall proceed with reasonable dispatch to construct or rehabilitate, as appropriate, and equip the Project. If the proceeds of the Borrower Loan, together with the Other Borrower Moneys, available to be disbursed to the Borrower are not sufficient to pay the costs of such construction or rehabilitation, as appropriate, and equipping, the Borrower shall pay such additional costs from its own funds. The Borrower shall not be entitled to any reimbursement from the Governmental Lender, the Funding Lenders or the Servicer in respect of any such costs or to any diminution or abatement in the repayment of the Borrower Loans. The Governmental Lender and the Funding Lenders shall not be liable to the Borrower or any other person if for

any reason the Project are not completed or if the proceeds of the Borrower Loans are insufficient to pay all costs of the Project. The Governmental Lender and the Funding Lenders do not make any representation or warranty, either express or implied, that moneys, if any, which will be made available to the Borrower will be sufficient to complete the Project, and the Governmental Lender and the Funding Lenders shall not be liable to the Borrower or any other person if for any reason the Project is not completed.

Section 5.21. Maintenance of Insurance. Borrower will maintain the insurance required by the Construction Funding Agreement.

Section 5.22. Information; Statements and Reports. Borrower shall furnish or cause to be furnished to Governmental Lender and the Funding Lenders:

a) Notice of Default. As soon as possible, and in any event not later than five (5) Business Days after the occurrence of any Event of Default or Potential Default of which it is actually aware, a statement of an Authorized Representative of Borrower describing the details of such Event of Default or Potential Default and any curative action Borrower proposes to take;

b) Financial Statements; Rent Rolls. In the manner and to the extent required under the Construction Funding Agreement, such financial statements, expenses statements, rent rolls, reports and other financial documents and information as required

-50-

by the Security Instrument and the other Borrower Loan Documents and Funding Loan Documents, in the form and within the time periods required therein;

c) Managing Member. As soon as available and in any event within one hundred twenty (120) days after the end of each fiscal year of Managing Member, copies of the financial statements of Managing Member as of such date, prepared in substantially the form previously delivered to the Governmental Lender and Funding Lenders and in a manner consistent therewith, or in such form (which may include a form prepared in accordance with GAAP) as the Funding Lenders may reasonably request;

d) Leasing Reports. On a monthly basis (and in any event within fifteen (15) days after the end of each Calendar Month), a report of all efforts made by Borrower, if any, to lease all or any portion of the Project during such Calendar Month and on a cumulative basis since Project inception, which report shall be prepared and delivered by Borrower, shall be in form and substance reasonably satisfactory to Servicer or the Funding Lenders, and shall, if requested by the Servicer or either Funding Lender, be supported by copies of letters of intent, leases or occupancy agreements, as applicable;

e) Audit Reports. Promptly upon receipt thereof, copies of all reports, if any, submitted to Borrower by independent public accountants in connection with each annual, interim or special audit of the financial statements of Borrower made by such accountants, including the comment letter submitted by such accountants to management in connection with their annual audit;

f) Notices; Certificates or Communications. Promptly upon giving or receipt thereof, copies of any notices, certificates or other communications delivered at the Project or to Borrower or Managing Member naming Governmental Lender, the Servicer or Funding Lenders as addressee or which could reasonably be deemed to affect the structural integrity of the Project or the ability of Borrower to perform its obligations under the Borrower Loan Documents and the Funding Loan Documents;

g) Certification of Non-Foreign Status. Promptly upon request of the Servicer or either Funding Lender from time to time, a Certification of Non-Foreign Status, executed on or after the date of such request by such Funding Lender;

h) Compliance Certificates. Together with each of the documents required pursuant to Section 5.22(b) hereof submitted by or on behalf of Borrower, a statement, in form and substance satisfactory to the Servicer or the Funding Lenders and certified by an Authorized Borrower Representative, to the effect that Borrower is in compliance with all covenants, terms and conditions applicable to Borrower, under or pursuant to the Borrower Loan Documents and the Funding Loan Documents and under or pursuant to any other Debt owing by Borrower to any Person, and disclosing any noncompliance therewith, and any Event of Default or Potential Default, and describing the status of Borrower's actions to correct such noncompliance, Event of Default or Potential Default, as applicable; and

-51-

(i) Other Items and Information. Such other information concerning the assets, business, financial condition, operations, property, prospects and results of operations of Borrower, Managing Member, Guarantors or the Project, as the Servicer or the Funding Lender or Governmental Lender reasonably requests from time to time.

Section 5.23. Additional Notices. Borrower will, promptly after becoming aware thereof, give notice to the Funding Lenders and the Governmental Lender of:

a) any Lien affecting the Project, or any part thereof, other than Liens expressly permitted under this Borrower Loan Agreement;

b) any Legal Action which is instituted by or against Borrower or Managing Member, or any Legal Action which is threatened against Borrower, or Managing Member which, in any case, if adversely determined, could have a material adverse effect upon the business, operations, properties, prospects, assets, management, ownership or condition (financial or otherwise) of Borrower, Managing Member or the Project;

c) any Legal Action which constitutes an Event of Default or a Potential Default or a default under any other Contractual Obligation to which Borrower or Managing Member is a party or by or to which Borrower or Managing Member or any of their respective properties or assets, may be bound or subject, which default would have a material adverse effect on the business, operations, assets (including the Project), condition (financial or otherwise) or prospects of Borrower or Managing Member as applicable;

d) any default, alleged default or potential default on the part of Borrower under any of the CC&R's (together with a copy of each notice of default, alleged default or potential default received from any other party thereto);

e) any notice of default, alleged default or potential default on the part of Borrower received from any tenant or occupant of the Project under or relating to its lease or occupancy agreement (together with a copy of any such notice), if, in the aggregate, notices from at least fifteen percent (15%) of the tenants at the Project have been received by Borrower with respect to, or alleging, the same default, alleged default or potential default;

f) any change or contemplated change in (i) the location of Borrower's or Managing Member's executive headquarters or principal place of business; (ii) the legal, trade, or fictitious business names used by Borrower or Managing Member; or (iii) the nature of the trade or business of Borrower; and

g) any default, alleged default or potential default on the part of any member (including, without limitation, the Managing Member and the Equity Investor) under the Operating Agreement, after giving effect to any applicable notice, cure or grace period.

-52-

Section 5.24. Compliance with Other Agreements; Legal Requirements, (a) Borrower shall timely perform and comply with, and shall cause Managing Member to timely perform and comply with the covenants, agreements, obligations and restrictions imposed on them under the Operating Agreement, and Borrower shall not do or permit to be done anything to impair any such party's rights or interests under any of the foregoing.

(b) Borrower will comply and, to the extent it is able, will require others to comply with, all Legal Requirements of all Governmental Authorities having jurisdiction over the Project or construction and/or rehabilitation of the Improvements, and will furnish each Funding Lender with reports of any official searches for or notices of violation of any requirements established by such Governmental Authorities. Borrower will comply and, to the extent it is able, will require others to comply, with applicable CC&R's and all restrictive covenants and all obligations created by private contracts and leases which affect ownership, construction, rehabilitation, equipping, fixturing, use or operation of the Project, and all other agreements requiring a certain percentage of the Units to be rented to persons of low or moderate income. The Improvements, when completed, shall comply with all applicable building, zoning and other Legal Requirements, and will not violate any restrictions of record against the Project or the terms of any other lease of all or any portion of the Project. The Servicer and each Funding Lender shall at all times have the right to audit, at Borrower's expense, Borrower's compliance with any agreement requiring a certain percentage of the Units to be rented to persons of low or moderate income, and Borrower shall supply all such information with respect thereto as such Servicer or Funding Lender may request and otherwise cooperate with such Servicer or Funding Lender in any such audit. Without limiting the generality of the foregoing, Borrower shall properly obtain, comply with and keep in effect (and promptly deliver copies to Servicer or Funding Lenders of) all permits, licenses and approvals which are required to be obtained from Governmental Authorities in order to construct, occupy, operate, market and lease the Project.

Section 5.25. Completion and Maintenance of Project. Borrower shall cause the construction or rehabilitation, as the case may be, of the Improvements, to be prosecuted with diligence and continuity and completed substantially in accordance with the Plans and Specifications, and in accordance with the Construction Funding Agreement, free and clear of any liens or claims for liens (but without prejudice to Borrower's rights of contest under Section 10.16 hereof) ("Completion") on or before the Completion Date. Borrower shall thereafter maintain the Project and the related and appurtenant uses as a residential apartment complex in good order and condition, ordinary wear and tear excepted. A maintenance program shall be in place at all times to assure the continuation of first class maintenance, which shall mean and be no less than the highest quality of maintenance provided by the Manager for similarly situated properties managed by the Manager.

Section 5.26. Fixtures. Borrower shall deliver to the Servicer, or if there is no Servicer, either Funding Lender, on demand, any contracts, bills of sale, statements, receipted vouchers or agreements under which Borrower or any other Person claims title to any materials, fixtures or articles incorporated into the Improvements.

Section 5.27. Income from Project. Borrower shall first apply all Gross Income to Expenses of the Project, including all amounts then required to be paid under the Borrower Loan

-53-

Documents and the Funding Loan Documents and the funding of all sums necessary to meet any required reserves, including any required reserves for Taxes and insurance before using or applying such Gross Income for any other purpose. With the exception of asset management fees, tax credit adjustment amounts and payments of deferred developer fees or operating deficit loans payable pursuant to the Operating Agreement, Borrower shall not make or permit any distributions or other payments of Net Operating Income to its partners, shareholders or members, as applicable, in each case, without the prior Written Consent of the Servicer, or if there is no Servicer, Funding Lenders.

Section 5.28. Leases and Occupancy Agreements.

(a) Lease Approval, (i) Borrower has submitted to Funding Lenders, and Funding Lenders have approved, Borrower's standard form of tenant lease (the "Tenant Lease Form") for use in the Project. Borrower shall not materially modify the Tenant Lease Form without the prior Written Consent of the Servicer, or if there is no Servicer, the Funding Lenders in each instance, which consent shall not be unreasonably withheld or delayed. Borrower may enter into leases of space within the Improvements (and amendments to such leases) in the ordinary course of business with bona fide third party tenants without prior Written Consent of the Servicer, or if there is no Servicer, the Funding Lenders, if:

A) The Tenant Lease Form is a Permitted Lease, and is executed in the form approved by the Servicer, or if there is no Servicer, the Funding Lenders, without material modification;

B) Borrower, acting in good faith following the exercise of due diligence, has determined that the tenant meets requirements imposed under any applicable CC&R and is financially capable of performing all of its obligations under the Tenant Lease Form; and

C) The Tenant Lease Form conforms to the Rent Schedule approved by the Servicer, or if there is no Servicer, the Funding Lenders, and reflects an arm's-length transaction, subject to the requirement that the Borrower comply with any applicable CC&R's.

ii) If any Event of Default has occurred and is continuing, the Funding Lenders may make written demand on Borrower to submit all future leases for Funding Lenders' approval prior to execution. Borrower shall comply with any such demand by Funding Lenders.

iii) No approval of any lease by the Servicer, or if there is no Servicer, the Funding Lenders shall be for any purpose other than to protect the Funding Lender's security for the Borrower Loan and to preserve the Funding Lender's rights under the Borrower Loan Documents and the Funding Loan Documents. No approval by the Servicer, or if there is no Servicer, the Funding Lenders shall result in a waiver of any default of Borrower. In no event shall any approval by the Servicer, or if there is no Servicer, the Funding Lenders of a lease be a representation of any kind with regard to the lease or its enforceability, or the financial capacity of any tenant.

-54-

b) Obligations. Borrower shall perform all obligations required to be performed by it as landlord under any lease affecting any part of the Project or any space within the Improvements.

c) Leasing and Marketing Agreements. Except as may be contemplated in the Management Agreement with Borrower's Manager, Borrower shall not without the approval of the Funding Lenders or the Servicer enter into any leasing or marketing agreement and the Servicer, or if there is no Servicer, the Funding Lenders reserve the right to approve the qualifications of any marketing or leasing agent.

Section 5.29. Project Agreements and Licenses. To the extent not heretofore delivered to Funding Lenders, Borrower will furnish to the Servicer, or if there is no Servicer, the Funding Lenders, as soon as available, true and correct copies of all Project Agreements and Licenses and the Plans and Specifications, together with assignments thereof to the Servicer, or if there is no Servicer, the Funding Lenders and consents to such assignments where required by the Servicer, or if there is no Servicer, the Funding Lenders, all in form and substance acceptable to the Servicer, or if there is no Servicer, the Funding Lenders. Neither Borrower nor Managing Member has assigned or granted, or will assign or grant, a security interest in any of the Project Agreements and Licenses, other than to the Servicer, or if there is no Servicer, the Funding Lenders.

Section 5.30. Payment of Debt Payments. In addition to its obligations under the Borrower Notes, Borrower will (i) duly and punctually pay or cause to be paid all principal of and interest on any Debt of Borrower as and when the same become due on or before the due date; (ii) comply with and perform all conditions, terms and obligations of other instruments or agreements evidencing or securing such Debt; (iii) promptly inform the Servicer, or if there is no Servicer, the Funding Lenders of any default, or anticipated default, under any such note, agreement, instrument; and (iv) forward to the Servicer, or if there is no Servicer, the Funding Lenders a copy of any notice of default or notice of any event that might result in default under any such note, agreement, instrument, including Liens encumbering the Project, or any portion thereof, which have been subordinated to the Security Instrument (regardless of whether or not permitted under this Borrower Loan Agreement).

Section 5.31. ERISA. Borrower will comply, and will cause each of its ERISA Affiliates to comply, in all respects with the provisions of ERISA.

Section 5.32. Patriot Act Compliance. Borrower shall use its good faith and commercially reasonable efforts to comply with the Patriot Act and all applicable requirements of Governmental Authorities having jurisdiction over Borrower and/or the Project, including those relating to money laundering and terrorism. The Servicer, or if there is no Servicer, the Funding Lenders shall have the right to audit Borrower's compliance with the Patriot Act and all applicable requirements of Governmental Authorities having jurisdiction over Borrower and/or the Project, including those relating to money laundering and terrorism. In the event that Borrower fails to comply with the Patriot Act or any such requirements of Governmental Authorities, then the Servicer, or if there is no Servicer, the Funding Lenders may, at their option, cause Borrower to comply therewith and any and all costs and expenses incurred by in

-55-

connection therewith shall be secured by the Security Instrument and shall be immediately due and payable.

Borrower covenants that it shall comply with all Legal Requirements and internal requirements of the Funding Lenders relating to money laundering, anti-terrorism, trade embargos and economic sanctions, now or hereafter in effect. Without limiting the foregoing, Borrower shall not take any action, or permit any action to be taken, that would cause Borrower's representations and warranties in Article IV become untrue or inaccurate at any time during the term of the Funding Loans. Upon any Beneficiary Party's request from time to time during the term of the Funding Loans, Borrower shall certify in writing to such Beneficiary Party that Borrower's representations, warranties and obligations under Article IV remain true and correct and have not been breached, and in addition, upon request of any Beneficiary Party, Borrower covenants to provide all information required to satisfy obligations under all Legal Requirements and internal requirements of Funding Lenders relating to money laundering, anti-terrorism, trade embargos and economic sanctions, now or hereafter in effect, during the term of the Funding Loans. Borrower shall immediately notify the Servicer, or if there is no Servicer, the Funding Lenders in writing of (a) Borrower's actual knowledge that any of such representations, warranties or covenants are no longer true and have been breached, (b) Borrower has a reasonable basis to believe that they may no longer be true and have been breached or (c) Borrower becomes the subject of an investigation by Governmental Authorities related to money laundering, anti-terrorism, trade embargos and economic sanctions. Borrower shall also reimburse Servicer or Funding Lenders for any expense incurred by Funding Lenders in evaluating the effect of

an investigation by Governmental Authorities on the Funding Loans and each Funding Lender's interest in the collateral for its Funding Loan, in obtaining necessary license from Governmental Authorities as may be necessary for Servicer, or if there is no Servicer, the Funding Lenders to enforce their rights under the Funding Loan Documents, and in complying with all Legal Requirements and internal requirements of Funding Lenders relating to money laundering, anti-terrorism, trade embargos and economic sanctions, now or hereafter in effect applicable to Funding Lenders as a result of the existence of such an event and for any penalties or fines imposed upon Funding Lenders as a result thereof.

Section 5.33. Funds from Equity Investor. Borrower shall cause the Equity Investor to fund all installments of the Equity Contributions in the amounts and at the times subject and according to the terms, conditions and adjustments of the Operating Agreement.

Section 5.34. Tax Covenants. The Borrower further represents, warrants and covenants as follows, solely with respect to or as it relates to, the Project:

(a) General. The Borrower shall not take any action or omit to take any action which, if taken or omitted, respectively, would adversely affect the exclusion of interest on the Governmental Lender Notes from gross income (as defined in Section 61 of the Code), for federal income tax purposes and, if it should take or permit any such action, the Borrower will take all lawful actions that it can take to rescind such action promptly upon having knowledge thereof and that the Borrower will take such action or actions, including amendment of this Borrower Loan Agreement, the Security Instrument and the Regulatory Agreement, as may be necessary, in the opinion of Tax Counsel, to

-56-

comply fully with all applicable rules, rulings, policies, procedures, regulations or other official statements promulgated or proposed by the Department of the Treasury or the Internal Revenue Service applicable to the Governmental Lender Notes, the Funding Loans or affecting the Project. Capitalized terms used in this Section 5.34 shall have the respective meanings assigned to them in the Regulatory Agreement or, if not defined therein, in the Funding Loan Agreement. With the intent not to limit the generality of the foregoing, the Borrower covenants and agrees that, prior to the final maturity of the Governmental Lender Notes, unless it has received and filed with the Governmental Lender and the Funding Lenders a Tax Counsel No Adverse Effect Opinion (other than with respect to interest on any portion of the Governmental Lender Notes for a period during which such portion of the Governmental Lender Notes is held by a "substantial user" of any facility financed with the proceeds of the Governmental Lender Notes or a "related person," as such terms are used in Section 147(a) of the Code), the Borrower will comply with this Section 5.34.

(b) Use of Proceeds. The use of the net proceeds of the Funding Loan at all times will satisfy the following requirements:

i) Limitation on Net Proceeds. At least 95% of the net proceeds of the Funding Loans (within the meaning of the Code) actually expended shall be used to pay Qualified Project Costs that are costs of a "qualified residential rental project" (within the meaning of Sections 142(a)(7) and 142(d) of the Code) and property that is "functionally related and subordinate" thereto (within the meaning of Sections 1.103-8(a)(3) and 1.103-8(b)(4)(iii) of the Regulations).

ii) Limit on Costs of Funding. The proceeds of the Funding Loans will be expended for the purposes set forth in this Borrower Loan Agreement and in the Funding Loan Agreement and no portion thereof in excess of two percent of the proceeds of the Funding Loans, within the meaning of Section 147(g) of the Code, will be expended to pay Costs of Funding of the Funding Loans.

iii) Prohibited Facilities. The Borrower shall not use or permit the use of any proceeds of the Funding

Loans or any income from the investment thereof to provide any airplane, skybox, or other private luxury box, health club facility, any facility primarily used for gambling, or any store the principal business of which is the sale of alcoholic beverages for consumption off premises.

iv) Limitation on Land. Less than 25 percent of the net proceeds of the Funding Loans actually expended will be used, directly or indirectly, for the acquisition of land or an interest therein, nor will any portion of the net proceeds of the Funding Loans be used, directly or indirectly, for the acquisition of land or an interest therein to be used for farming purposes.

v) Limitation on Existing Facilities. No portion of the net proceeds of the Funding Loans will be used for the acquisition of any existing property or an interest therein unless (A) the first use of such property is pursuant to such

-57-

acquisition or (B) the rehabilitation expenditures with respect to any building and the equipment therefor equal or exceed 15 percent of the cost of acquiring such building financed with the proceeds of the Funding Loans (with respect to structures other than buildings, this clause shall be applied by substituting 100 percent for 15 percent). For purposes of the preceding sentence, the term "rehabilitation expenditures" shall have the meaning set forth in Section 147(d)(3) of the Code.

(vi) Accuracy of Information. The information furnished by the Borrower and used by the Governmental Lender in preparing its certifications with respect to Section 148 of the Code and the Borrower's information statement pursuant to Section 149(e) of the Code is accurate and complete as of the date of origination of the Funding Loans.

vii) Limitation of Project Expenditures. The acquisition, construction and equipping of the Project was not commenced (within the meaning of Section 144(a) of the Code) prior to the 60th day preceding the adoption of the inducement ordinance of the Governmental Lender with respect to the Project on July 21, 2021, and no obligation for which reimbursement will be sought from proceeds of the Funding Loans relating to the acquisition, construction, rehabilitation or equipping of the Project was paid or incurred prior to 60 days prior to such date, except for permissible "preliminary expenditures," which include architectural, engineering surveying, soil testing, reimbursement bond issuance and similar costs incurred prior to the commencement of construction, rehabilitation or acquisition of the Project, and which do not exceed 20% of the aggregate issue price of the Governmental Lender Notes.

viii) Qualified Costs. The Borrower hereby represents, covenants and warrants that the proceeds of the Funding Loans shall be used or deemed used exclusively to pay costs which are (A) capital expenditures (as defined in Section 1.150-l(b) of the Code's regulations) and (B) not made for the acquisition of existing property, to the extent prohibited in Section 147(d) of the Code and that for the greatest number of buildings the proceeds of the Governmental Lender Notes shall be deemed allocated on a pro rata basis to each building in the Project and the land on which it is located, so that each building in the Project and the land on which it is located will have been financed fifty percent (50%) or more by the proceeds of the Governmental Lender Notes for the purpose of complying with Section 42(h)(4)(B) of the Code; provided, however, the foregoing representation, covenant and warranty is made for the benefit of the Borrower and its partners and neither the Funding Lenders nor the Governmental Lender shall have any obligation to enforce this statement nor shall they incur any liability to any person, including without limitation, the Borrower, the partners of the Borrower, any other Affiliate of the Borrower or the holders or payees of the Governmental Lender Notes and the Borrower Notes for any failure to meet the intent expressed in the foregoing representation, covenant and warranty; and provided further, failure to comply with this representation, covenant and

-58-

warranty shall not constitute a default or event of default under this Borrower Loan Agreement or the Funding Loan Agreement.

c) Limitation on Maturity. The average maturity of the Governmental Lender Notes does not exceed 120 percent of the average reasonably expected economic life of the Project to be financed by the Funding Loans, weighted in proportion to the respective cost of each item comprising the property the cost of which has been or will be financed, directly or indirectly, with the Net Proceeds of the Funding Loans. For purposes of the preceding sentence, the reasonably expected economic life of property shall be determined as of the later of (A) the Closing Date for the Funding Loans or (B) the date on which such property is placed in service (or expected to be placed in service). In addition, land shall not be taken into account in determining the reasonably expected economic life of property.

d) No Arbitrage. The Borrower shall not take any action or omit to take any action with respect to the Gross Proceeds of the Governmental Lender Notes or of any amounts expected to be used to pay the principal thereof or the interest thereon which, if taken or omitted, respectively, would cause the Governmental Lender Notes to be classified as an "arbitrage bond" within the meaning of Section 148 of the Code. Except as provided in the Funding Loan Agreement and this Borrower Loan Agreement, the Borrower shall not pledge or otherwise encumber, or permit the pledge or encumbrance of, any money, investment, or investment property as security for payment of any amounts due under this Agreement or the Borrower Notes relating to the Governmental Lender Notes, shall not establish any segregated reserve or similar fund for such purpose and shall not prepay any such amounts in advance of the redemption date of an equal principal amount of the Governmental Lender Notes, unless the Borrower has obtained in each case a Tax Counsel No Adverse Effect Opinion with respect to such action, a copy of which shall be provided to the Governmental Lender and the Funding Lenders. The Borrower shall not, at any time prior to the final maturity of the Governmental Lender Notes, invest or cause any Gross Proceeds to be invested in any investment (or to use Gross Proceeds to replace money so invested), if, as a result of such investment the Yield of all investments acquired with Gross Proceeds (or with money replaced thereby) on or prior to the date of such investment exceeds the Yield of the Governmental Lender Notes to the maturity date, except as permitted by Section 148 of the Code and Regulations thereunder or as provided in the Regulatory Agreement. The Borrower further covenants and agrees that it will comply with all applicable requirements of said Section 148 and the rules and Regulations thereunder relating to the Governmental Lender Notes and the interest thereon, including the employment of a Rebate Analyst acceptable to the Governmental Lender and Funding Lenders at all times from and after the Closing Date for the calculation of rebatable amounts to the United States Treasury Department. The Borrower agrees that it will cause the Rebate Analyst to calculate the rebatable amounts not later than forty-five days after the fifth anniversary of the Closing Date and each five years thereafter and agrees that the Borrower will pay all costs associated therewith. The Borrower agrees to provide evidence of the employment of the Rebate Analyst satisfactory to the Governmental Lender and Funding Lenders.

-59-

e) No Federal Guarantee. Except to the extent permitted by Section 149(b) of the Code and the Regulations and rulings thereunder, the Borrower shall not take or omit to take any action which would cause the Governmental Lender Notes to be "federally guaranteed" within the meaning of Section 149(b) of the Code and the Regulations and rulings thereunder.

f) Representations. The Borrower has supplied or caused to be supplied to Tax Counsel all documents, instruments and written information requested by Tax Counsel, and all such documents, instruments and written information supplied by or on behalf of the Borrower at the request of Tax Counsel, which have been reasonably relied

upon by Tax Counsel in rendering its opinion with respect to the exclusion from gross income of the interest on the Governmental Lender Notes for federal income tax purposes, are true and correct in all material respects, do not contain any untrue statement of a material fact and do not omit to state any material fact necessary to be stated therein in order to make the information provided therein, in light of the circumstances under which such information was provided, not misleading, and the Borrower is not aware of any other pertinent information which Tax Counsel has not requested.

g) Qualified Residential Rental Project. The Borrower hereby covenants and agrees that the Project will be operated as a "qualified residential rental project" within the meaning of Section 142(d) of the Code, on a continuous basis during the Qualified Project Period (as defined in the Regulatory Agreement) to the end that the interest on the Governmental Lender Notes shall be excluded from gross income for federal income tax purposes. The Borrower hereby covenants and agrees, continuously during the Qualified Project Period, to comply with all the provisions of the Regulatory Agreement.

h) Information Reporting Requirements. The Borrower will comply with the information reporting requirements of Section 149(e)(2) of the Code requiring certain information regarding the Governmental Lender Notes to be filed with the Internal Revenue Service within prescribed time limits.

(i) Governmental Lender Notes Not Hedge Bonds. The Borrower covenants and agrees that not more than 50% of the proceeds of the Governmental Lender Notes will be invested in Nonpurpose Investments having a substantially guaranteed Yield for four years or more within the meaning of Section 149(f)(3)(A)(ii) of the Code, and the Borrower reasonably expects that at least 85% of the spendable proceeds of the Governmental Lender Notes will be used to carry out the governmental purposes of the Governmental Lender Notes within the three-year period beginning on the Closing Date.

(j) Termination of Restrictions. Although the parties hereto recognize that, subject to the provisions of the Regulatory Agreement, the provisions of this Borrower Loan Agreement shall terminate in accordance with Section 10.14 hereof, the parties hereto recognize that pursuant to the Regulatory Agreement, certain requirements, including the requirements incorporated by reference in this Section, may continue in effect beyond the term hereof.

-60-

(k) Public Approval. The Borrower covenants and agrees that the proceeds of the Governmental Lender Notes will not be used in a manner that deviates in any substantial degree from the Project described in the written notice of a public hearing regarding the Governmental Lender Notes.

(l) 40/60 Test Election. The Borrower and the Governmental Lender hereby elect to apply the requirements of Section 142(d)(1)(B) to the Project. The Borrower hereby represents, covenants and agrees, continuously during the Qualified Project Period, to comply with all the provisions of the Regulatory Agreement.

(m) Modification of Tax Covenants. Subsequent to the origination of the Funding Loans and prior to their payment in full (or provision for the payment thereof having been made in accordance with the provisions of the Funding Loan Agreement), this Section 5.34 hereof may not be amended, changed, modified, altered or terminated except as permitted herein and by the Funding Loan Agreement and with the Written Consent of the Governmental Lender and the Funding Lenders. Anything contained in this Agreement or the Funding Loan Agreement to the contrary notwithstanding, the Governmental Lender, the Funding Lenders and the Borrower hereby agree to amend this Borrower Loan Agreement and, if appropriate, the Funding Loan Agreement and the Regulatory Agreement, to the extent required, in the opinion of Tax Counsel, in order for interest on the Governmental Lender Notes to remain excludable from gross income for federal income tax purposes. The party requesting such amendment, which may include the Funding Lenders, shall notify the

other parties to this Borrower Loan Agreement of the proposed amendment and send a copy of such requested amendment to Tax Counsel. After review of such proposed amendment, Tax Counsel shall render to the Funding Lenders and the Governmental Lender an opinion as to the effect of such proposed amendment upon the includability of interest on the Governmental Lender Notes in the gross income of the recipient thereof for federal income tax purposes. The Borrower shall pay all necessary fees and expenses incurred with respect to such amendment. The Borrower, the Governmental Lender and, where applicable, the Funding Lenders per written instructions from the Governmental Lender shall execute, deliver and, if applicable, the Borrower shall file of record, any and all documents and instruments, including without limitation, an amendment to the Regulatory Agreement, with a file-stamped copy to the Funding Lenders, necessary to effectuate the intent of this Section 5.34, and the Borrower and the Governmental Lender hereby appoint the Funding Lenders as their true and lawful attorney-in-fact to execute, deliver and, if applicable, file of record on behalf of the Borrower or the Governmental Lender, as is applicable, any such document or instrument (in such form as may be approved by and upon instruction of Tax Counsel) if either the Borrower or the Governmental Lender defaults in the performance of its obligation under this Section 5.34; provided, however, that the Funding Lenders shall take no action under this Section 5.34 without first notifying the Borrower or the Governmental Lender, as is applicable, of its intention to take such action and providing the Borrower or the Governmental Lender, as is applicable, a reasonable opportunity to comply with the requirements of this Section 5.34.

-61-

The Borrower irrevocably authorizes and directs the Servicer, or if there is no Servicer, the Funding Lenders and any other agent designated by the Governmental Lender to make payment of such amounts from funds of the Borrower, if any, held by the Servicer or the Funding Lenders, or any agent of the Governmental Lender or the Funding Lenders. The Borrower further covenants and agrees that, pursuant to the requirements of Treasury Regulation Section 1.148-1(b), it (or any related person contemplated by such regulations) will not purchase interests in the Governmental Lender Notes in an amount related to the amount of the corresponding Borrower Loan.

Section 5.35. Payment of Rebate.

(a) Arbitrage Rebate. The Borrower agrees to take all steps necessary to compute and pay any rebatable arbitrage relating to the Funding Loans or the Governmental Lender Notes in accordance with Section 148(f) of the Code including:

(i) Delivery of Documents and Money on Computation Dates. The Borrower will deliver to the Servicer, within 55 days after each Computation Date:

A) a statement, signed by the Borrower, stating the Rebate Amount as of such Computation Date;

B) if such Computation Date is an Installment Computation Date, an amount that, together with any amount then held for the credit of the Rebate Fund, is equal to at least 90% of the Rebate Amount as of such Installment Computation Date, less any "previous rebate payments" made to the United States (as that term is used in Section 1.148-3(f)(1) of the Regulations), or (2) if such Computation Date is the final Computation Date, an amount that, together with any amount then held for the credit of the Rebate Fund, is equal to the Rebate Amount as of such final Computation Date, less any "previous rebate payments" made to the United States (as that term is used in Section 1.148-3(f)(1) of the Regulations); and

C) an Internal Revenue Service Form 8038-T properly signed and completed as of such Computation Date.

(ii) Correction of Underpayments. If the Borrower shall discover or be notified as of any date that any payment paid to the United States Treasury pursuant to this Section 5.35 of an amount described in Section 5.35(a)(i) (A) or (B) above shall have failed to satisfy any requirement of Section 1.148-3 of the Regulations (whether or not such failure shall be due to any default by the Borrower, the Governmental Lender or the Funding Lenders), the Borrower shall (1) pay to the Servicer (for deposit to the Rebate Fund) and cause the Servicer to pay to the United States Treasury from the Rebate Fund the underpayment of the Rebate Amount, together with any penalty and/or interest due, as specified in Section 1.148-3(h) of the Regulations, within 175 days after any discovery or notice and (2) deliver to the Servicer an Internal Revenue Service Form 8038-T completed as of such date. If such underpayment of the Rebate Amount, together with

-62-

any penalty and/or interest due, is not paid to the United States Treasury in the amount and manner and by the time specified in the Regulations, the Borrower shall take such steps as are necessary to prevent the Governmental Lender Notes from becoming an arbitrage bond within the meaning of Section 148 of the Code.

iii) Records. The Borrower shall retain all of its accounting records relating to the funds established under this Borrower Loan Agreement and all calculations made in preparing the statements described in this Section 5.35 for at least six years after the later of the final maturity of the Governmental Lender Notes or the date each Funding Loan is retired in full.

iv) Costs. The Borrower agrees to pay all of the fees and expenses of a nationally recognized Tax Counsel, the Rebate Analyst, a certified public accountant and any other necessary consultant employed by the Borrower or the Funding Lenders in connection with computing the Rebate Amount.

v) No Diversion of Rebatable Arbitrage. The Borrower will not indirectly pay any amount otherwise payable to the federal government pursuant to the foregoing requirements to any person other than the federal government by entering into any investment arrangement with respect to the Gross Proceeds of the Funding Loans which are not purchased at Fair Market Value or includes terms that the Borrower would not have included if the Funding Loans were not subject to Section 148(f) of the Code.

vi) Modification of Requirements. If at any time during the term of this Agreement, the Governmental Lender, the Funding Lenders or the Borrower desires to take any action which would otherwise be prohibited by the terms of this Section 5.35, such Person shall be permitted to take such action if it shall first obtain and provide to the other Persons named herein a Tax Counsel No Adverse Effect Opinion with respect to such action.

b) Rebate Fund. The Servicer shall establish and hold a separate fund designated as the "Rebate Fund." The Servicer shall deposit or transfer to the credit of the Rebate Fund each amount delivered to the Servicer by the Borrower for deposit thereto and each amount directed by the Borrower to be transferred thereto.

c) Within 15 days after each receipt or transfer of funds to the Rebate Fund, the Servicer shall withdraw from the Rebate Fund and pay to the United States of America the entire balance of the Rebate Fund.

d) All payments to the United States of America pursuant to this Section 5.35 shall be made by the Servicer for the account and in the name of the Governmental Lender and shall be paid through the United States Mail (return receipt requested or overnight delivery), addressed to the appropriate Internal Revenue Service Center and accompanied by the appropriate Internal Revenue Service forms (such forms to be provided to the Servicer by the Borrower or the Rebate Analyst as set forth in this Section 5.35).

-63-

e) The Borrower shall preserve all statements, forms and explanations received delivered pursuant this Section 5.35 and all records of transactions in the Rebate Fund until six years after the retirement of the Funding Loans.

f) Moneys and securities held in the Rebate Fund shall not be deemed funds of the Funding Lenders or of the Governmental Lender and are not pledged or otherwise subject to any security interest in favor of the Funding Lenders to secure the Funding Loans or any other obligations.

g) Notwithstanding anything to the contrary in this Borrower Loan Agreement, no payment shall be made to the United States if the Borrower shall furnish to the Governmental Lender and the Funding Lenders an opinion of Tax Counsel to the effect that such payment is not required under Section 148(d) and (f) of the Code in order to maintain the exclusion from gross income for federal income tax purposes of interest on the Governmental Lender Notes. In such event, the Borrower shall be entitled to withdraw funds from the Rebate Fund to the extent the Borrower shall provide a Tax Counsel No Adverse Effect Opinion to the Governmental Lender and the Funding Lenders with respect to such withdrawal.

h) Notwithstanding the foregoing, the computations and payments of rebate amounts referred to in this Section 5.35 need not be made to the extent that neither the Governmental Lender nor the Borrower will thereby fail to comply with any requirements of Section 148(f) of the Code based on a Tax Counsel No Adverse Effect Opinion, a copy of which shall be provided to the Funding Lenders.

Section 5.36. Covenants under Funding Loan Agreement. The Borrower will fully and faithfully perform all the duties and obligations which the Governmental Lender has covenanted and agreed in the Funding Loan Agreement to cause the Borrower to perform and any duties and obligations which the Borrower is required in the Funding Loan Agreement to perform. The foregoing will not apply to any duty or undertaking of the Governmental Lender which by its nature cannot be delegated or assigned.

Section 5.37. Notice of Default. The Borrower will advise the Governmental Lender, the Funding Lenders, and the Servicer promptly in writing of the occurrence of any Potential Default or Event of Default hereunder of which it is actually aware, specifying the nature and period of existence of such event and the actions being taken or proposed to be taken with respect thereto.

Section 5.38. Reserved.

Section 5.39. Compliance with Ground Lease. Borrower will do, or cause to be done, all things necessary to preserve and keep unimpaired the rights of Borrower, as lessee under the Ground Lease, and to prevent any default under the Ground Lease or any termination, surrender, cancellation, forfeiture or impairment thereof. Borrower will keep, observe and perform, or cause to be kept, observed and performed, all of the terms, covenants, provisions and agreements contained in the Ground Lease on the part of Borrower thereunder to be kept, observed and performed. Without prior Written Consent of the Servicer or if there is no Servicer, the Funding

-64-

Lenders, the Borrower will not terminate, cancel (or permit any cancellation or termination), modify, change, supplement, alter, amend, waive, release, assign, transfer, pledge or hypothecate any of its rights or remedies under the Ground Lease and any attempt on the part of Borrower to do so without such prior Written Consent of the Servicer or if there is no Servicer, the Funding Lenders, shall be null and void and of no effect.

Section 5.40. Compliance with HAP Contract. Borrower will do, or cause to be done, all things necessary to preserve and keep unimpaired the rights of Borrower, as lessee under the HAP Contract, and to prevent any default under the HAP Contract or any termination, surrender, cancellation, forfeiture or impairment thereof. Borrower will keep, observe and perform, or cause to be kept, observed and performed, all of the terms, covenants, provisions and agreements contained in the HAP Contract on the part of Borrower thereunder to be kept, observed and performed. Without prior Written Consent of the Servicer or if there is no Servicer, the Funding Lenders, the Borrower will not terminate, cancel (or permit any cancellation or termination), modify, change, supplement, alter, amend, waive, release, assign, transfer, pledge or hypothecate any of its rights or remedies under the HAP Contract and any attempt on the part of Borrower to do so without such prior Written Consent of the Servicer or if there is no Servicer, the Funding Lenders, shall be null and void and of no effect.

Section 5.41. Compliance with Permanent Loan Commitment. Borrower will do, or cause to be done, all things necessary to preserve and keep unimpaired the rights of Borrower under the Permanent Loan Commitment, and to prevent any default or failure of condition under the Permanent Loan Commitment or any termination or cancellation thereof. Borrower will keep, observe and perform, or cause to be kept, observed and performed, all of the terms, covenants, provisions and agreements contained in the Permanent Loan Commitment on the part of Borrower thereunder to be kept, observed and performed. Without Written Consent of the Servicer or if there is no Servicer, the Funding Lenders, the Borrower will not terminate, cancel (or permit any cancellation or termination), modify, change, supplement, alter, amend, waive, release, assign, transfer, pledge or hypothecate any of its rights or remedies under the Permanent Loan Commitment and any attempt on the part of Borrower to do so without such prior written consent of Funding Lenders shall be null and void and of no effect.

Section 5.42. Compliance with Redevelopment Agreement and the other C,C&Rs. Borrower will do, or cause to be done, all things necessary to preserve and keep unimpaired the rights of Borrower under the Redevelopment Agreement and the other C,C&Rs, and to prevent any default or failure of condition under the Redevelopment Agreement and the other C,C&Rs or any termination or cancellation thereof. Borrower will keep, observe and perform, or cause to be kept, observed and performed, all of the terms, covenants, provisions and agreements contained in the Redevelopment Agreement and the other C,C&Rs on the part of Borrower thereunder to be kept, observed and performed. Without the prior Written Consent of the Servicer or if there is no Servicer, the Funding Lenders, the Borrower will not terminate, cancel (or permit any cancellation or termination), modify, change, supplement, alter, amend, waive, release, assign, transfer, pledge or hypothecate any of its rights or remedies under the Redevelopment Agreement or any of the other C,C&Rs and any attempt on the part of Borrower to do so without such prior written consent of Funding Lenders shall be null and void and of no effect.

-65-

Article VI

Negative Covenants

Borrower hereby covenants and agrees as follows, which covenants shall remain in effect so long as any Payment Obligation or other obligation of Borrower under any of the other Borrower Loan Documents or the Funding Loan Documents remains outstanding or unperformed. Borrower covenants and agrees that it will not, directly or indirectly:

Section 6.1. Management Agreement. Without first obtaining the prior Written Consent of the Servicer, or if there is no Servicer, the Funding Lenders, enter into the Management Agreement, and thereafter the Borrower shall not, without the prior Written Consent (which consent shall not be unreasonably withheld) of the Servicer, or if there is no Servicer, the Funding Lenders and subject to the Regulatory Agreement: (i) surrender, terminate or cancel the Management

Agreement or otherwise replace the Manager or enter into any other management agreement; (ii) reduce or consent to the reduction of the term of the Management Agreement; (iii) increase or consent to the increase of the amount of any charges under the Management Agreement; (iv) otherwise modify, change, supplement, alter or amend in any material respect, or waive or release in any material respect any of its rights and remedies under, the Management Agreement; or (v) suffer or permit the occurrence and continuance of a default beyond any applicable cure period under the Management Agreement (or any successor management agreement) if such default permits the Manager to terminate the Management Agreement (or such successor management agreement).

Section 6.2. Dissolution. Dissolve or liquidate, in whole or in part, merge with or consolidate into another Person.

Section 6.3. Change in Business or Operation of Property. Enter into any line of business other than the ownership and operation of the Project, or make any material change in the scope or nature of its business objectives, purposes or operations, or undertake or participate in activities other than the continuance of its present business and activities incidental or related thereto or otherwise cease to operate the Project as a multi-family property or terminate such business for any reason whatsoever (other than temporary cessation in connection with construction or rehabilitation, as appropriate, of the Project).

Section 6.4. Debt Cancellation. Cancel or otherwise forgive or release any claim or debt owed to the Borrower by a Person, except for adequate consideration or in the ordinary course of the Borrower's business in its reasonable judgment.

Section 6.5. Assets. Purchase or own any real property or personal property incidental thereto other than the Project.

Section 6.6. Transfers. Make, suffer or permit the occurrence of any Transfer other than a transfer permitted under the Construction Funding Agreement, under the Regulatory Agreement, or under the Security Instrument, nor transfer any material License required for the operation of the Project.

-66-

Section 6.7. Debt. Other than as expressly approved in writing by the Servicer, or if there is no Servicer, the Funding Lenders, create, incur or assume any indebtedness for borrowed money (including subordinate debt) whether unsecured or secured by all or any portion of the Project or interest therein or in the Borrower or any member thereof (including subordinate debt) other than (i) the Borrower Payment Obligations, (ii) the Subordinate Debt, (iii) secured indebtedness incurred pursuant to or permitted by the Borrower Loan Documents and the Funding Loan Documents, (iv) unsecured deferred developer fees as permitted pursuant to the terms of the Development Agreement, RS Market Loans and Operating Deficit Loans (each as defined in the Operating Agreement) and unsecured loans from members of the Borrower which are payable solely from Net Cash Flow (as defined in the Operating Agreement) pursuant to the Operating Agreement, and (v) trade payables incurred in the ordinary course of business.

Section 6.8. Assignment of Rights. Without the Funding Lenders' prior Written Consent of the Servicer, or if there is no Servicer, the Funding Lenders, attempt to assign the Borrower's rights or interest under any Borrower Loan Document or Funding Loan Document in contravention of any Borrower Loan Document or Funding Loan Document.

Section 6.9. Principal Place of Business. Change its principal place of business without providing 30 days' prior Written Notice of the change to the Funding Lenders and the Servicer.

Section 6.10. Operating Agreement. Without the Funding Lenders' prior Written Consent (which consent shall not be unreasonably withheld, conditioned or delayed) of the Servicer, or if there is no Servicer, the Funding Lenders, surrender, terminate, cancel, modify, change, supplement, alter or amend in any material respect, or waive or release in any material respect, any of its rights or remedies under the Operating Agreement, except as permitted by and in accordance with the Security Instrument or Construction Funding Agreement; provided, however, the consent of Funding Lenders is not

required for an amendment of the Operating Agreement (i) permitted by the Construction Funding Agreement, (ii) resulting solely from the "Permitted Transfer" of membership interests of Borrower as defined in the Construction Funding Agreement and permitted by the Construction Funding Agreement, the Regulatory Agreement or the Security Instrument or (iii) correcting scrivener's errors.

Section 6.11. ERISA. Maintain, sponsor, contribute to or become obligated to contribute to, or suffer or permit any ERISA Affiliate of the Borrower to, maintain, sponsor, contribute to or become obligated to contribute to, any Plan, or permit the assets of the Borrower to become "plan assets," whether by operation of law or under regulations promulgated under ERISA.

Section 6.12. No Hedging Arrangements. Without the prior Written Consent of the Servicer, or if there is no Servicer, the Funding Lenders or unless otherwise required by this Borrower Loan Agreement, the Borrower will not enter into or guarantee, provide security for or otherwise undertake any form of contractual obligation with respect to any interest rate swap, interest rate cap or other arrangement that has the effect of an interest rate swap or interest rate cap or that otherwise (directly or indirectly, derivatively or synthetically) hedges interest rate risk associated with being a debtor of variable rate debt or any agreement or other arrangement to enter into any of the above on a future date or after the occurrence of one or more events in the future.

-67-

Section 6.13. Loans and Investments; Distributions; Related Party Payments. (a) Without the prior Written Consent of the Servicer, or if there is no Servicer, the Funding Lenders in each instance, Borrower shall not (i) lend money, make investments, or extend credit, other than in the ordinary course of its business as presently conducted; or (ii) repurchase, redeem or otherwise acquire any interest in Borrower, any Affiliate or any other Person owning an interest, directly or indirectly, in Borrower, or make any distribution, in cash or in kind, in respect of interests in Borrower, any Affiliate or any other Person owning an interest, directly or indirectly, in Borrower (except to the extent permitted by the Security Instrument and subject to the limitations set forth in Section 5.27 hereof).

(b) Disbursements for fees and expenses of any Affiliate of Borrower and developer fees (however characterized) will only be paid to the extent that such fee or expense bears a proportionate relationship to the percentage of completion of the construction or rehabilitation, as the case may be, of the Improvements, as determined by the Construction Consultant, and only after deducting the applicable Retainage. Except as otherwise permitted hereunder or by the Funding Lenders, no Disbursements for the Developer Fee or any "deferred developer fees" shall be made prior to the payment in full of the Borrower Payment Obligations other than in accordance with the Approved Developer Fee Payment Schedule.

Section 6.14. Amendment of Related Documents or CC&R's. Without the prior Written Consent of the Servicer, or if there is no Servicer, the Funding Lenders in each instance, except as provided herein or in the Construction Funding Agreement, Borrower shall not enter into or consent to any amendment, termination, modification, or other alteration of any of the Related Documents or any of the CC&R's (including, without limitation, those contained in the Borrower Loan Agreement, any Architect's Agreement or Engineer's Contract, any Construction Contract, and any Management Agreement, but excluding the Operating Agreement, which is covered by Section 6.10), or any assignment, transfer, pledge or hypothecation of any of its rights thereunder, if any.

Section 6.15. Personal Property. Borrower shall not install materials, personal property, equipment or fixtures subject to any security agreement or other agreement or contract wherein the right is reserved to any Person other than Borrower to remove or repossess any such materials, equipment or fixtures, or whereby title to any of the same is not completely vested in Borrower at the time of installation, without Funding Lenders' prior Written Consent; provided, however, that this Section 6.15 shall not apply to laundry equipment or other equipment that is owned by a third-party vendor and commercial tenants.

Section 6.16. Fiscal Year. Without the Written Consent of the Servicer, or if there is no Servicer, the Funding Lenders, which shall not be unreasonably withheld, neither Borrower nor Managing Member shall change the times of commencement or termination of its fiscal year or other accounting periods, or change its methods of accounting, other than to conform to GAAP.

Section 6.17. Publicity. Neither Borrower nor Managing Member shall issue any publicity release or other communication to any print, broadcast or on-line media, post any sign or in any other way identify Funding Lenders or any of their affiliates as the source of the financing provided for herein, without the prior written approval of Funding Lenders in each

-68-

instance (provided that nothing herein shall prevent Borrower or Managing Member from identifying Funding Lenders or their affiliates as the source of such financing to the extent that Borrower or Managing Member are required to do so by disclosure requirements applicable to publicly held companies). Borrower and Managing Member agree that no sign shall be posted on the Project in connection with the construction or rehabilitation of the Improvements unless such sign identifies the Funding Lenders and their affiliates as the source of the financing provided for herein or Funding Lenders consent to not being identified on any such sign.

Section 6.18. Subordinate Loan Documents. Without the prior Written Consent of the Servicer, or if there is no Servicer, the Funding Lenders of the Servicer, or if there is no Servicer, the Funding Lenders, Borrower will not surrender, terminate, cancel, modify, change, supplement, alter, amend, waive, release, assign, transfer, pledge or hypothecate any of its rights or remedies under the Subordinate Loan Documents.

Section 6.19. Ground Lease. Without the Funding Lenders' prior Written Consent, the Borrower will not surrender, terminate, cancel (or permit any cancellation, termination or surrender), modify, change, supplement, alter, amend, waive, release, assign, transfer, pledge or hypothecate any of its rights or remedies under the Ground Lease and any attempt on the part of Borrower to do so without such prior written consent of Funding Lenders shall be null and void and of no effect.

Article VII

Reserved Article VIII

Defaults

Section 8.1. Events of Default. Each of the following events, following the expiration of any applicable notice, cure and/or grace period, shall constitute an "Event of Default" under the Borrower Loan Agreement:

a) failure by the Borrower to pay any Borrower Loan Payment in the manner and on the date such payment is due in accordance with the terms and provisions of one or both of the Borrower Notes, or the failure by the Borrower to pay any Additional Borrower Payment on the date such payment is due in accordance with the terms and provisions of one or both of the Borrower Notes, the Security Instrument, this Borrower Loan Agreement or any other Borrower Loan Document;

b) failure by or on behalf of the Borrower to pay when due any amount (other than as provided in subsection (a) above or elsewhere in this Section 8.1) required to be paid by the Borrower under this Borrower Loan Agreement, one or both of the Borrower Notes, the Security Instrument or any of the other Borrower Loan

Documents or Funding Loan Documents, including a failure to repay any amounts that have been previously paid

-69-

but are recovered, attached or enjoined pursuant to any insolvency, receivership, liquidation or similar proceedings, which default remains uncured for a period of five (5) Business Days after Written Notice thereof shall have been given to the Borrower;

c) an Event of Default, as defined by a Borrower Note, the Security Instrument, the Construction Funding Agreement or any other Borrower Loan Document, occurs by the Borrower (or to the extent an "Event of Default" is not defined in any other Borrower Loan Document, any default or breach by the Borrower, Managing Member or any Guarantor of any of its obligations, covenants, representations or warranties under such Borrower Loan Document occurs and any applicable notice and/or cure period has expired);

d) any representation or warranty made by any of the Borrower, the Managing Member or any Guarantor in any Borrower Loan Document or Funding Loan Document to which it is a party, or in any report, certificate, financial statement or other instrument, agreement or document furnished by the Borrower, the Managing Member or any Guarantor in connection with any Borrower Loan Document or Funding Loan Document, shall be false or misleading in any material respect as of the Closing Date;

e) the Borrower shall make a general assignment for the benefit of creditors, or shall generally not be paying its debts as they become due;

f) the Borrower Controlling Entity shall make a general assignment for the benefit of creditors, shall generally not be paying its debts as they become due, or an Act of Bankruptcy with respect to the Borrower Controlling Entity shall occur, unless in all cases the Borrower Controlling Entity is replaced with a substitute Borrower Controlling Entity in accordance with Section 6.6 hereunder; which, in the case of a non-profit Borrower Controlling Entity, may be replaced within sixty (60) days of such event with another non-profit Borrower Controlling Entity acceptable to the Funding Lenders, in which case no Event of Default shall be deemed to have occurred;

g) any portion of Borrower Deferred Equity to be made by the Equity Investor and required for (i) completion of the construction or rehabilitation, as the case may be, of the Improvements, or (ii) the operation of the Improvements, is not received in accordance with the terms of the Operating Agreement (including any adjustor provisions) after the expiration of all applicable notice and cure periods, unless the Borrower or Guarantor has provided the funds necessary for the purposes described in clauses (i) through (ii) of this Section 8.1(g);

h) the failure by Borrower or any ERISA Affiliate of Borrower to comply in all respects with ERISA, or the occurrence of any other event (with respect to the failure of Borrower or any ERISA Affiliate to pay any amount required to be paid under ERISA or with respect to the termination of, or withdrawal of Borrower or any ERISA Affiliate from, any employee benefit or welfare plan subject to ERISA) the effect of which is to impose upon Borrower (after giving effect to the tax consequences thereof) for the payment of any amount in excess of Fifty Thousand Dollars (\$50,000);

-70-

(i) a Bankruptcy Event shall occur with respect to Borrower, Managing Member or any Guarantor, or there shall be a change in the assets, liabilities or financial position of Borrower or the Managing Member which has a material adverse effect upon the ability of such Borrower or the Managing Member to perform their obligations under this Borrower Loan Agreement, any other Borrower Loan Document or any Related Document; provided that any such

Bankruptcy Event with respect to a Guarantor shall not constitute an Event of Default if the Borrower replaces such Guarantor with a person or entity satisfying the Funding Lenders' mortgage credit standards for principals and acceptable to the Funding Lenders in their sole and absolute discretion within thirty (30) days after notice thereof from the Funding Lenders and such replacement guarantor executes and delivers to Funding Lenders a guaranty in the form of the Guaranty or in such other form as is acceptable to Funding Lenders;

(j) all or any part of the property of Borrower is attached, levied upon or otherwise seized by legal process, and such attachment, levy or seizure is not quashed, stayed or released: (i) prior to completion of the construction or rehabilitation, as the case may be, of the Improvements, within ten (10) Business Days of the date thereof or (ii) after completion of the construction or rehabilitation, as the case may be, of the Improvements, within thirty (30) days of the date thereof;

(k) subject to Section 10.16 hereof, Borrower fails to pay when due any monetary obligation (other than pursuant to this Borrower Loan Agreement) to any Person in excess of \$100,000, and such failure continues beyond the expiration of any applicable cure or grace periods;

(l) any material litigation or proceeding is commenced before any Governmental Authority against or affecting the Borrower or the Managing Member, or property of the Borrower or the Managing Member, or any part thereof, and such litigation or proceeding is not defended diligently and in good faith by the Borrower or the Managing Member, as applicable;

(m) a final judgment or decree for monetary damages in excess of \$200,000 against the Borrower or Managing Member or \$12,800,000 against the Guarantor prior to the Conversion Date or a monetary fine or penalty (not subject to appeal or as to which the time for appeal has expired) is entered against Borrower or Managing Member by any Governmental Authority, and such judgment, decree, fine or penalty is not paid and discharged or bonded over to the satisfaction of the Funding Lender or stayed (i) prior to completion of the construction or rehabilitation, as the case may be, of the Improvements, within ten (10) Business Days after entry thereof or (ii) after completion of the construction or rehabilitation, as the case may be, of the Improvements, within thirty (30) days after entry thereof (or such longer period as may be permitted for payment by the terms of such judgment, fine or penalty);

(n) a final, un-appealable and uninsured money judgment or judgments, in favor of any Person other than a Governmental Authority, in the aggregate sum of \$200,000 or more against the Borrower or Managing Member or \$12,800,000 or more

-71-

against the Guarantor prior to the Conversion Date shall be rendered against the applicable Person or against any of their respective assets, that is not paid, bonded over to the satisfaction of the Funding Lender, superseded or stayed (i) prior to completion of the construction or rehabilitation, as the case may be, of the Improvements, within ten (10) Business Days after entry thereof or (ii) after completion of the construction or rehabilitation, as the case may be, of the Improvements, within thirty (30) days after entry thereof (or such longer period as may be permitted for payment by the terms of such judgment); or any levy of execution, writ or warrant of attachment, or similar process, is entered or filed against Borrower, Managing Member or any Guarantor, or against any of their respective assets (that is likely to have a material adverse effect upon the ability of Borrower, Managing Member or such Guarantor to perform their respective obligations under this Borrower Loan Agreement, any other Borrower Loan Document or any Related "Document), and such judgment, writ, warrant or process shall remain unsatisfied, unsettled, unvacated, unhanded and unstayed (i) prior to completion of the construction or rehabilitation, as the case may be, of the Improvements, for a period of ten (10) days or (ii) after completion of the construction or rehabilitation, as the case may be, of the Improvements, for a period of thirty (30) days, or in any event later than five (5) Business Days prior to the date of any proposed sale thereunder; provided that any such judgment, decree, fine or penalty against a Guarantor shall not constitute an Event of Default if the

Borrower replaces such Guarantor with a person or entity satisfying the Funding Lenders' mortgage credit standards for principals and acceptable to the Funding Lenders in their sole and absolute discretion within thirty (30) days after notice thereof from the Funding Lenders and such replacement guarantor executes and delivers to Funding Lenders a guaranty in the form of the Guaranty or in such other form as is acceptable to Funding Lenders;

(o) the inability of Borrower to satisfy any condition for the receipt of a Disbursement hereunder (other than an Event of Default specifically addressed in this Section 8.1) and failure to resolve the situation to the satisfaction of a Funding Lender for a period in excess of thirty (30) days after Written Notice from a Funding Lender unless (i) such inability shall have been caused by conditions beyond the control of Borrower, including, without limitation, acts of God or the elements, pandemic, fire, strikes and disruption of shipping (collectively, "Force Majeure"); (ii) Borrower shall have made adequate provision, acceptable to such Funding Lender, for the protection of materials stored on-site or off-site and for the protection of the Improvements to the extent then constructed against deterioration and against other loss or damage or theft; (iii) Borrower shall furnish to Funding Lenders satisfactory evidence that such cessation of construction or rehabilitation will not adversely affect or interfere with the rights of Borrower under labor and materials contracts or subcontracts relating to the construction or operation of the Improvements; and (iv) Borrower shall furnish to Funding Lenders satisfactory evidence that the completion of the construction or rehabilitation of the Improvements can be accomplished by the Completion Date;

(p) the construction or rehabilitation of the Improvements is abandoned or halted prior to completion for any period of thirty (30) consecutive days;

-72-

(q) Borrower shall fail to keep in force and effect any material permit, license, consent or approval required under this Borrower Loan Agreement, or any Governmental Authority with jurisdiction over the Mortgaged Property or the Project orders or requires that construction or rehabilitation of the Improvements be stopped, in whole or in part, or that any required approval, license or permit be withdrawn or suspended, and the order, requirement, withdrawal or suspension remains in effect for a period of thirty (30) days;

(r) failure by the Borrower to Substantially Complete the construction or rehabilitation, as the case may be, of the Improvements in accordance with this Borrower Loan Agreement on or prior to the Substantial Completion Date, unless such failure shall have been caused by Force Majeure (as defined in Section 8.1(o));

(s) intentionally deleted;

(t) the occurrence of a default or failure of condition under the Permanent Loan Commitment or the expiration, termination or cancellation of the Permanent Loan Commitment;

(u) failure by any Subordinate Lender to disburse the proceeds of its Subordinate Loan in approximately such amounts and at approximately such times as set forth in the Cost Breakdown and in the Subordinate Loan Documents;

(v) an "Event of Default" or "Default" (as defined in the applicable agreement) shall occur under any of the Subordinate Loan Documents, CC&Rs or the Redevelopment Agreement, after the expiration of all applicable notice and cure periods; or

(w) any failure by the Borrower to perform or comply with any of its obligations under this Borrower Loan Agreement (other than those specified in this Section 8.1), as and when required, which continues for a period of thirty (30) days after written notice of such failure by the Funding Lenders or the Servicer on its behalf to the Borrower; provided, however, if such failure is susceptible of cure but cannot reasonably be cured within such thirty (30) day period,

and the Borrower shall have commenced to cure such failure within such thirty (30) day period and thereafter diligently and expeditiously proceeds to cure the same, such thirty (30) day period shall be extended for an additional period of time as is reasonably necessary for the Borrower in the exercise of due diligence to cure such failure, such additional period not to exceed sixty (60) days. However, no such notice or grace period shall apply to the extent such failure could, in the judgment of the Servicer, or if there is no Servicer, the Funding Lenders, absent immediate exercise by the Servicer, or if there is no Servicer, the Funding Lenders of a right or remedy under this Borrower Loan Agreement, result in harm to the Funding Lenders, impairment of the Borrower Notes or this Borrower Loan Agreement or any security given under any other Borrower Loan Document.

-73-

Section 8.2. Remedies.

Section 8.2.1. Acceleration. Upon the occurrence of an Event of Default (other than an Event of Default described in paragraph (e), (f) or (i) of Section 8.1) and at any time and from time to time thereafter, as long as such Event of Default continues to exist, in addition to any other rights or remedies available to the Governmental Lender pursuant to the Borrower Loan Documents or at law or in equity, the Servicer, or if there is no Servicer, the Funding Lenders may, take such action, without notice or demand, as the Servicer, or if there is no Servicer, the Funding Lenders deem advisable to protect and enforce its rights against the Borrower and in and to the Project, including declaring the Borrower Payment Obligations to be immediately due and payable (including, without limitation, the principal of, Prepayment Premium, if any, and interest on and all other amounts due on the Borrower Notes to be immediately due and payable), without notice or demand, and apply such payment of the Borrower Payment Obligations in any manner and in any order determined by Servicer, or if there is no Servicer, the Funding Lenders, in such Person's sole and absolute discretion; and upon any Event of Default described in paragraph (e), (f) or (i) of Section 8.1, the Borrower Payment Obligations shall become immediately due and payable, without notice or demand, and the Borrower hereby expressly waives any such notice or demand, anything contained in any Borrower Loan Document to the contrary notwithstanding. Notwithstanding anything herein to the contrary, enforcement of remedies hereunder and under the Funding Loan Agreement shall be controlled by the Servicer, or if there is no Servicer, the Funding Lenders.

Section 8.2.2. Remedies Cumulative. Upon the occurrence of an Event of Default, all or any one or more of the rights, powers, privileges and other remedies available to the Servicer, or if there is no Servicer, the Funding Lenders against the Borrower under the Borrower Loan Documents or at law or in equity may be exercised by the Servicer, or if there is no Servicer, the Funding Lenders, at any time and from time to time, whether or not all or any of the Borrower Payment Obligations shall be declared due and payable, and whether or not the Funding Lenders shall have commenced any foreclosure proceeding or other action for the enforcement of its rights and remedies under any of the Borrower Loan Documents. Any such actions taken by the Servicer, or if there is no Servicer, the Funding Lenders shall be cumulative and concurrent and may be pursued independently, singly, successively, together or otherwise, at such time and in such order as the Funding Lenders may determine in their sole discretion, to the fullest extent permitted by law, without impairing or otherwise affecting the other rights and remedies of the Servicer, or if there is no Servicer, the Funding Lenders permitted by law, equity or contract or as set forth in the Borrower Loan Documents. Without limiting the generality of the foregoing, the Borrower agrees that if an Event of Default is continuing, all Liens and other rights, remedies or privileges provided to the Servicer, or if there is no Servicer, the Funding Lenders shall remain in full force and effect until they have exhausted all of its remedies, the Security Instrument has been foreclosed, the Project has been sold and/or otherwise realized upon satisfaction of the Borrower Payment Obligations or the Borrower Payment Obligations has been paid in full. To the extent permitted by applicable law, nothing contained in any Borrower Loan Document shall be construed as requiring the Servicer, or if there is no Servicer, the Funding Lenders to resort to any portion of the Project for the satisfaction of any of the Borrower Payment Obligations in preference or priority to any

other portion, and the Servicer, or if there is

-74-

no Servicer, the Funding Lenders may seek satisfaction out of the Project or any part thereof, in its absolute discretion.

Notwithstanding any provision herein to the contrary or in the other Borrower Loan Documents or the Funding Loan Documents, the Governmental Lender and the Funding Lenders agree that any cure of any default made or tendered by the Equity Investor and/or the Special Limited Partner shall be deemed to be a cure by the Borrower and shall be accepted or rejected on the same basis as if made or tendered by the Borrower. A courtesy copy of any notice of any default or Event of Default hereunder or in the other Borrower Loan Documents or the Funding Loan Documents given to Borrower shall also be given to the Equity Investor.

Section 8.2.3. Delay. No delay or omission to exercise any remedy, right, power accruing upon an Event of Default, or the granting of any indulgence or compromise by the Servicer, or if there is no Servicer, the Funding Lenders shall impair any such remedy, right or power hereunder or be construed as a waiver thereof, but any such remedy, right or power may be exercised from time to time and as often as may be deemed expedient. A waiver of one Potential Default or Event of Default shall not be construed to be a waiver of any subsequent Potential Default or Event of Default or to impair any remedy, right or power consequent thereon. Notwithstanding any other provision of this Borrower Loan Agreement, the Servicer, or if there is no Servicer, the Funding Lenders reserve the right to seek a deficiency judgment or preserve a deficiency claim, in connection with the foreclosure of the Security Instrument to the extent necessary to foreclose on the Project, the Rents, the funds or any other collateral.

Section 8.2.4. Set Off; Waiver of Set Off. Upon the occurrence of an Event of Default, Funding Lenders may, at any time and from time to time, without notice to Borrower or any other Person (any such notice being expressly waived), set off and appropriate and apply (against and on account of any obligations and liabilities of Borrower to Funding Lenders arising under or connected with this Borrower Loan Agreement and the other Borrower Loan Documents and the Funding Loan Documents, irrespective of whether or not Funding Lenders shall have made any demand therefor, and although such obligations and liabilities may be contingent or unmatured), and Borrower hereby grants to Funding Lenders, as security for the Borrower Payment Obligations, a security interest in, any and all deposits (general or special, including but not limited to Debt evidenced by certificates of deposit, whether matured or unmatured, but not including trust accounts) and any other Debt at any time held or owing by Funding Lenders to or for the credit or the account of Borrower.

Section 8.2.5. Assumption of Obligations. In the event that the Servicer or either Funding Lender or its assignee or designee shall become the legal or beneficial owner of the Project by foreclosure or deed in lieu of foreclosure, such party shall succeed to the rights and the obligations of the Borrower under this Borrower Loan Agreement, the Borrower Notes, the Regulatory Agreement, and any other Borrower Loan Documents and Funding Loan Documents to which the Borrower is a party. Such assumption shall be effective from and after the effective date of such acquisition and shall be made with the benefit of the limitations of liability set forth therein and without any liability for the prior acts (or inaction) of the Borrower.

-75-

Section 8.2.6. Accounts Receivable. Upon the occurrence of an Event of Default, , the Servicer, or if there is no

Servicer, the Funding Lenders shall have the right, to the extent permitted by law, to impound and take possession of books, records, notes and other documents evidencing Borrower's accounts, accounts receivable and other claims for payment of money, arising in connection with the Project, and to make direct collections on such accounts, accounts receivable and claims for the benefit of Funding Lenders.

Section 8.2.7. Defaults under Other Documents. The Servicer and the Funding Lenders shall have the right to cure any default under any of the Related Documents (other than the Operating Agreement unless an Event of Default exists after the expiration of all applicable notice and cure periods) and the Subordinate Loan Documents, but shall have no obligation to do so.

Section 8.2.8. Abatement of Disbursements. Notwithstanding any provision to the contrary herein or any of the other Borrower Loan Documents or the Funding Loan Documents, Funding Lender's obligation to make further Disbursements shall abate (i) during the continuance of any Potential Default, (ii) after any disclosure to Funding Lender of any fact or circumstance that, absent such disclosure, would cause any representation or warranty of Borrower to fail to be true and correct in all material respects, unless and until Funding Lenders elect to permit further Disbursements notwithstanding such event or circumstance; and (iii) upon the occurrence of any Event of Default.

Section 8.2.9. Completion of Improvements. Upon the occurrence of any Event of Default, the Servicer, or if there is no Servicer, the Funding Lenders shall have the right to cause an independent contractor selected by the Servicer, or if there is no Servicer, the Funding Lenders to enter into possession of the Project and to perform any and all work and labor necessary for the completion of the Project substantially in accordance with the Plans and Specifications, if any, and to perform Borrower's obligations under this Borrower Loan Agreement. All sums expended by the Servicer, or if there is no Servicer, the Funding Lenders for such purposes shall be deemed to have been disbursed to and borrowed by Borrower and shall be secured by the Security Documents.

Section 8.2.10. Right to Directly Enforce. Notwithstanding any other provision hereof to the contrary, the Servicer, or if there is no Servicer, the Funding Lenders shall have the right to directly enforce all rights and remedies hereunder with or without involvement of the Governmental Lender, provided that only the Governmental Lender may enforce the Unassigned Rights that exclusively benefit Governmental Lender and neither the Servicer, nor the Funding Lenders shall impair Governmental Lender's enforcement of such Unassigned Rights. Notwithstanding the foregoing, the Governmental Lender and the Servicer, or if there is no Servicer, the Funding Lenders shall have the right to enforce all rights and remedies under Sections 5.14, 5.15 and 5.17, with or without involvement of the other party. In the event that any of the provisions set forth in this Section 8.2.10 are inconsistent with the covenants, terms and conditions of the Security Instrument, the covenants, terms and conditions of the Security Instrument shall prevail.

-76-

Section 8.2.11. Power of Attorney. Effective upon the occurrence of an Event of Default, and continuing until and unless such Event of Default is cured or waived, Borrower hereby constitutes and appoints the Servicer, or if there is no Servicer, the Funding Lenders, or an independent contractor selected by the Servicer, or if there is no Servicer, the Funding Lenders, as its true and lawful attorney-in-fact with full power of substitution, for the purposes of completion of the Project and performance of Borrower's obligations under this Borrower Loan Agreement in the name of Borrower, and hereby empowers said attorney-in-fact to do any or all of the following upon the occurrence and continuation of an Event of Default (it being understood and agreed that said power of attorney shall be deemed to be a power coupled with an interest which cannot be revoked until full payment and performance of all obligations under this Borrower Loan Agreement and the other Borrower Loan Documents and the Funding Loan Documents):

- a) to use any of the funds of Borrower or Managing Member, including any balance of the Borrower

Loans, as applicable, and any funds which may be held by Funding Lenders for Borrower (including all funds in all deposit accounts in which Borrower has granted to Funding Lenders a security interest), for the purpose of effecting completion of the construction or rehabilitation, as the case may be, of the Improvements, in the manner called for by the Plans and Specifications;

b) to make such additions, changes and corrections in the Plans and Specifications as shall be necessary or desirable to complete the Project in substantially the manner contemplated by the Plans and Specifications;

c) to employ any contractors, subcontractors, agents, architects and inspectors required for said purposes;

d) to employ attorneys to defend against attempts to interfere with the exercise of power granted hereby;

e) to pay, settle or compromise all existing bills and claims which are or may be liens against the Project, the Improvements or the Project, or may be necessary or desirable for the completion of the construction or rehabilitation, as the case may be, of the Improvements, or clearance of objections to or encumbrances on title;

f) to execute all applications and certificates in the name of Borrower, which may be required by any other construction contract;

g) to prosecute and defend all actions or proceedings in connection with the Project and to take such action, require such performance and do any and every other act as is deemed necessary with respect to the completion of the construction or rehabilitation, as the case may be, of the Improvements, which Borrower might do on its own behalf;

h) to let new or additional contracts to the extent not prohibited by their existing contracts;

-77-

(i) to employ watchmen and erect security fences to protect the Project from injury; and

(j) to take such action and require such performance as it deems necessary under any of the bonds or insurance policies to be furnished hereunder, to make settlements and compromises with the sureties or insurers thereunder, and in connection therewith to execute instruments of release and satisfaction.

It is the intention of the parties hereto that upon the occurrence and continuance of an Event of Default, rights and remedies may be pursued pursuant to the terms of the Borrower Loan Documents and the Funding Loan Documents. The parties hereto acknowledge that, among the possible outcomes to the pursuit of such remedies, is the situation where the Servicer or Funding Lenders' assignees or designees become the owner of the Project and assume the obligations identified above, and the Borrower Notes, the Borrower Loan and the other Borrower Loan Documents and Funding Loan Documents remain outstanding.

Article IX

Special Provisions

Section 9.1. Sale of Notes and Secondary Market Transaction.

Section 9.1.1. Cooperation. Subject to the restrictions of Section 2.4(b) of the Funding Loan Agreement, at the Funding Lenders' or the Servicer's request (to the extent not already required to be provided by the Borrower under this Borrower Loan Agreement), the Borrower shall use reasonable efforts to satisfy the market standards to which the Funding Lenders or the Servicer customarily adheres or which may be reasonably required in the marketplace or by the Funding Lenders or the Servicer in connection with one or more sales or assignments of all or a portion of the Governmental Lender Notes and the Funding Loans or participations therein or securitizations of single or multi-class securities (the "Securities") secured by or evidencing ownership interests in all or a portion of the Governmental Lender Notes and the Funding Loans (each such sale, assignment and/or securitization, a "Secondary Market Transaction"); provided that neither the Borrower nor the Governmental Lender shall incur any third party or other out-of-pocket costs and expenses in connection with a Secondary Market Transaction, including the costs associated with the delivery of any Provided Information or any opinion required in connection therewith, and all such costs shall be paid by the Funding Lenders or the Servicer, and shall not materially modify Borrower's rights or obligations. Without limiting the generality of the foregoing, the Borrower shall, so long as the Borrower Loan is still outstanding:

(a) (i) pursuant to a confidentiality agreement reasonably acceptable to Borrower, Managing Member and Guarantor, provide such financial and other information with respect to the Borrower Loans, and with respect to the Project, the Borrower, the Manager, the contractor of the Project or the Borrower Controlling Entity, (ii) provide financial statements, audited, if available, relating to the Project with customary disclaimers for any forward looking statements or lack of audit, and (iii) at the

-78-

expense of the Funding Lenders or the Servicer, perform or permit or cause to be performed or permitted such site inspection, appraisals, surveys, market studies, environmental reviews and reports (Phase I's and, if appropriate, Phase TPs), engineering reports and other due diligence investigations of the Project, as may be reasonably requested from time to time by the Funding Lenders or the Servicer or the Rating Agencies or as may be necessary or appropriate in connection with a Secondary Market Transaction or Exchange Act requirements (the items provided to the Funding Lenders or the Servicer pursuant to this paragraph (a) being called the "Provided Information"), together, if customary, with appropriate verification of and/or consents to the Provided Information through letters of auditors or opinions of counsel of independent attorneys acceptable to the Funding Lenders or the Servicer and the Rating Agencies;

b) make such representations and warranties as of the closing date of any Secondary Market Transaction with respect to the Project, the Borrower, the Borrower Loan Documents and the Funding Loan Documents reasonably acceptable to the Funding Lenders or the Servicer, consistent with the facts covered by such representations and warranties as they exist on the date thereof; and

c) execute such amendments to the Borrower Loan Documents and the Funding Loan Documents to accommodate such Secondary Market Transaction so long as such amendment does not affect the material economic terms of the Borrower Loan Documents and the Funding Loan Documents and is not otherwise adverse to the Borrower in its reasonable discretion.

Section 9.1.2. Use of Information. The Borrower understands that certain of the Provided Information and the required records may be included in disclosure documents in connection with a Secondary Market Transaction, including a prospectus or private placement memorandum (each, a "Secondary Market Disclosure Document"), or provided or made available to investors or prospective investors in the Securities, the Rating Agencies and service providers or other parties relating to the Secondary Market Transaction. In the event that the Secondary Market Disclosure Document is required to be revised, the Borrower shall cooperate, subject to Section 9.1.1(c) hereof, with the Funding Lender and the Servicer in updating the Provided Information or required records for inclusion or summary in the Secondary Market Disclosure Document or for other use reasonably required in connection with a Secondary Market Transaction by

providing all reasonably requested current information pertaining to the Borrower and the Project necessary to keep the Secondary Market Disclosure Document accurate and complete in all material respects with respect to such matters. The Borrower hereby consents to any and all such disclosures of such information.

Section 9.1.3. Borrower Obligations Regarding Secondary Market Disclosure Documents. In connection with a Secondary Market Disclosure Document, the Borrower shall provide, or in the case of a Borrower-engaged third party such as the Manager, cause it to provide, information reasonably requested by the Funding Lenders pertaining to the Borrower, the Project or such third party (and portions of any other sections reasonably requested by the Funding Lenders pertaining to the Borrower, the Project or the third party). The Borrower shall, if requested by the Funding Lenders and the Servicer, certify in writing that the Borrower has

-79-

carefully examined those portions of such Secondary Market Disclosure Document, pertaining to the Borrower, the Project or the Manager, and such portions (and portions of any other sections reasonably requested and pertaining to the Borrower, the Project or the Manager) do not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements made, in the light of the circumstances under which they were made, not misleading; provided that the Borrower shall not be required to make any representations or warranties regarding any Provided Information obtained from a third party except with respect to information it provided to such parties. Furthermore, the Borrower hereby indemnifies the Funding Lenders, the Governmental Lender and the Servicer for any Liabilities to which any such parties may become subject to the extent such Liabilities arise out of or are based upon the use of the Provided Information in a Secondary Market Disclosure Document; provided that the Borrower shall not provide any indemnification regarding any Provided Information obtained from unrelated third parties except with respect to information it provided to such parties.

Section 9.1.4. Borrower Indemnity Regarding Filings. In connection with filings under the Exchange Act or the Securities Act, the Borrower shall (i) indemnify Funding Lenders, the Governmental Lender and the underwriter group for any securities (the "Underwriter Group") and all officials, employees and agents of any of them for any Liabilities to which Funding Lenders, the Servicer or the Underwriter Group may become subject insofar as the Liabilities arise out of or are based upon the omission or alleged omission to state in the Provided Information of a material fact required to be stated in the Provided Information in order to make the statements in the Provided Information, in the light of the circumstances under which they were made not misleading and (ii) reimburse the Funding Lenders, the Servicer, the Underwriter Group and other indemnified parties listed above for any legal or other expenses reasonably incurred by the Funding Lenders, the Servicer or the Underwriter Group in connection with defending or investigating such Liabilities; provided that the Borrower shall not provide any indemnification regarding any Provided Information obtained from unrelated third parties except with respect to information it provided to such parties.

Section 9.1.5. Indemnification Procedure. Promptly after receipt by an indemnified party under Sections 9.1.3 and 9.1.4 hereof of notice of the commencement of any action for which a claim for indemnification is to be made against the Borrower, such indemnified party shall notify the Borrower in writing of such commencement, but the omission to so notify the Borrower will not relieve the Borrower from any liability that it may have to any indemnified party hereunder except to the extent that failure to notify causes prejudice to the Borrower. In the event that any action is brought against any indemnified party, and it notifies the Borrower of the commencement thereof, the Borrower will be entitled, jointly with any other indemnifying party, to participate therein and, to the extent that it (or they) may elect by Written Notice delivered to the indemnified party promptly after receiving the aforesaid notice of commencement, to assume the defense thereof with counsel selected by the Borrower and reasonably satisfactory to such indemnified party in its sole discretion. After notice from the Borrower to such indemnified party under this Section 9.1.5, the Borrower shall not be responsible for any legal or other expenses subsequently incurred by such indemnified party in connection with the defense thereof other than reasonable costs of investigation. No indemnified party shall settle or compromise any claim for which the Borrower may be liable hereunder without the prior Written Consent of the Borrower.

-80-

Section 9.1.6. Contribution. In order to provide for just and equitable contribution in circumstances in which the indemnity agreement provided for in Section 9.1.4 hereof is for any reason held to be unenforceable by an indemnified party in respect of any Liabilities (or action in respect thereof) referred to therein which would otherwise be indemnifiable under Section 9.1.4 hereof, the Borrower shall contribute to the amount paid or payable by the indemnified party as a result of such Liabilities (or action in respect thereof); provided, however, that no Person guilty of fraudulent misrepresentation (within the meaning of Section 10(f) of the Securities Act) shall be entitled to contribution from any Person not guilty of such fraudulent misrepresentation. In determining the amount of contribution to which the respective parties are entitled, the following factors shall be considered: (i) the indemnified parties and the Borrower's relative knowledge and access to information concerning the matter with respect to which the claim was asserted; (ii) the opportunity to correct and prevent any statement or omission; and (iii) any other equitable considerations appropriate in the circumstances. The parties hereto hereby agree that it may not be equitable if the amount of such contribution were determined by pro rata or per capita allocation.

Article X Miscellaneous

Section 10.1. Notices. All notices, consents, approvals and requests required or permitted hereunder or under any other Borrower Loan Document or Funding Loan Document (a "notice ") shall be deemed to be given and made when delivered by hand, by recognized overnight delivery service, confirmed facsimile transmission (provided any telecopy or other electronic transmission received by any party after 4:00 p.m., local time, as evidenced by the time shown on such transmission, shall be deemed to have been received the following Business Day), or five (5) calendar days after deposited in the United States mail, registered or certified, postage prepaid, with return receipt requested, addressed as follows:

If to the Borrower: RS Affordable I LLC
c/o Related Companies 350 West Hubbard Street, Suite 300
Chicago, Illinois 60654 Attention: Jacques Sandberg

and with a copy to: Levitt & Boccio, LLP
423 West 55th Street, 8th Floor New York, New York 10019
Attention: David Boccio

If to the Governmental Lender: City of Chicago
Department of Housing and Economic Development 121 North LaSalle Street, Suite
1006 Chicago, Illinois 60602
Attention: Commissioner, Department of Housing
and Economic Development Telephone: (312) 744-9476
Facsimile: (312) 742-2271

and with a copy to: City of Chicago
Office of Corporation Counsel
121 North LaSalle Street, Room 600
Chicago, Illinois 60602
Attention: Finance and Economic Development Division Telephone: (312) 744-0200
Facsimile: (312) 744-8538

and with a copy to: City of Chicago
Office of the City Comptroller's Office 121 North LaSalle Street, Suite
700 Chicago, Illinois 60602 Attention: City Comptroller Telephone: (312)

744-7106 Facsimile: (312) 742-6544

If to Series A Funding Lender: CIBC Bank USA
120 South LaSalle Street
Chicago, Illinois 60603
Attention: Cheryl Wilson, Managing Director

and with a copy to: Charity & Associates, P.C.
20 North Clark Street, Suite 1150 Chicago, Illinois 60602
Attention: Elvin E. Charity

If to Series B Funding Lender: BMO Harris Bank N.A.
115 S. LaSalle Street, 20W Chicago, Illinois 60603
Attention: James West

and with a copy to: Charity & Associates, P.C.
20 North Clark Street, Suite 1150 Chicago, Illinois 60602
Attention: Elvin E. Charity

-82-

If to Equity Investor: Hudson Roosevelt Square LLC
Hudson SLP LLC c/o Hudson Housing Capital LLC 630 Fifth
Avenue, 28th Floor New York, New York 10111 Attention:
General Counsel

and Holland & Knight LLP
10 St. James Avenue, 12th Floor Boston, Massachusetts 02116
Attention: Dayna M. Hutchins, Esq.

Any party may change such party's address for the notice or demands required under this Borrower Loan Agreement by providing written notice of such change of address to the other parties by written notice as provided herein.

Section 10.2. Brokers and Financial Advisors. The Borrower hereby represents that it has dealt with no financial advisors, brokers, underwriters, placement agents, agents or finders in connection with the Borrower Loan, other than those disclosed to the Funding Lenders and whose fees shall be paid by the Borrower pursuant to separate agreements. The Borrower and the Funding Lenders shall indemnify and hold the other harmless from and against any and all claims, liabilities, costs and expenses of any kind in any way relating to or arising from a claim by any Person that such Person acted on behalf of the indemnifying party in connection with the transactions contemplated herein. The provisions of this Section 10.2 shall survive the expiration and termination of this Borrower Loan Agreement and the repayment of the Borrower Payment Obligations.

Section 10.3. Survival. This Borrower Loan Agreement and all covenants, agreements, representations and warranties made herein and in the certificates delivered pursuant hereto shall survive the making by the Governmental Lender of the Borrower Loan and the execution and delivery to the Governmental Lender of the Borrower Notes and the assignment of the Borrower Notes to the Funding Lenders, and shall continue in full force and effect so long as all or any of the Borrower Payment Obligations is unpaid. All the Borrower's covenants and agreements in this Borrower Loan Agreement shall inure to the benefit of the respective legal representatives, successors and assigns of the Governmental Lender, the Funding Lenders and the Servicer.

Section 10.4. Preferences. The Governmental Lender shall have the continuing and exclusive right to apply or reverse and reapply any and all payments by the Borrower to any portion of the Borrower Payment Obligations. To the extent the Borrower makes a payment to the Governmental Lender or the Servicer, or the Governmental Lender or the Servicer receives proceeds of any collateral, which is in whole or part subsequently invalidated, declared to be fraudulent or preferential, set aside or required to be repaid to a trustee, receiver or any other party under any bankruptcy law, state or federal law, common law or equitable cause, then, to the extent of such payment or proceeds received, the Borrower Payment Obligations or part thereof intended to be satisfied shall be revived and continue in full force and effect, as if such payment or proceeds had not been received by the Governmental Lender or the Servicer.

-83-

Section 10.5. Waiver of Notice. The Borrower shall not be entitled to any notices of any nature whatsoever from the Funding Lender or the Servicer except with respect to matters for which this Borrower Loan Agreement or any other Borrower Loan Document specifically and expressly provides for the giving of notice by the Funding Lenders or the Servicer, as the case may be, to the Borrower and except with respect to matters for which the Borrower is not, pursuant to applicable Legal Requirements, permitted to waive the giving of notice. The Borrower hereby expressly waives the right to receive any notice from the Funding Lenders or the Servicer, as the case may be, with respect to any matter for which no Borrower Loan Document specifically and expressly provides for the giving of notice by the Funding Lenders or the Servicer to the Borrower.

Section 10.6. Offsets, Counterclaims and Defenses. The Borrower hereby waives the right to assert a counterclaim, other than a compulsory counterclaim, in any action or proceeding brought against it by the Funding Lenders or the Servicer with respect to a Borrower Loan Payment. Such waiver shall not invalidate such claim which may be brought as a separate action. Any assignee of Funding Lenders' interest in and to the Borrower Loan Documents or the Funding Loan Documents shall take the same free and clear of all offsets, counterclaims or defenses that are unrelated to the Borrower Loan Documents or the Funding Loan Documents which the Borrower may otherwise have against any assignor of such documents, and no such unrelated offset, counterclaim or defense shall be interposed or asserted by the Borrower in any action or proceeding brought by any such assignee upon such documents, and any such right to interpose or assert any such unrelated offset, counterclaim or defense in any such action or proceeding is hereby expressly waived by the Borrower.

Section 10.7. Publicity. The Funding Lenders and the Servicer (and any affiliates of either party) shall have the right to issue press releases, advertisements and other promotional materials describing the Funding Lenders' or the Servicer's participation in the making of the applicable Borrower Loan or the applicable Borrower Loan's inclusion in any Secondary Market Transaction effectuated by the Funding Lenders or the Servicer or one of its or their affiliates. All news releases, publicity or advertising by the Borrower or its Affiliates through any media intended to reach the general public, which refers to the Borrower Loan Documents or the Funding Loan Documents, the Borrower Loan, the Funding Lenders or the Servicer in a Secondary Market Transaction, shall be subject to the prior Written Consent of the Funding Lenders or the Servicer, as applicable.

Section 10.8. Construction of Documents. The parties hereto acknowledge that they were represented by counsel in connection with the negotiation and drafting of the Borrower Loan Documents and the Funding Loan Documents and that the Borrower Loan Documents and the Funding Loan Documents shall not be subject to the principle of construing their meaning against the party that drafted them.

Section 10.9. No Third Party Beneficiaries. The Borrower Loan Documents and the Funding Loan Documents are solely for the benefit of the Governmental Lender, the Funding Lenders, the Servicer and the Borrower and, with respect to Sections 9.1.3 and 9.1.4 hereof, the Underwriter Group, and nothing contained in any Borrower Loan Document shall be deemed to confer upon anyone other than the Governmental Lender, the Funding Lenders, the Servicer, and

-84-

the Borrower any right to insist upon or to enforce the performance or observance of any of the obligations contained therein.

Section 10.10. Assignment. The Borrower Loan, the Security Instrument, the Borrower Loan Documents and the Funding Loan Documents and all Funding Lenders' rights, title, obligations and interests therein may be assigned by the Funding Lenders, at any time in its sole discretion, whether by operation of law (pursuant to a merger or other successor in interest) or otherwise, provided, however, such assignee must be an entity reasonably capable of fulfilling the Funding Lenders' obligations under the Funding Loan Documents and the Borrower Loan Documents. Upon such assignment, all references to Funding Lenders in this Borrower Loan Agreement and in any Borrower Loan Document shall be deemed to refer to such assignee or successor in interest and such assignee or successor in interest shall thereafter stand in the place of the Funding Lenders. Borrower shall accord full recognition to any such assignment, and all rights and remedies of Funding Lenders in connection with the interest so assigned shall be as fully enforceable by such assignee as they were by Funding Lenders before such assignment. In connection with any proposed assignment, Funding Lenders may disclose to the proposed assignee any information that Borrower has delivered, or caused to be delivered, to Funding Lenders with reference to Borrower, Managing Member, any Guarantor or any Affiliate of Borrower, or the Project, including information that Borrower is required to deliver to Funding Lenders pursuant to this Borrower Loan Agreement, provided that such proposed assignee agrees to treat such information as confidential. The Borrower may not assign its rights, interests or obligations under this Borrower Loan Agreement or under any of the Borrower Loan Documents or Funding Loan Documents, or Borrower's interest in any moneys to be disbursed or advanced hereunder, except only as may be expressly permitted hereby.

Section 10.11. [Intentionally Omitted].

Section 10.12. Governmental Lender, Funding Lenders and Servicer Not in Control; No Partnership. None of the covenants or other provisions contained in this Borrower Loan Agreement shall, or shall be deemed to, give the Governmental Lender, the Funding Lenders or the Servicer the right or power to exercise control over the affairs or management of the Borrower, the power of the Governmental Lender, the Funding Lenders and the Servicer being limited to the rights to exercise the remedies referred to in the Borrower Loan Documents and the Funding Loan Documents. The relationship between the Borrower and the Governmental Lender, the Funding Lenders and the Servicer is, and at all times shall remain, solely that of debtor and creditor. No covenant or provision of the Borrower Loan Documents or the Funding Loan Documents is intended, nor shall it be deemed or construed, to create a partnership, joint venture, agency or common interest in profits or income between the Borrower and the Governmental Lender, the Funding Lenders or the Servicer or to create an equity interest in the Project in the Governmental Lender, the Funding Lenders or the Servicer. Neither the Governmental Lender, the Funding Lenders nor the Servicer undertakes or assumes any responsibility or duty to the Borrower or to any other person with respect to the Project or the Borrower Loan, except as expressly provided in the Borrower Loan Documents or the Funding Loan Documents; and notwithstanding any other provision of the Borrower Loan Documents and the Funding Loan Documents: (1) the Governmental Lender, the Funding Lenders and the Servicer are not, and shall not be construed as, a partner, joint venturer, alter ego, manager,

-85-

controlling person or other business associate or participant of any kind of the Borrower or its stockholders, members, or partners and the Governmental Lender, the Funding Lenders and the Servicer do not intend to ever assume such status; (2) the Governmental Lender, the Funding Lenders and the Servicer shall in no event be liable for any the Borrower Payment Obligations, expenses or losses incurred or sustained by the Borrower; and (3) the Governmental Lender, the

Funding Lenders and the Servicer shall not be deemed responsible for or a participant in any acts, omissions or decisions of the Borrower, the Borrower Controlling Entities or its stockholders, members, or partners. The Governmental Lender, the Funding Lenders and the Servicer and the Borrower disclaim any intention to create any partnership, joint venture, agency or common interest in profits or income between the Governmental Lender, the Funding Lenders, the Servicer and the Borrower, or to create an equity interest in the Project in the Funding Lenders or the Servicer, or any sharing of liabilities, losses, costs or expenses.

Section 10.13. Release. The Borrower hereby acknowledges that it is executing this Borrower Loan Agreement and each of the Borrower Loan Documents and the Funding Loan Documents to which it is a party as its own voluntary act free from duress and undue influence.

Section 10.14. Term of Borrower Loan Agreement. This Borrower Loan Agreement shall be in full force and effect until all payment obligations of the Borrower hereunder have been indefeasibly paid in full and the Borrower Loans and the Funding Loans have been retired or the payment thereof has been provided for; except that on and after payment in full of the Borrower Notes, this Borrower Loan Agreement shall be terminated, without further action by the parties hereto; provided, however, that the obligations of the Borrower under Sections 5.11 (Governmental Lender's Fees), 5.14 (Expenses), 5.15 (Indemnity), 9.1.3, 9.1.4, 9.1.5, 9.1.6 and 10.15 (Reimbursement of Expenses) hereof, as well as under Section 12.27 of the Construction Funding Agreement, shall survive the termination of this Borrower Loan Agreement.

Section 10.15. Reimbursement of Expenses. If, upon or after the occurrence of any Event of Default or Potential Default, the Governmental Lender, the Funding Lenders or the Servicer shall employ attorneys or incur other expenses for the enforcement of performance or observance of any obligation or agreement on the part of the Borrower contained herein, the Borrower will on demand therefor reimburse the Governmental Lender, the Funding Lenders and the Servicer for fees of such attorneys and such other expenses so incurred.

The Borrower's obligation to pay the amounts required to be paid under this Section 10.15 shall be subordinate to its obligations to make payments under the Borrower Notes.

Section 10.16. Permitted Contests. Notwithstanding anything to the contrary contained in this Borrower Loan Agreement, Borrower shall have the right to contest or object in good faith to any claim, demand, levy or assessment (other than in respect of Debt or Contractual Obligations of Borrower under any Borrower Loan Document or Related Document) by appropriate legal proceedings that are not prejudicial to Funding Lenders' rights, but this shall not be deemed or construed as in any way relieving, modifying or providing any extension of time with respect to Borrower's covenant to pay and comply with any such claim, demand, levy or assessment, unless Borrower shall have given prior Written Notice to the Governmental

-86-

Lender, the Servicer and the Funding Lenders of Borrower's intent to so contest or object thereto, and unless (i) Borrower has, in the Governmental Lender's and the Servicer's, or if there is no Servicer, Funding Lenders' judgment, a reasonable basis for such contest, (ii) Borrower pays when due any portion of the claim, demand, levy or assessment to which Borrower does not object, (iii) Borrower demonstrates to the satisfaction of the Servicer, or if there is no Servicer, Funding Lenders, that such legal proceedings shall conclusively operate to prevent enforcement prior to final determination of such proceedings, (iv) Borrower furnishes such bond, surety, undertaking or other security in connection therewith as required by law, or as requested by and satisfactory to the Servicer's, or if there is no Servicer, Funding Lenders, to stay such proceeding, which bond, surety, undertaking or other security shall be issued by a bonding company, insurer or surety company reasonably satisfactory to Funding Lenders and shall be sufficient to cause the claim, demand, levy or assessment to be insured against by the Title Company or removed as a lien against the Project, (v) Borrower at all times prosecutes the contest with due diligence, and (vi) Borrower pays, promptly following a determination of the amount of such claim, demand, levy or assessment due and owing by Borrower, the amount so determined to be due and owing by Borrower. In the event that Borrower does not make, promptly following a

determination of the amount of such claim, demand, levy or assessment due and owing by Borrower, any payment required to be made pursuant to clause (vi) of the preceding sentence, an Event of Default shall have occurred, and the Servicer, or if there is no Servicer, Funding Lenders may draw or realize upon any bond or other security delivered to Funding Lenders in connection with the contest by Borrower, in order to make such payment.

Section 10.17. Funding Lenders Approval of Instruments and Parties. All proceedings taken in accordance with transactions provided for herein, and all surveys, appraisals and documents required or contemplated by this Borrower Loan Agreement and the persons responsible for the execution and preparation thereof, shall be satisfactory to and subject to approval by the Servicer, or if there is no Servicer, Funding Lenders. The Servicer's or Funding Lenders' approval of any matter in connection with the Project shall be for the sole purpose of protecting the security and rights of Funding Lenders. No such approval shall result in a waiver of any default of Borrower. In no event shall Servicer's or Funding Lenders' approval be a representation of any kind with regard to the matter being approved.

Section 10.18. Funding Lender Determination of Facts. Funding Lenders and Servicer shall at all times be free to establish independently, to its reasonable satisfaction, the existence or nonexistence of any fact or facts, the existence or nonexistence of which is a condition of this Borrower Loan Agreement.

Section 10.19. Calendar Months. With respect to any payment or obligation that is due or required to be performed within a specified number of Calendar Months after a specified date, such payment or obligation shall become due on the day in the last of such specified number of Calendar Months that corresponds numerically to the date so specified; provided, however, that with respect to any obligation as to which such specified date is the 29th, 30th or 31st day of any Calendar Month: if the Calendar Month in which such payment or obligation would otherwise become due does not have a numerically corresponding date, such obligation shall become due on the first day of the next succeeding Calendar Month.

-87-

Section 10.20. Determinations by Lender. Except to the extent expressly set forth in this Borrower Loan Agreement to the contrary, in any instance where the consent or approval of the Governmental Lender and the Funding Lenders or the Servicer may be given or is required, or where any determination, judgment or decision is to be rendered by the Governmental Lender and the Funding Lenders or the Servicer under this Borrower Loan Agreement, the granting, withholding or denial of such consent or approval and the rendering of such determination, judgment or decision shall be made or exercised by the Governmental Lender and the Funding Lenders or the Servicer, as applicable (or its designated representative) at its sole and exclusive option and in its sole and absolute discretion.

Section 10.21. Governing Law. This Borrower Loan Agreement shall be governed by and enforced in accordance with the laws of the State, without giving effect to the choice of law principles of the State that would require the application of the laws of a jurisdiction other than the State.

Section 10.22. Consent to Jurisdiction and Venue. Borrower agrees that any controversy arising under or in relation to this Borrower Loan Agreement shall be litigated exclusively in the State. The state and federal courts and authorities with jurisdiction in the State shall have exclusive jurisdiction over all controversies which shall arise under or in relation to this Borrower Loan Agreement. Borrower irrevocably consents to service, jurisdiction, and venue of such courts for any such litigation and waives any other venue to which it might be entitled by virtue of domicile, habitual residence or otherwise. However, nothing herein is intended to limit Beneficiary Parties' right to bring any suit, action or proceeding relating to matters arising under this Borrower Loan Agreement against Borrower or any of Borrower's assets in any court of any other jurisdiction.

Section 10.23. Successors and Assigns. This Borrower Loan Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors, successors-in-interest and

assigns, as appropriate. The terms used to designate any of the parties herein shall be deemed to include the heirs, legal representatives, successors, successors-in-interest and assigns, as appropriate, of such parties. References to a "person" or "persons" shall be deemed to include individuals and entities.

Section 10.24. Severability. The invalidity, illegality or unenforceability of any provision of this Borrower Loan Agreement shall not affect the validity, legality or enforceability of any other provision, and all other provisions shall remain in full force and effect.

Section 10.25. Entire Agreement; Amendment and Waiver. This Borrower Loan Agreement contains the complete and entire understanding of the parties with respect to the matters covered. This Borrower Loan Agreement may not be amended, modified or changed, nor shall any waiver of any provision hereof be effective, except by a written instrument signed by the party against whom enforcement of the waiver, amendment, change, or modification is sought, and then only to the extent set forth in that instrument. No specific waiver of any of the terms of this Borrower Loan Agreement shall be considered as a general waiver. Without limiting the generality of the foregoing, no Disbursement shall constitute a waiver of any conditions to the Governmental Lender's or the Funding Lenders' obligation to make further

Disbursements nor, in the event Borrower is unable to satisfy any such conditions, shall any such waiver have the effect of precluding the Governmental Lender or the Funding Lenders (or the Servicer) from thereafter declaring such inability to constitute a Potential Default or Event of Default under this Borrower Loan Agreement.

Section 10.26. Counterparts. This Borrower Loan Agreement may be executed in multiple counterparts, each of which shall constitute an original document and all of which together shall constitute one agreement.

Section 10.27. Captions. The captions of the sections of this Borrower Loan Agreement are for convenience only and shall be disregarded in construing this Borrower Loan Agreement.

Section 10.28. Servicer. Borrower hereby acknowledges and agrees that, pursuant to the terms of the Construction Funding Agreement: (a) from time to time, the Funding Lenders may appoint a servicer to collect payments, escrows and deposits, to give and to receive notices under the Borrower Notes, this Borrower Loan Agreement or the other Borrower Loan Documents, and to otherwise service the Borrower Loan and (b) unless Borrower receives Written Notice from the Governmental Lender or the Funding Lenders to the contrary, any action or right which shall or may be taken or exercised by the Governmental Lender or the Funding Lenders may be taken or exercised by such servicer with the same force and effect. The parties acknowledge that pursuant to the Construction Funding Agreement, the Series B Funding Lender has been appointed as the Servicer for the Funding Lenders.

Section 10.29. Beneficiary Parties as Third Party Beneficiary. Each of the Beneficiary Parties shall be a third party beneficiary of this Borrower Loan Agreement for all purposes.

Section 10.30. Waiver of Trial by Jury. To THE MAXIMUM EXTENT PERMITTED UNDER applicable law, each of borrower and the beneficiary parties (a) covenants and agrees not to elect a trial by jury with respect to any issue arising out of this Borrower Loan Agreement or the relationship between the parties that is triable of right by a jury and (b) waives any right to trial by jury with respect to such issue to the extent that any such right exists now or in the future. this waiver of right to trial by jury is separately given by each party, knowingly and voluntarily with the benefit of competent legal counsel.

Section 10.31. Time of the Essence. Time is of the essence with respect to this Borrower Loan Agreement.

Section 10.32. Modifications. Modifications (if any) to this Borrower Loan Agreement ("Modifications") are set forth

on Exhibit A attached to this Borrower Loan Agreement. In the event of a Transfer under the terms of the Construction Funding Agreement, other than a "Permitted Transfer" (as defined in the Construction Funding Agreement) some or all of the Modifications to this Borrower Loan Agreement may be modified or rendered void by the Governmental Lender or the or the Servicer or if there is no Servicer, the Funding Lenders at their option by notice to Borrower or such transferee. There are no Modifications to this Borrower Loan Agreement.

-89-

Section 10.33. Reference Date. This Borrower Loan Agreement is dated for reference purposes only as of the first day of January, 2023, and will not be effective and binding on the parties hereto unless and until the Closing Date (as defined herein) occurs.

Section 10.34. Public Housing Provisions Rider. The Governmental Lender and the Borrower shall executed the Public Housing Provisions Rider in the form attached hereto as Exhibit B (the "Public Housing Provisions Rider").

Article XI

Limitations on Liability

Section 11.1. Limitation on Liability. Notwithstanding anything to the contrary herein, the liability of the Borrower and the Borrower's members hereunder and under the other Borrower Loan Documents and the Funding Loan Documents shall be limited to the extent set forth in the Construction Funding Agreement and the Borrower Notes.

Section 11.2. Limitation on Liability of Governmental Lender. The Funding Loans, and interest thereon, are special, limited obligations of the Governmental Lender, payable solely from the Security pledged under the Funding Loan Agreement. The Funding Loans are not a general indebtedness of the Governmental Lender or a charge against its general credit or the general credit taxing powers of the State, the Governmental Lender, or any other political subdivision thereof, and shall never give rise to any personal pecuniary liability of the Governmental Lender, and neither the Governmental Lender, the State nor any other political subdivision thereof shall be liable for the payments of principal and interest on the Funding Loans, and the Funding Loan is payable from no source other than the Security, and are special, limited obligations of the Governmental Lender, payable solely out of the Security pledged hereunder and receipts of the Governmental Lender derived pursuant to this Funding Loan Agreement (and not against any money due or to become due to the Governmental Lender pursuant to the exercise or enforcement of Unassigned Rights). No holder of the Funding Loans or any interest therein has the right to compel any exercise of the taxing power of the State, the Governmental Lender or any other political subdivision thereof to pay the Funding Loans or the interest thereon.

No recourse shall be had for the payment of the principal of, premium, if any, or the interest on the Funding Loans or for any claim based thereon or any obligation, covenant or agreement in this Funding Loan Agreement against any official of the Governmental Lender, or any official, officer, agent, employee or independent contractor of the Governmental Lender or any person executing this Borrower Loan Agreement. No covenant, stipulation, promise, agreement or obligation contained in this Borrower Loan Agreement or any other document executed in connection herewith shall be deemed to be the covenant, stipulation, promise, agreement or obligation of any present or future official, officer, agent or employee of the Governmental Lender in his or her individual capacity and neither any official of the Governmental Lender nor any officers executing this Borrower Loan Agreement shall be liable

-90-

personally or be subject to any personal liability or accountability by reason of this Borrower Loan Agreement.

Section 11.3. Waiver of Personal Liability. No member, officer, agent or employee of the Governmental Lender or any director, officer, agent or employee of the Governmental Lender shall be individually or personally liable for the payment of any principal (or prepayment price) of or interest on the Governmental Lender Notes or any other sum hereunder or be subject to any personal liability or accountability by reason of the execution and delivery of this Borrower Loan Agreement; but nothing herein contained shall relieve any such member, director, officer, agent or employee from the performance of any official duty provided by law or by this Borrower Loan Agreement.

Section 11.4. Limitation on Liability of Funding Lenders' Officers, Employees, Etc. (a) Borrower assumes all risks of the acts or omissions of the Governmental Lender and the Funding Lenders (except to the extent that such acts or omissions constitute gross negligence or willful misconduct), provided, however, this assumption is not intended to, and shall not, preclude Borrower from pursuing such rights and remedies as it may have against the Governmental Lender and the Funding Lenders at law or under any other agreement. None of Governmental Lender and the Funding Lenders, nor the other Beneficiary Parties or their respective officers, directors, employees or agents shall be liable or responsible for (i) for any acts or omissions of the Governmental Lender and the Funding Lenders; or (ii) the validity, sufficiency or genuineness of any documents, or endorsements, even if such documents should in fact prove to be in any or all respects invalid, insufficient, fraudulent or forged. In furtherance and not in limitation of the foregoing, the Governmental Lender and the Funding Lenders may accept documents that appear on their face to be in order, without responsibility for further investigation, regardless of any notice or information to the contrary, unless acceptance in light of such notice or information constitutes gross negligence or willful misconduct on the part of the Governmental Lender and the Funding Lenders.

(b) None of the Governmental Lender the Funding Lenders, the other Beneficiary Parties or any of their respective officers, directors, employees or agents shall be liable to any contractor, subcontractor, supplier, laborer, architect, engineer or any other party for services performed or materials supplied in connection with the Project. The Governmental Lender and the Funding Lenders shall not be liable for any debts or claims accruing in favor of any such parties against Borrower or others or against the Project. Borrower is not and shall not be an agent of the Governmental Lender and the Funding Lenders for any purpose. Neither the Governmental Lender nor either Funding Lender is a joint venture partner with Borrower in any manner whatsoever. Prior to default by Borrower under this Borrower Loan Agreement and the exercise of remedies granted herein, the Governmental Lender and the Funding Lenders shall not be deemed to be in privity of contract with any contractor or provider of services to the Project, nor shall any payment of funds directly to a contractor, subcontractor or provider of services be deemed to create any third party beneficiary status or recognition of same by the Governmental Lender and the Funding Lenders. Approvals granted by the Governmental Lender and the Funding Lenders for any matters covered under this Borrower Loan Agreement shall be narrowly construed to cover only the parties and facts identified in any written approval or, if not in writing, such approvals shall be solely for the benefit of Borrower.

-91-

(c) Any obligation or liability whatsoever of the Governmental Lender and the Funding Lender that may arise at any time under this Borrower Loan Agreement or any other Borrower Loan Document shall be satisfied, if at all, out of the Funding Lender's assets only. No such obligation or liability shall be personally binding upon, nor shall resort for the enforcement thereof be had to, the Project or any of the Governmental Lender's or the Funding Lender's shareholders (if any), directors, officers, employees or agents, regardless of whether such obligation or liability is in the nature of contract, tort or otherwise.

Section 11.5. Delivery of Reports, Etc. The delivery of reports, information and documents to the Governmental Lender and the Funding Lenders as provided herein is for informational purposes only and the Governmental Lender's and the Funding Lenders' receipt of such shall not constitute constructive knowledge of any information contained therein

or determinable from information contained therein. The Governmental Lender and the Funding Lenders shall have no duties or responsibilities except those that are specifically set forth herein, and no other duties or obligations shall be implied in this Borrower Loan Agreement against the Governmental Lender and the Funding Lender.

[Remainder of Page Intentionally Left Blank]

-92-

In Witness Whereof, the undersigned has duly executed and delivered this Borrower Loan Agreement or caused this Borrower Loan Agreement to be duly executed and delivered by its authorized representative as of the date first set forth above. The undersigned intends that this instrument shall be deemed to be signed and delivered as a sealed instrument.

BORKOWI-Rrj

RS AFFORDABLE I LLC, an Illinois limited liability company

Jacques Sandberg Authorized Signatory

(additional signatures follow on subsequent pages) [Signature Page to

Borrower Loan Agreement]

Governmental Lender:

City of Chicago

Name: TSejinie Huang Bennett Title: Chief Financial Officer

[Seal]

Attest/

Name: Andrea M. Valencia Title: City Clerk

jSignature Page to Borrower Loan Agreement]

Agreed to and Acknowledged by: Series A Funding Lender: CIBC Bank USA

Name: Jir"V ^vi/i-gy-

Title: AT/.um^ i. ic, "Director

Series B Funding Lender: BMO Harris Bank, N.A.

By:

Name: Title:_

[Signature Page to Borrower Loan Agreement]

Agreed to and Acknowledged by: Series A Funding Lender: CIBC Bank

USA

By:

Name: Title:

Series B Funding Lender:

BMO Harris Bank.NA

[Signature Page to Borrower Loan Agreement]

Exhibit A Section 1032 Modifications

[None]

A-1

Exhibit B

Public Housing Provisions Rider to Loan Instrument

The following modifications are made to that certain Borrower Loan Agreement (the "Instrument") that precedes this Public Housing Provisions Rider to Loan Instrument (this "Rider"). The provisions hereof shall be deemed incorporated by reference in each document (each, a "Related Document") that, together with the Instrument, evidences, secures, or otherwise relates to the same financing transaction as the Instrument (the "Loan").

1. PUBLIC HOUSING REQUIREMENTS. By the execution of this Rider, the City of Chicago, a municipal corporation and home rule unit of local government duly organized and validly existing under the Constitution and laws of the State of Illinois ("Lender") acknowledges that seventy-five (75) of the dwelling units to be developed on the real property located in three (3) midrise buildings located at 1002 Racine Avenue, 1257 West Roosevelt Road and 1357 West Roosevelt Road and further described in the Instrument (the "Property") (such that seventy-five (75) units, the "Public Housing Units") will be assisted by funding provided through Chicago Housing Authority (the "Housing Authority"), and constitute a public housing project as defined in the U.S. Housing Act of 1937, as amended (the "Act"). As such, the Public Housing Units shall be subject to the following for so long as they remain public housing: (a) the Act, (b) the Annual Contributions Contract ("ACC") between the Authority and the U.S. Department of Housing and Urban Development ("HUD"), (c) the Mixed Finance Amendment to the ACC (the "Mixed Finance ACC Amendment"), (d) the Declaration of Restrictive Covenants, dated of substantially even date herewith between the Housing Authority and RS Affordable I LLC, an Illinois limited liability company ("Borrower"), (e) any federal statutes, regulations and executive orders applicable to public housing projects (collectively the "Public Housing Requirements"), and (f) a Regulatory and Operating Agreement ("R&O Agreement") between the Authority and Borrower. If there is a conflict between a provision of this Instrument or any other "Loan Document" (as defined in the Instrument) that affects the Public Housing Units and a requirement in any Public Housing Requirement or the R&O Agreement, then the Public Housing Requirement and the R&O Agreement shall govern, except as such Public Housing Requirements or R&O Agreement may have been expressly waived in writing by HUD or the Housing Authority, as appropriate. The provisions of this Rider are intended to implement this paragraph without limitation of its general effect.

2. RESTORATION IF FEASIBLE. If any provision relating to the application of casualty and/or condemnation proceeds in the Instrument or Related Documents conflict with the Mixed Finance ACC Amendment, the provisions of Section 11 of the Mixed Finance ACC Amendment shall control.

3. NOTICE. If Lender gives notice of default to Borrower under the Instrument or any other Loan Document, Lender shall give a copy of such notice to HUD in the same manner of notice as is provided for in the Instrument or other Loan Document; provided, however, that the failure of any such party to receive any such notice shall not be a defense against any action taken or to be taken by Lender against Borrower under the Instrument or any of the Loan Documents. Such notice shall be given at the addresses set forth below:

Error! Unknown document property name.

If to Lender:

City of Chicago
Department of Housing and Economic Development

121 North LaSalle Street, 10th Floor Chicago, Illinois 60602
Attention: Commissioner, Department of Housing
and Economic Development Telephone: (312)744-4190
Facsimile: (312)742-2271

and with a copy to:

City of Chicago
Office of Corporation Counsel
121 North LaSalle Street, Room 600
Chicago, Illinois 60602
Attention: Finance and Economic Development
Division Telephone: (312) 744-0200 Facsimile: (312)
744-8538

and with a copy to:

City of Chicago
Office of the City Comptroller's Office 121 North LaSalle Street,
Suite 700 Chicago, Illinois 60602 Attention: City Comptroller
Telephone: (312)744-7106 Facsimile: (312)742-6544

Chicago Housing Authority East Van Buren Street Chicago, Illinois 60605 Attn: Chief Executive Officer

Chicago Housing Authority
60 East Van Buren Street, 12th Floor
Chicago, Illinois 60605
Attn: Chief Legal Officer

United States Department of Housing and
Urban Development
451 Seventh Street, S.W.
Washington, DC 20410
Attention: Office of the General Counsel

3

4. MODIFICATION OF LOAN DOCUMENTS. Neither the Instrument nor any Loan Document, as modified by any riders, shall be materially modified in a way that might affect the Public Housing Units without the consent of the Housing Authority or HUD during the term of Public Housing Requirements or the R&O Agreement.

5. LIMITATION OF ASSIGNMENTS AND SECURITY INTEREST.

Notwithstanding any contrary provision of the instrument or any other Loan Document, any funds of Borrower that are assigned, pledged, or otherwise come into the possession or control of Lender (not including scheduled payments on the Loan) and that derive from the Public Housing Units (including without limitation rents collected from the Public Housing Units or any operating subsidy received from the Housing Authority or HUD for the operating of such units) or are otherwise restricted in use by the R&O Agreement and Public Housing Requirements shall be utilized only in accordance with the R&O Agreement and Public Housing Requirements. The burden shall be on Borrower or the Housing Authority to prove that any funds relating to the Property that are not held in an account designated as a "Public Housing Subaccount" or words to that effect are, in fact, derived from the Public Housing Units.

6. LIMITATION ON RECOURSE. Lender recognizes that, except as otherwise authorized pursuant to the

ACC, as amended, the Housing Authority may not transfer, convey, assign, lease, mortgage, pledge or otherwise encumber (a) any "project," as such term is defined in the ACC, (b) any operating receipts of the Housing Authority (as the term "operating receipts" is defined in the ACC) that are subject to the ACC, (c) any public housing operating reserve of the Housing Authority reflected in the Housing Authority's annual operating budget and required under the ACC, or (d) any other asset whose uses are limited by Public Housing Requirements (any of them, "Restricted Property"). Therefore, notwithstanding any contrary provision of the Instrument or any Related Document, Lender shall have no right of recourse under the Instrument or any Related Document against any Restricted Property other than property to which HUD has expressly granted recourse in connection with the Financing Transaction.

7. **BENEFICIARY.** The Housing Authority is an express third-party beneficiary under the provisions of the Rider for the sole purpose of enforcing the provisions of this Rider.

[Remainder of page intentionally left blank]

4

IN WITNESS WHEREOF, the parties have duly executed this Rider by their duly authorized signatories on or as of the date of the Instrument.

LENDER:

CITY OF CHICAGO

By:

tmie Mining Bennett Title: Chief Financial Officer

BORROWER:

RS AFFORDABLE I LLC, an Illinois limited liability company

By:

Name: Jacques Sandberg Title: Authorized Signatory

[Signature page to Public Housing Provisions Rider to Loan Agreement]

5

IN WITNESS WHEREOF, the parties have duly executed this Rider by their duly authorized signatories on or as of the date of the Instrument.

LENDER:

CITY OF CHICAGO

By:

Name: Jennie Huang Bennett Title: Chief Financial Officer

BORROWER:

Name:

Title: V Authorized Signatory

RS AFFJqVdABL liability(compa

[Signature page to Public Housing Provisions Rider to Loan Agreement)

5

Exhibit D Borrower Notes

PROMISSORY NOTE-BORROWER LOAN (PROMISSORY NOTE-SERIES 2023B-2 BORROWER LOAN, ROOSEVELT SQUARE PHASE 3B)

January 13, 2023

FOR VALUE RECEIVED, RS AFFORDABLE I LLC, an Illinois limited liability company ("Borrower"), hereby promises to pay to the order of the CITY OF CHICAGO, a municipality and home rule unit of local government duly organized and validly existing under the constitution and laws of the State of Illinois (together with its successors and assigns, the "Lender"), without offset, in immediately available funds in lawful money of the United States of America, the principal sum of Twenty-Four Million Two Hundred Fifty Thousand and No/100 Dollars (\$24,250,000.00) (or the unpaid balance of all principal advanced against this Note, if that amount is less), together with interest on the unpaid principal balance of this Note from day to day outstanding as hereinafter provided. The obligation evidenced by this Note is hereinafter referred to sometimes as the "Loan." ("CIBC." and together with the Administrative Lender contemporaneously herewith, and January 10, 2023 (as the same may be amended, restated, modified or supplemented, the "Borrower Loan Agreement") assigned (exercising the assigned rights) by the Lender to BMO Harris Bank N.A., a national banking organization, as administrative agent (the "Administrative Agent") as security for a funding of the aggregate principal amount of \$76,250,000.00, made by the Administrative Agent to the Construction Funding Agreement. Note is the Series B-2 Borrower referred to be governed by terms of this Note and the Construction Funding Agreement shall govern. SHALL HAVE THE

The Loan evidenced by this Note is made pursuant to the Borrower Loan Agreement, dated as of January 1, 2023 (as the same may be amended, restated, modified or supplemented, the "Borrower Loan Agreement") assigned (exercising the assigned rights) by the Lender to BMO Harris Bank N.A., a national banking organization, as administrative agent (the "Administrative Agent") as security for a funding of the aggregate principal amount of \$76,250,000.00, made by the Administrative Agent to the Construction Funding Agreement. Note is the Series B-2 Borrower referred to be governed by terms of this Note and the Construction Funding Agreement shall govern. SHALL HAVE THE

Terms. The following capitalized terms used in this Note have the meanings as set forth in Section 1.1 of the Construction Funding Agreement

b) "Conversion Date"

c) "Default Rate"

d) "Extended Maturity Date"

ing Lenders"), as funding lenders, to the ruction Funding Agreement, dated as of e amended, restated, modified or supplemented, g the Bonower and the Rinding Lenders. This 'fined in the Construction Funding Agreement and ng Agreement. In the event of a conflict between the ing Agreement, the terms of the Construction Funding 'italized terms not otherwise defined in this Note such terms in the Borrower Loan Agreement or

"Initial Maturity Date"

(e) "Late Charge"

(f) "Laws"

(g) "Monthly Amortization Amount"

(h) "Monthly Payment Date"

(i) "Term Period Maturity Date"

Section 2. Interest Rates/Payment Schedule.

(a) Interest Rate Prior to Conversion. Except as herein provided with respect to interest accruing at the Default Rate and subject to Sections 2.2 and 23 of the Construction Funding Agreement, which sections are incorporated herein by reference, interest on the principal balance of the Loan outstanding from time to time shall accrue at a variable rate per annum equarwvjthe then-applicable Interest Rate, provided that such interest rate shall in no event exceed the lesser of (^@U>.00% per annum or (B) the maximum interest rate permitted under Illinois law. Interest at tj^tgelka^b^faterest Rate on the outstanding principal balance of the Loan shall be calculated as^ovlq\$ai)y\$^my2.2.3 of the Construction Funding Agreement.

(b) Payments Prior to Conversion Date. Prior tothe interest at tlie applicable Interest Rate shall be calculated to ra^ast^ January 31, 2023 and shall be due and payable in arrears continuing on each Monthly Payment Date thereafter. sion Date, accrued and unpaid of eas^nth commencing on 5n February 1, 2023 and

(c) Payments Following Conversion] month following the Conversion Date and on_eac!1 unpaid balance of the Loan evidenced b\ together with installments of principal efffical to the^ payable as provided in Section 2.3.10?) o^Qje Construl ime^ffljg on the first (1st) day ofthe (1st) first JPayment Date thereafter, interest on the je aWhe applicable Interest Rate per annum, dy Amortization Amount, shall be due and Son Funding Agreement.

(d) Prepayments, accordance with Section 2.4 ol

Section 3 with all accrued an Documents, shall be Extended Mattjf^Dati Constructioi the Initial evidenced by tl

Section 4.

epayments^fflBPmdebtetness evidenced by this Note may be made in Cftdjtruction Funding Agreement.

entire principal balance of this Note then unpaid, together asjrall other amounts payable hereunder and under the other Loan payable in full on the Initial Maturity Date, subject to extension to the the satisfaction of tlie conditions set forth in Section 2.3.3 of the t, provided that if the Conditions to Conversion are satisfied on or before as "may be extended to the Extended Maturity Date, the tenn of the Loan 11 be extended to the Term Period Maturity Date.

["Intentionally Omitted!.

Section 5. Security: Loan Documents. The security for this Note includes a Leasehold Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing (as the same may from time to time be amended, restated, modified or supplemented, the "Mortgage") of even date herewith from Borrower to Lender, conveying and encumbering the leasehold estate in certain real property more particularly described therein (the "Property"). This Note, the Mortgage, the Borrower Loan Agreement, the Construction Funding Agreement and all other documents now or hereafter securing, guaranteeing or executed in connection with (he Loan evidenced by this Note, as the same may from time to time be amended, restated, modified or supplemented, are herein

sometimes called individually a "Loan Document" and together the "Loan Documents."

Page 2

Section 6. Late Charges. If any principal, interest or any other sum due under the Loan Documents, other than the payment of principal due on the Maturity Date, is not paid by Borrower on the date on which it is due, Borrower shall pay upon demand a Late Charge in accordance with Section 2.3.1(c) of the Construction Funding Agreement.

Section 7. Default Rate. During the existence of an Event of Default, the outstanding principal balance of the Loan evidenced by this Note and, to the extent permitted by law, overdue interest in respect of the Loan evidenced by this Note, shall accrue interest at the Default Rate in accordance with Section 2.2.2 of the Construction Funding Agreement.
The following shall

Section 8. Events of Default. The occurrence of any one or more, constitute an "Event of Default" under this Note:
Borrower to
timely performed,

occurs under the Borrower of the other Loan Documents

(c) An Event of Default (as defined or otherwise Loan Agreement, the Construction Funding Agreement; other than this Note (subject to any applicable grace

Section 9. Remedies. Upon the thereafter exercise any one or more of the faubwm
of Default, Lender may at any time i and remedies:

aturity <5flthe Loan evidenced by this Note and declare the but^hfiaid jgyrest on this Note, and all other amounts payable
menrfpS^mce due and payable, and upon such declaration the

(a) Lender may accelerj unpaid principal balance and acc, hereunder and under the other^ same shall at once be due and i
terwise realize upon any liens or security interests securing

(b) Lend-payment hereof.
exercise any of its other rights, powers and remedies under the Loan

a) Borrower fails to pay when and as due and payable any Lender under the terms of this Note within
five (5) days of the date whence.

b) Any covenant, agreement or condition in this observed or kept, subject to any applicable grace or
cure period

(c)

Documents

Without limitotjSn of the foregoing, upon the occurrence of an actual or deemed entry of an order for relief with respect to
Borrower under the Bankruptcy Code (Title 11 of the United States Code, as in effect from time to time), any obligation of Lender to
make advances shall automatically terminate, and the unpaid principal amount of the Loan outstanding and all interest and other
amounts payable hereunder and under the other Loan Documents shall automatically become due and payable, in each case without
further act of Lender.

Section 10. Heirs, Successors and Assigns. The terms of this Note and of the other Loan Documents shall bind and inure to
the benefit of the heirs, devisees, representatives, successors and assigns of the parties. The foregoing sentence shall not be construed
to permit Borrower to assign the Loan except as otherwise permitted under the Loan Documents.

Section 11. General Provisions. Time is of the essence with respect to Borrowers obligations under this Note. If more than
one Person executes this Note as Borrower, all of said Persons shall be jointly

Page 3

and the Loan whether by law or by any provision of other provision and circumstance is illegal as it may apply to other enience
only and shall be interpretation shall be governed by inflicts of laws) and applicable United s otherwise specified such time
shall be made. The words "include" and without limitation."

and severally liable for payment of the indebtedness evidenced hereby. Borrower and each Person executing this Note as

Borrower hereby severally (a) waive demand, presentment for payment, notice of dishonor and of nonpayment, protest, notice of protest, notice of intent to accelerate, notice of acceleration and all other notices (except any notices which are specifically required by this Note or any other Loan Document), filing of suit and diligence in collecting this Note or enforcing any of the security herefor; (b) agree to any substitution, subordination, exchange or release of any such security or the release of any party primarily or secondarily liable hereon; (c) agree that Lender shall not be required first to institute suit or exhaust its remedies hereon against Borrower or others liable or to become liable hereon or to perfect or enforce its rights against them or any security herefor; (d) consent to any extensions or postponements of time of payment of this Note for any period or periods of time and to any partial payments, before or after maturity, and to any other indulgences with respect hereto, without notice thereof to any of them; and (e) waive the benefit of all homestead and similar exemptions as to this Note; (f) agree that their liability under this Note shall not be affected or impaired by any determination that any title, security or lien taken

Section 12. Notices. Any notice deemed to have been properly given under the Loan Agreement and the Construction Lien Act.

Section 13. Lender at all times to the extent that it permits under state and the other laws shall be interpreted as if the Loan Documents, upon the contract Lender's exercise results in Borrower by Lender to secure this Note is invalid or unperfected; and (g) hereby subordinates Documents any and all rights against Borrower and any security for the subrogation, agreement or otherwise, until this Note is paid in full, this Note is unenforceable or invalid shall not affect the enforceability of the determination that the application of any provision of this or unenforceable shall not affect the enforceability or validity of the Persons or circumstances. Captions and headings in this Note shall be disregarded in construing it. This Note and its validity, the Laws of the State of Illinois (without regard to any provision of the United States federal Law. Whenever a time of day is referred to, it shall be the local time of the place where payment is to be made "including" shall be interpreted as if following the usual course of

demand to or upon Borrower or Lender shall be governed in accordance with the terms of the Borrower's agreement regarding notices.

is expressly stipulated and agreed to be the intent of Borrower and the state Laws or applicable United States federal Laws (to the extent that they may conflict with the provisions of this Note) shall control every other covenant and agreement in this Note. If applicable state or federal Laws should at any time be judicially construed to require any amount called for under this Note or under any of the other Loan Documents, charged, taken, reserved, or received with respect to the Loan, or if the Loan is to be accelerated the maturity of the Loan, or if any prepayment by Borrower having paid any interest in excess of that permitted by applicable Laws, then it is Lender's express intent that all excess amounts theretofore collected by Lender shall be credited on the principal balance of this Note and all other indebtedness secured by the Loan Documents, and the provisions of this Note and the other Loan Documents shall immediately be deemed reformed and the amounts thereafter collectible hereunder and thereunder reduced, without the necessity of the execution of any new documents, so as to comply with the applicable Laws, but so as to permit the recovery of the fullest amount otherwise called for hereunder or thereunder. All sums paid or agreed to be paid to Lender for the use, forbearance, or detention of the Loan shall, to the extent permitted by applicable Laws, be amortized, prorated, allocated, and spread throughout the full stated term of the Loan until payment in full so that the rate or amount of interest on account of the Loan does not exceed the maximum lawful rate from time to time in effect and applicable to the Loan for so long as the Loan is outstanding.

Section 14. Lost Note. Upon receipt of an affidavit of an officer of Lender as to the loss,

Page 4

theft, destruction or mutilation of this Note or any other security document which is not of public record, and, in the case of any such loss, theft, destruction or mutilation, upon cancellation of this Note or other security document, Borrower will issue, in lieu thereof, a replacement note or other security document in the same principal amount thereof and otherwise of like tenor.

IN WITNESS WHEREOF, I, the undersigned, being duly qualified, do hereby certify that the foregoing

BORROWER HEREBY:

a) CERTIFIES THAT NO REPRESENTATIVE, OTHER PERSON HAS REPRESENTED, EXPRESSLY PERSON WOULD NOT, IN THE EVENT OF LIEN ATTORNEY'S WAIVER;

b) ACKNOWLEDGES THAT THIS SECTION WERE A MATERIAL LNDUCEMEN DOCUMENTS;
PROVISIONS OF THIS IES ENTERING INTO THE LOAN

.R^S KNOWINGLY, WILLINGLY, AND

c) CERTIFIES THAT VOLUNTARILY MADE;

d) AGREES OF TRIAL BY JURY ACTION, INCLUDING AND FURTHER AG PROCEEDING OR TRIAL
CANNOT BE^

HAT THIS WAIVER CONSTITUTES A WAIVER ^GAINST ALL PARTIES TO SUCH PROCEEDING OR PARTIES WHO ARE
NOT PARTIES TO THIS NOTE, R.TY SHALL NOT SEEK TO CONSOLIDATE ANY SUCH OTHER PROCEEDING OR
ACTION IN WHICH A JURY

Section 15. WAIVER OF JURY TRIAL. AS FURTHER PROVIDED IN THE BORROWER LOAN AGREEMENT,
BORROWER HEREBY IRREVOCABLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW ANY
RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL PROCEEDING OR ACTION DIRECTLY OR INDIRECTLY
ARISING OUT OF OR RELATING TO THIS NOTE, THE BORROWER LOAN AGREEMENT, THE MORTGAGE, OR ANY
OTHER DOCUMENT EXECUTED IN CONNECTION HERewith OR THE TRANSACTIONS CONTEMPLATED HEREBY
OR THEREBY (WHE%JER BASED ON CONTRACT, TORT OR ANY OTHER THEORY).

(c)

TO FILE A^ EVIDENCE OF THIS
NOT BEEN WAIVED;

T BORROWER AND LENDER ARE EACH HEREBY AUTHORIZED HIS SECTION EM ANY PROCEEDING OR
ACTION AS CONCLUSIVE R OF JURY TRIAL; AND

(f) REPRESENTS AND WARRANTS THAT BORROWER HAS BEEN REPRESENTED IN THE SIGNING OF THIS
NOTE AND IN THE MAKING OF THIS WAIVER BY INDEPENDENT LEGAL COUNSEL, OR HAS HAD THE
OPPORTUNITY TO BE REPRESENTED BY INDEPENDENT LEGAL COUNSEL SELECTED OF ITS OWN FREE WILL, AND
THAT IT HAS HAD THE OPPORTUNITY TO DISCUSS THIS WAIVER WITH COUNSEL.

Section 16. Jurisdiction and Venue. BORROWER AGREES THAT ANY SUIT FOR THE ENFORCEMENT OF THIS
NOTE OR ANY OF THE OTHER LOAN DOCUMENTS MAY BE BROUGHT IN THE COURTS OF THE STATE OF ILLINOIS
OR ANY FEDERAL COURT SITTING THEREIN AND CONSENTS TO THE NONEXCLUSIVE JURISDICTION OF SUCH
COURT. BORROWER HEREBY WAIVES ANY OBJECTION THAT IT MAY NOW OR

Page 5

HEREAFTER HAVE TO THE VENUE OF ANY SUCH SUIT OR ANY SUCH COURT OR THAT SUCH SUIT IS BROUGHT IN
AN INCONVENIENT FORUM.

n Funding Agreement same force as if fully

Section 18. Recourse. The provisions of Section 12^ are hereby incorporated by reference into this Note to tlie sailT set forth
herein.

Section 17. Amendment; Waiver: Approval. This Note shall not be amended, modified or supplemented without the written
agreement of Borrower and Lender at the time of such amendment, modification or supplement, except as expressly set forth in the
Borrower Loan Agreement or the Construction Funding Agreement. No waiver of any provision of this Note or any of the other Loan
Documents shall be effective unless set forth in writing signed by the party making such waiver, and any such waiver shall be
effective only to the extent therein set forth. Failure by Lender to insist upon full and prompt performance of any provisions of this
Note or any of the other Loan Documents, or to take action in the event of any breach of any such provision or upon the occurrence of
any Event of Default, shall not constitute a waiver of any rights of Lender, and Lender may at any tkrifttereaftter exercise all available
rights and remedies with respect to such breach or Event of Default. RecejgUw Lender of any instrument or document shall not
constitute or be deemed to be an app^aj^fcejjeon^Anv approvals required under any of the other Loan Documents must be in
writing,^aenestay CeTRieiS'd directed to Borrower.

Page 6

[Signature Page to Promissory Note-Series 2023B-2 borrower Loan, Roosevelt Square Phase 3B]

IN WITNESS WHEREOF, Borrower has duly executed this Note as of the date first above written.

BORROWER:

RS AFFORDABLE I LLC,
an Illinois limited liability company

,L<^&. Delaware limited iliry^fflTpany, its^afe&ging i

eveKfflJfnent Company LLC, fare limiflad liability company,
RS 3B LLC, an Illinois limite its managing.me

Endorsement to Promissory note-Series 2023B-2 Borrower Loan, Roosevelt Square Phase
3B

Pay to the order of BMO HARRIS BANK N.A., a national banking association, without recourse or warranty.

- CITY OF CHICAGO, a municipality and home rule unit of local government duly organized and validly existing under the constitution and laws of the State of Illinois

PROMISSORY NOTE-BORROWER LOAN (PROMISSORY NOTE-SERIES 2023A BORROWER LOAN, ROOSEVELT
SQUARE PHASE 3B)

January 13, 2023

by, (a) that certain e to time be amended, etween the Lender and unassigned rights) by the £s administrative agent (the gggregate principal amount of SA, an Illinois state chartered bank ing Lenders"), as funding lenders, to the instruction Funding Agreement, dated as of e amended, restated, modified or supplemented, the Borrower and the Funding Lenders. This ed in the Construction Funding Agreement and is rTg Agreement. In the event of a conflict between the ng Agreement, the terms of the Construction Funding ttalized terms not otherwise defined sn this Note such terms in the borrower loan agreement or

FOR VALUE RECEIVED, RS AFFORDABLE I LLC, an Illinois limited liability company ("Borrower"), hereby promises to pay to the order ofthe CITY OF CHICAGO, a municipality and home rule unit of local government duly organized and validly existing under the constitution and laws of the State of Illinois (together with its successors and assigns, the "Lender"), without offset, in immediately available funds in lawful money of the United States of America, the principal sum of Thirty-Eight Million One Hundred Twenty-Five Thousand and No/100 Dollars (\$38,125^00.00) (or the unpaid balance of all principal advanced against this Note, if that amount is less), togetn^jwith interest on the unpaid principal balance of this Note from day to day outstanding ^a^hfirainaj^ provided. The indebtedness evidenced by this Note is hereinafter referred to sometimes^as 1
Construction Fund;
MENT, AS APPLICABLE.

The Loan evidenced by this Note is made pursuant to Borrower Loan Agreement, dated as of January 1, 2023 (as the^s; restated, modified or supplemented, tlie "Borrower Loan Agi the Borrower, and contemporaneously herewith assigned (exi Lender to BMO Harris Bank, N.A., a national b; "Administrative Agent") as security for a fundin; \$76,250,000.00, made by the Administrative Agenl ("CIBC." and together with the Administratis Lender

contemporaneously herewith, and January 10, 2023 (as the same may from the "Construction Funding Agreement Note is the Series A Borrower Note intended to be governed by the terms of this Note and the Construction Funding Agreement shall govern SHALL HAVE THE MEANING OF."

Section 1.1. The following capitalized terms used in this Note have the meanings assigned to them in Section 1.1 of the Construction Funding Agreement:

- a) "Default"
- b) "Extended Maturity Date"
- c) "Initial Maturity Date"
- d) "Interest Rate"
- e) "Laws"
- (I) "Monthly Payment Date"

Page 1

Section 2. Interest Rates/Payment Schedule.

(a)

Interest Rate. Except as herein provided with respect to interest accruing at the Default Rate and subject to Sections 2.2 and 2.3 of the Construction Funding Agreement, which sections are incorporated herein by reference, interest on the principal balance of the Loan outstanding from time to time shall accrue at a variable rate per annum equal to the then-applicable Interest Rate, provided that such interest rate shall in no event exceed the lesser of (A) 10.00% per annum or (B) the maximum interest rate permitted under Illinois law. Interest at the applicable Interest Rate on the outstanding principal balance of the Loan shall be calculated as provided in Section 2.2.3 of the Construction Funding Agreement.

Rate shall be and payable in hereafter.

Agreement.

Note may be made in

b) Payments. Accrued and unpaid interest at the applicable rate calculated to the last day of each month commencing on January 31, 2023 ; arrears commencing on February 1, 2023 and continuing on each Monthly*

c) Prepayments. Prepayments of the indebtedness accordance with Section 2.4 of the Construction Funding Agreement

Note then unpaid, together and under the other Loan agreements, subject to extension to the set forth in Section 2.3.3 of the [Intentionally Omitted]

Section 3. Maturity Date. The entire principal with all accrued and unpaid interest and all other amounts due and payable in full on the Extended Maturity Date upon the satisfaction of the Construction Funding Agreement

Section 4.

Section 5.

Mortgage, Security Agreement time to time be amended, restated, Borrower to Lender, and particularly described the Construction Funding Agreement executed in connection with, amended, restated, modified and together with

Section 6.

The security for this Note includes a Leasehold Interest and Rents and Fixture Filing (as the same may from time to time be supplemented, the "Mortgage") of even date herewith from the leasehold estate in certain real property more. This Note, the Mortgage, the Borrower Loan Agreement, all other documents now or hereafter securing, guaranteeing or Loan evidenced by this Note, as the same may from time to time be implemented, are herein sometimes called individually a "Loan Document" its."

If any principal, interest or any other sum due under the Loan

Documents, other than the payment of principal due on the Maturity Date, is not paid by Borrower on the date on which it is due, Borrower shall pay upon demand a Late Charge in accordance with Section 2.3.1(c) of the Construction Funding Agreement.

Section 7. Default Rate. During the existence of an Event of Default, the outstanding principal balance of the Loan evidenced by this Note and, to the extent permitted by law, overdue interest in respect of the Loan evidenced by this Note, shall accrue interest at the Default Rate in accordance with Section 2.2.2 of the Construction Funding Agreement.

Section 8. Events of Default. The occurrence of any one or more of the following shall constitute an "Event of Default" under this Note:

Page 2

(a) Borrower fails to pay when and as due and payable any amounts payable by Borrower to Lender under the terms of this Note within five (5) days of the date when due.

b) Any covenant, agreement or condition in this Note is not fully and timely performed, observed or kept, subject to any applicable grace or cure period.

c) An Event of Default (as defined or otherwise described therein) occurs under the Borrower Loan Agreement, the Construction Funding Agreement, the Mortgage or any of the other Loan Documents other than this Note (subject to any applicable grace or cure period).

(a) Lender may accelerate the maturity of the Loan evidenced, unpaid principal balance and accrued but unpaid interest on this Note hereunder and under the other Loan Documents, at once due and payable, and the same shall at once be due and payable. Lender may declare the amounts payable such declaration the security interests securing

b) Lender may foreclose or otherwise realize payment hereof.

c) Lender may exercise any of its rights in the Loan Documents or at law or in equity. and remedies under the Loan

Section 9. Remedies. Upon the occurrence of an Event of Default, Lender may at any time thereafter exercise any one or more of the following rights, powers and remedies:

The terms of this Note and of the other Loan Documents to the benefit of the heirs, devisees, representatives, successors and assigns shall not be construed to permit Borrower to assign the same under the Loan Documents.

Section 10. Documents shall be assigned to the Lender, assigns of the Lender except as otherwise provided:

Without limitation of the foregoing, upon the occurrence of an actual or deemed entry of an order for relief with respect to Borrower under the Bankruptcy Code (Title 11 of the United States Code, as in effect from time to time), any obligation of Lender to make advances shall automatically terminate, and the unpaid principal amount of the Loan and all interest and other amounts payable hereunder and under the other Loan Documents shall automatically become due and payable, in each case without further act of Lender.

Section 11. General Provisions. Time is of the essence with respect to Borrower's obligations under this Note. If any one Person executes this Note as Borrower, all of said Persons shall be jointly and severally liable for payment of the indebtedness evidenced hereby. Borrower and each Person executing this Note as Borrower hereby severally (a) waive demand, presentment for payment, notice of dishonor and of nonpayment, protest, notice of protest, notice of intent to accelerate, notice of acceleration and all other notices (except any notices which are specifically required by this Note or any other Loan Document), filing of suit and diligence in collecting this Note or enforcing any of the security herefor; (b) agree to any substitution, subordination, exchange or release of any such security or the release of any party primarily or secondarily liable hereon; (c) agree that Lender shall not be required first to institute suit or exhaust its remedies hereon against Borrower or others liable or to become liable hereon or to perfect or enforce its rights against them or any security herefor; (d) consent to any extensions or postponements of time of payment of this Note for any period or periods of time and to any partial payments, before or after maturity, and to any other indulgences with respect hereto, without notice thereof to any of them; and (e) waive the benefit of all homestead and similar exemptions as to this Note; (f) agree that their liability under this Note shall not be affected or impaired by any determination that any title, security interest or lien taken

by Lender to secure this Note is invalid or unperfected; and (g) hereby subordinate to the Loan and the Loan Documents any and all rights against Borrower and any security for the payment of this Note, whether by subrogation, agreement or otherwise, until this Note is paid in full. A determination that any provision of this Note is unenforceable or invalid shall not affect the enforceability or validity of any other provision and the determination that the application of any provision of this Note to any Person or circumstance is illegal or unenforceable shall not affect the enforceability or validity of such provision as it may apply to other Persons or circumstances. Captions and headings in this Note are for convenience only and shall be disregarded in construing it. This Note and its validity, enforcement and interpretation shall be governed by the Laws of the State of Illinois (without regard to any principles of conflicts of laws) and applicable United States federal Law. Whenever a time of day is referred to herein, unless otherwise specified such time shall be the local time of the place where payment of this Note is to be made. The words "include" and "including" shall be interpreted as if followed by the words "without limitation." ^
Lender shall be for the Borrower

Section 12. Notices. Any notice, request, or demand to or upon deemed to have been properly given or made when delivered in accordance with the Loan Agreement and the Construction Funding Agreement regarding matters.

Section 13. No Usury. It is expressly stipulated and agreed to be the intent of Borrower and Lender at all times to comply with applicable state Laws or applicable federal Laws (to the extent that it permits Lender to contract for, charge, take, receive or receive a greater amount of interest than under state Laws) and that this Section shall control over any other provision in this Note and the other Loan Documents. If applicable state Law should at any time be judicially interpreted so as to render usurious any amount of interest payable under this Note or under any of the other Loan Documents, or contracted for, charged, taken or received with respect to the Loan, or if Lender's exercise of the option to accelerate the Loan, or if any prepayment by Borrower results in Borrower having paid any interest in excess of that permitted by applicable Laws, then it is Lender's express intent that all excess amounts therefore collected by Lender shall be credited on the principal balance of this Note and all amounts secured by the Loan Documents, and the provisions of this Note and manner of payment shall immediately be deemed reformed and the amounts thereafter collectible hereunder reduced, without the necessity of the execution of any new documents, so as to conform with applicable Laws, but so as to permit the recovery of the fullest amount otherwise permitted hereunder. All sums paid or agreed to be paid to Lender for the use, forbearance or detention of the Loan shall, to the extent permitted by applicable Laws, be amortized, prorated and spread throughout the full stated term of the Loan until payment in full so that the "amount of interest on account of the Loan does not exceed the maximum lawful rate from time to time applicable to the Loan for so long as the Loan is outstanding.

Section 14. Lost Note. Upon receipt of an affidavit of an officer of Lender as to the loss, theft, destruction or mutilation of this Note or any other security document which is not of public record, and, in the case of any such loss, theft, destruction or mutilation, upon cancellation of this Note or other security document, Borrower will issue, in lieu thereof, a replacement note or other security document in the same principal amount thereof and otherwise of like tenor.

Section 15. WAIVER OF JURY TRIAL. AS FURTHER PROVIDED IN THE BORROWER LOAN AGREEMENT, BORROWER HEREBY IRREVOCABLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL PROCEEDING OR ACTION DIRECTLY OR INDIRECTLY ARISING OUT OF OR RELATING TO THIS NOTE, THE BORROWER LOAN AGREEMENT, THE MORTGAGE, OR ANY OTHER DOCUMENT EXECUTED IN CONNECTION HERewith OR THE TRANSACTIONS CONTEMPLATED HEREBY OR THEREBY (WHETHER BASED ON CONTRACT, TORT OR ANY OTHER THEORY).

BORROWER HEREBY:

(a) CERTIFIES THAT NO REPRESENTATIVE, AGENT, OR ATTORNEY OF ANY OTHER PERSON HAS

REPRESENTED, EXPRESSLY OR OTHERWISE, THAT SUCH OTHER PERSON WOULD NOT, IN THE EVENT OF LITIGATION, SEEK TO ENFORCE THE FOREGOING WAIVER;

(b) ACKNOWLEDGES THAT THIS WAIVER AND THE PROVISIONS OF THIS SECTION WERE A MATERIAL INDUCEMENT FOR THE PARTIES ENTERING INTO THE LOAN DOCUMENTS;

EACH HEREBY AUTHORIZED IDING OR ACTION AS CONCLUSIVE

T BORROWER HAS BEEN REPRESENTED G OF THIS WAIVER BY INDEPENDENT OPPORTUNITY TO BE REPRESENTED BY ED OF ITS OWN FREE WILL, AND THAT IT HAS WAIVER WITH COUNSEL.

n and Venue. BORROWER AGREES THAT ANY SUIT FOR THE

**Section 16. ENFORCEMEgpf\$>F BROUGHT WTBT, SITTING
COURT. BOI8KOWE. HEREAFTER II**

e) AGREES THAT BORROWER TO FILE A COPY OF THIS SECTION EVIDENCE OF THIS WAIVER OF JURYi

f) REPRESENTS AN IN THE SIGNING OF THIS NQ LEGAL COUNSEL, OR INDEPENDENT LEGAL CO HAD THE OPPORT

**NOTE OR ANY OF THE OTHER LOAN DOCUMENTS MAY BE S OF THE STATE OF ILLINOIS OR ANY
FEDERAL COURT ONSENTS TO THE NONEXCLUSIVE JURISDICTION OF SUCH HEREBY WAIVES
ANY OBJECTION THAT IT MAY NOW OR O THE VENUE OF ANY SUCH SUIT OR ANY SUCH COURT
OR THAT SUCH SUIT IS BROUGHT IN AN INCONVENIENT FORUM.**

Section 17. Amendment; Waiver; Approval. This Note shall not be amended, modified or supplemented without the written agreement of Borrower and Lender at the time of such amendment, modification or supplement, except as expressly set forth in the Borrower Loan Agreement or the Construction Funding Agreement. No waiver of any provision of this Note or any of the other Loan Documents shall be effective unless set forth in writing signed by the party making such waiver, and any such waiver shall be effective only to the extent therein set forth. Failure by Lender to insist upon full and prompt performance of any provisions of this Note or any of the other Loan Documents, or to take action in the event of any breach of any such provision or upon the occurrence of any Event of Default, shall not constitute a waiver of any rights of Lender, and Lender may at any time thereafter exercise all available rights and remedies with respect to such breach or Event of Default. Receipt by Lender of any instrument or document shall not constitute or be deemed to be an approval thereof. Any approvals

Page 5

required under any of (lie other Loan Documents must be in writing, signed by Lender and directed to Bonower.

Section 18. Recourse. The provisions of Section 12.20 of the Construction Funding Agreement are hereby incorporated by reference into tin's Note to the same extent and with the same force as if fully set forth herein.

Page 6

[Signature Page Follows]

i

j

[SIGNATURE PAGE TO PROMISSORY NOTE-SERIES 2023A BORROWER LOAN, j

Roosevelt Square Phase 3B] j JN WITNESS WHEREOF, Borrower has duly executed this Note as of the date first above written. j

BORROWER: f
i

RS AFFORDABLE I LLC,

an Illinois limited liability company

Endorsement to Promissory Note-Series 2023A Borrower Loan, Roosevelt Square phase 3B

Pay to the order of CIBC BANK USA, an Illinois State chartered bank, without recourse or warranty.

CITY OF CHICAGO, a municipality and home rule unit of local
government duly organized and validly existing under the
constitution and laws of the State of Illinois

PROMISSORY NOTE-BORROWER LOAN (PROMISSORY NOTE-SERIES 2023B-1 BORROWER LOAN, ROOSEVELT
SQUARE PHASE 3B)

January 13, 2023

FOR VALUE RECEIVED, RS AFFORDABLE I LLC, an Illinois limited liability company ("Borrower"! hereby promises to
pay to the order of the CITY OF CHICAGO, a municipality and home rule unit of local government duly organized and validly
existing under the constitution and laws of tlie State of Illinois (together with its successors and assigns, the "Lender"), without offset,

in immediately available funds in lawful money of the United States of America, the principal sum of Thirteen Million Eight Hundred Seventy-Five and No/100 Dollars (\$13,875,000.00) (or the unpaid balance of all principal advanced against this Note, if that amount is less), together with interest on the unpaid principal balance of this Note from day to day outstanding as hereinafter provided. The instrument evidenced by this Note is hereinafter referred to sometimes as the "Loan."

is hereby, (a) that certain time to time be amended, by and between the Lender and unassigned rights) by the administrative agent (the aggregate principal amount of SA, an Illinois state chartered bank, acting as funding lenders, to the Construction Funding Agreement, dated as of and amended, restated, modified or supplemented, by the Borrower and the Funding Lenders. This is defined in the Construction Funding Agreement and the Agreement. In the event of a conflict between the Funding Agreement, the terms of the Construction Funding

The Loan evidenced by this Note is made pursuant to the Borrower Loan Agreement, dated as of January 1, 2023 (as the same may be amended, restated, modified or supplemented, the "Borrower Loan Agreement")

the Borrower, and contemporaneously herewith assigned (ex Lender to BMO Harris Bank N.A., a national bank acting as "Administrative Agent") as security for a funding of \$76,250,000.00, made by the Administrative Agent ("CIBC," and together with the Administrative Agent Lender contemporaneously herewith, and January 10, 2023 (as the same may be amended, restated, modified or supplemented, the "Construction Funding Agreement"), Note is the Series B-1 Borrower Note. The Note is intended to be governed by terms of this Note and the Construction Funding Agreement.

shall govern. THE FOLLOWING TERMS NOT OTHERWISE DEFINED IN THIS NOTE SHALL HAVE THE MEANINGS SET FORTH IN THE BORROWER LOAN AGREEMENT OR

The following capitalized terms used in this Note have the meanings set forth in Section 1.1 of the Construction Funding Agreement:
Section 1 assigned to such

(a) "Default;"
Construction Funding Agreement, as applicable.

b) "Extended Maturity Date"

c) "Initial Maturity Date"

d) "Interest Rate" (e) "Laws"

(f) "Monthly Payment Date"

Section 2. Interest Rates/Payment Schedule,

(a) Interest Rate. Except as herein provided with respect to interest accruing at the Default Rate and subject to Sections 2.2 and 2.3 of the Construction Funding Agreement, which sections are incorporated herein by reference, interest on the principal balance of the Loan outstanding from time to time shall accrue at a variable rate per annum equal to the then-applicable Interest Rate, provided that such interest rate shall in no event exceed the lesser of (A) 10.00% per annum or (B) the maximum interest rate permitted under Illinois law. Interest at the applicable Interest Rate on the outstanding principal balance of the Loan shall be calculated as provided in Section 2.2.3 of the Construction Funding Agreement.

Section 5.

Mortgage, Security Agreement, time to time be amended, restated, modified or supplemented, by the Borrower to Lender, particularly described the Construction Funding Agreement, amended, restated, modified or supplemented, and together with the

Section 6.

the security for this Note includes a Leasehold Interest and Rents and Fixture Filing (as the same may be amended, restated, modified or supplemented, the "Mortgage") of even date herewith from the leasehold estate in certain real property more particularly described in the Mortgage, the Borrower Loan Agreement, all other documents now or hereafter securing, guaranteeing or Loan evidenced by this Note, as the same may be amended, restated, modified or supplemented, are herein sometimes called individually a "Loan Document" and collectively the "Loan Documents."

If any principal, interest or any other sum due under the Loan Documents, other than the payment of principal due on the Maturity Date, is not paid by Borrower on the date on which it is due, Borrower shall pay upon demand a Late Charge in accordance with Section 2.3.1(c) of the Construction Funding Agreement.

Section 7. Default Rate. During the existence of an Event of Default, the outstanding principal balance of the Loan evidenced by this Note and, to the extent permitted by law, overdue interest in respect of the Loan evidenced by this Note, shall accrue interest at the Default Rate in accordance with Section 2.2.2 of the Construction Funding Agreement.

Section 8. Events of Default. The occurrence of any one or more of the following shall constitute an "Event of Default" under this Note:

Page 2

(a) Borrower fails to pay when and as due and payable any amounts payable by Borrower to Lender under the terms of this Note within five (5) days of the date when due.

(b) Any covenant, agreement or condition in this Note is not fully and timely performed, observed or kept, subject to any applicable grace or cure period.

(c) An Event of Default (as defined or otherwise described therein) occurs under the Borrower Loan Agreement, the Construction Funding Agreement, the Mortgage or any of the other Loan Documents other than this Note (subject to any applicable grace or cure period).

Section 9. Remedies. Upon the occurrence of an Event of Default, Lender may at any time thereafter exercise any one or more of the following rights, powers and remedies:

(b) Lender may foreclose or otherwise realize its payment hereof.

security interests securing and remedies under the Loan

(a) Lender may accelerate the maturity of the Loan evidenced by this Note and declare the unpaid principal balance and accrued but unpaid interest on this Note, and all amounts payable hereunder and under the other Loan Documents, at once due and payable, and upon such declaration the same shall at once be due and payable.

all interest and other amounts payable hereunder shall become due and payable, in each case without

(c) Lender may exercise any of its rights under the Loan Documents or at law or in equity

The terms of this Note and of the other Loan Documents shall be for the benefit of the heirs, devisees, representatives, successors and assigns of Lender. No assignment or delegation of the rights or obligations under the Loan Documents.

Section 10. Documents shall be assigned to the Lender, except as otherwise provided.

Without limitation of the foregoing for relief with respect to Borrower under effect from time to time), any obligation to pay the unpaid principal amount of the Loan and under the other Loan Documents shall be the obligation of Lender.

Section 11. General Provisions. Time is of the essence with respect to Borrower's obligations under this Note. If any one Person executes this Note as Borrower, all of said Persons shall be jointly and severally liable for payment of the indebtedness evidenced hereby. Borrower and each Person executing this Note as Borrower hereby severally (a) waive demand, presentment for payment, notice of dishonor and of nonpayment, protest, notice of protest, notice of intent to accelerate, notice of acceleration and all other notices (except any notices which are specifically required by this Note or any other Loan Document), filing of suit and diligence in collecting this Note or enforcing any of the security herefor; (b) agree to any substitution, subordination, exchange or release of any such security or the release of any party primarily or secondarily liable hereon; (c) agree that Lender shall not be required first to institute suit or exhaust its remedies hereon against Borrower or others liable or to become liable hereon or to perfect or enforce its rights against them or any security herefor; (d) consent to any extensions or postponements of time of payment of this Note for any period or periods of time and to any partial payments, before or after maturity, and to any other indulgences with respect hereto, without notice thereof to any of them; and (e) waive the benefit of all homestead and similar exemptions as to this Note; (i) agree that their liability under this Note shall not be affected or impaired by any determination that any title, security interest or lien taken

Page 3

by Lender to secure this Note is invalid or unperfected; and (g) hereby subordinate to the Loan and the Loan Documents any and all rights against Borrower and any security for the payment of this Note, whether by subrogation, agreement or otherwise, until this Note is paid in full. A determination that any provision of this Note is unenforceable or invalid shall not affect the enforceability or validity of any other provision and the determination that the application of any provision of this Note to any Person or circumstance is illegal or unenforceable shall not affect the enforceability or validity of such provision as it may apply to other Persons or circumstances. Captions and headings in this Note are for convenience only and shall be disregarded in construing it. This Note and its validity, enforcement and interpretation shall be governed by the Laws of the State of Illinois (without regard to any principles of conflicts of laws) and applicable United States federal Law. Whenever a time of day is referred to herein, unless otherwise specified such time shall be the local time of the place where payment of this Note is to be made. The words "include" and "including" shall be interpreted as if followed by the words "without limitation." a.

Lender shall be the Borrower

Section 12. Notices. Any notice, request, or demand to or upon deemed to have been properly given or made when delivered in accordance with Loan Agreement and the Construction Funding Agreement regarding notes.

Section 13. No Usury. It is expressly stipulated and intended to be the Intent of Borrower and Lender at all times to comply with applicable state Laws or applicable federal Laws (to the extent that it permits Lender to contract for, charge, take, receive or accrue a greater amount of interest than under state Laws) and that this Section shall control over any covenant and agreement in this Note and the other Loan Documents. If applicable state Law should at any time be judicially interpreted so as to render usurious any amount payable for this Note or under any of the other Loan Documents, or contracted for, charged, taken or received with respect to the Loan, or if Lender's exercise of the option to accelerate the Loan, or if any prepayment by Borrower results in Borrower having paid any interest in excess of that permitted by applicable Laws, then it is Lender's express intent that all excess amounts theretofore collected by Lender shall be credited on the principal balance of this Note and the amounts secured by the Loan Documents, and the provisions of this Note and the other Loan Documents shall immediately be deemed reformed and the amounts thereafter collectible shall be reduced, without the necessity of the execution of any new documents, so that the applicable Laws, but so as to permit the recovery of the fullest amount otherwise permitted by applicable Laws, be amended or thereunder. All sums paid or agreed to be paid to Lender for the use, forbearance or prepayment of the Loan shall, to the extent permitted by applicable Laws, be amortized, pro rata and spread throughout the full stated term of the Loan until payment in full so that the total amount of interest on account of the Loan does not exceed the maximum lawful rate from time to time applicable to the Loan for so long as the Loan is outstanding.

Section 14. Joint and Several Note. Upon receipt of an affidavit of an officer of Lender as to the loss, theft, destruction or mutilation of this Note or any other security document which is not of public record, and, in the case of any such loss, theft, destruction or mutilation, upon cancellation of this Note or other security document, Borrower will issue, in lieu thereof, a replacement note or other security document in the same principal amount thereof and otherwise of like tenor.

Section 15. WAIVER OF JURY TRIAL. AS FURTHER PROVIDED IN THE BORROWER LOAN AGREEMENT, BORROWER HEREBY IRREVOCABLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL PROCEEDING OR ACTION DIRECTLY OR INDIRECTLY ARISING OUT OF OR RELATING TO THIS NOTE, THE BORROWER LOAN AGREEMENT, THE MORTGAGE, OR ANY OTHER DOCUMENT EXECUTED IN CONNECTION HERewith OR THE TRANSACTIONS CONTEMPLATED HEREBY OR THEREBY (WHETHER BASED ON CONTRACT, TORT OR ANY OTHER THEORY).

Page 4

BORROWER HEREBY:

a) CERTIFIES THAT NO REPRESENTATIVE, AGENT, OR ATTORNEY OF ANY OTHER PERSON HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT SUCH OTHER PERSON WOULD NOT, IN THE EVENT OF LITIGATION, SEEK TO ENFORCE THE FOREGOING WAIVER;

b) ACKNOWLEDGES THAT THIS WAIVER AND THE PROVISIONS OF THIS SECTION WERE A MATERIAL INDUCEMENT FOR THE PARTIES ENTERING INTO THE LOAN DOCUMENTS;

,S A WAIVER PROCEEDING OR S TO THIS NOTE, OLIDATE ANY SUCH 'ION IN WHICH A JURY E EACH HEREBY AUTHORIZED •TNG OR ACTION AS CONCLUSIVE

(e) AGREES THAT BORROWER TO FILE A COPY OF THIS SECTION EVIDENCE OF THIS WAIVER OF JURYifIKTS,; At

(f) REPRESENTS AN IN THE SIGNING OF THIS NO' LEGAL COUNSEL, OR INDEPENDENT LEGAL CO' HAD THE OPPORTUNI

(d) AGREES AND UNDERSTANDS THAT THIS W. OF TRIAL BY JURY OF ALL CLAIMS AGAINST ALL P. ACTION, INCLUDING CLAIMS AGAINST PARTIES WHO AND FURTHER AGREES THAT SUCH PARTY SHALL N ~ PROCEEDING OR ACTION WITH ANY OTHER PROCE TRIAL CANNOT BE OR HAS NOT BEEN WAIVED,

HAT BORROWER HAS BEEN REPRESENTED KING OF THIS WAIVER BY INDEPENDENT OPPORTUNITY TO BE REPRESENTED BY D OF ITS OWN FREE WILL, AND THAT IT HAS WAIVER WITH COUNSEL.

Section 16.

enforceme;

BROUGHT SITTING T COURT. B< HEREAFTER

BORROWER AGREES THAT ANY SUIT FOR THE NOTE OR ANY OF THE OTHER LOAN DOCUMENTS MAY BE rS OF THE STATE OF ILLINOIS OR ANY FEDERAL COURT)NSENTS TO THE NONEXCLUSIVE JURISDICTION OF SUCH COWESr HEREBY WAIVES ANY OBJECTION THAT IT MAY NOW OR TO THE VENUE OF ANY SUCH SUIT OR ANY SUCH COURT OR THAT SUCH SUITTS BROUGHT IN AN INCONVENIENT FORUM.

Section 17. Amendment: Waiver; Approval. This Note shall not be amended, modified or supplemented without the written agreement of Bonower and Lender at the time of such amendment, modification or supplement, except as expressly set forth in the Borrower Loan Agreement or the Construction Funding Agreement. No waiver of any provision of this Note or any of the other Loan Documents shall be effective unless set forth in writing signed by the party making such waiver, and any such waiver shall be effective only to the extent therein set forth. Failure by Lender to insist upon full and prompt performance of any provisions of this Note or any of the other Loan Documents, or to take action in the event of any breach of any such provision or upon the occurrence of any Event of Default, shall not constitute a waiver of any rights of Lender, and Lender may at any time thereafter exercise all available rights and remedies with respect to such breach or Event of Default. Receipt by Lender of any instrument or document shall not constitute or be deemed to be an approval thereof. Any approvals

Page 5

required under any of the other Loan Documents must be in writing, signed by Lender and directed to Borrower.

Section 18. Recourse. The provisions of Section 12.20 of the Construction Funding Agreement are hereby incorporated by reference into this Note to the same extent and with the same force as if fully set forth herein.

Page 6

[Signature Page Follows]

[Signature Page to promissory Note-Series 2023B-1 Borrower Loan, Roosevelt Square Phase 3B]

EST WITNESS WHEREOF, Borrower has duly executed this Note as of the date first above written.

BORROWER:

RS AFFORDABLE I LLC,
an Illinois limited liability company

ENDORSEMENT TO Promissory Note-Series 2023B-1 Borrower Loan, Roosevelt Square Phase 3B

Pay to the order of BMO HARRIS BANK N.A., a national banking association, without recourse or warranty.

CITY OF CHICAGO, a municipality and home rule unit of local government duly
organized and validly existing under the constitution and laws of the State of Illinois

Dated: ^3nS'J/vj 13,2023

Exhibit E Land Use Restriction Agreement

2301338695

Doc» 2391S0S995 Fee \$321.00

RHSP FEE:\$9.00 RPRF FEE: SI.60 KAREN
A. YARBROUGH COOK COUNTY CLERK
DATE: 62:24 PH PG: 1 OF 64

Land Use Restriction Agreement between
City of Chicago and
RS Affordable I LLC an Illinois limited
liability company

Dated as of January 1,2023

S «
p m
BJA-

City of Chicago - Roosevelt Square 3D Series 2023 - Land Use Restriction Agreement 4887-8418-5887 vU.docx SC mmmmmmm
2302404 INT/fy

Table ok Contents

Section	Heading	Page
Section 1.	Term of Restrictions	3

Section 2.	Project Restrictions	4
Section 3.	Occupancy Restrictions	6
Section 4.	Rental Restrictions	7
Section 5.	Transfer Restrictions	7
Section 6.	Enforcement	8
Section 7.	Covenants to Run with the Land	9
Section 8.	Recording	9
Section 9.	Agents of the Issuer	10
Section 10.	No Conflict with Other Documents	10
Section 11.	Interpretation	10
Section 12.	Amendment	10
Section 13.	Severability	10
Section 14.	Notices	10
Section 15.	Governing Law	11
Section 16.	Limited Liability of Owner	11
Exhibit A-1	- Individual Project Descriptions by Address and BIN	
Exhibit A-2	- Legal Description of the Site	
Exhibit B	- Income Computation and Certification	
Exhibit C	- Certificate of Continuing Program Compliance	
	Land Use Restriction Agreement	

This Land Use Restriction Agreement (this "Agreement"), entered into as of January 1, 2023, between the City of Chicago, a municipal corporation and home rule unit of local government duly organized and validly existing under the Constitution and laws of the State of Illinois (the "Issuer"), and RS Affordable I LLC, an Illinois limited liability company (the "Owner").

WITNESSETH:

Whereas, pursuant to an ordinance adopted by the Issuer on February 23, 2022, as amended on July 22, 2022 (the "Ordinance") and a funding loan agreement (the "Funding Loan Agreement") with (i) CIBC Bank USA, an Illinois state chartered bank (the "Series A Funding Lender"), pursuant to which the Issuer will borrow an aggregate principal amount not to exceed Forty Million Dollars (\$40,000,000) (the "Series A Funding Loan") for a portion of the purposes set forth in the next Recital and in evidence of its limited, special obligation to repay mat borrowing, issue a tax-exempt revenue note, to be designated as the \$38,125,000 Multi-Family Housing Revenue Note (Roosevelt Square Phase 3B), Series2023A (the "Series A Note") and (ii) BMO Harris Bank, N.A., a national banking association (the "Series D Funding Lender"), pursuant to which the Issuer will borrow an aggregate principal amount not to exceed Forty Million Dollars (\$40,000,000) (the "Series B Funding Loan" and, together with the Series A Funding Loan, collectively, the

"Funding Loans") for a portion of the purposes set forth above and in evidence of its limited, special obligation to repay that borrowing, issue two tax-exempt revenue notes, to be designated as the (i) \$13,875,000 Multi-Family Housing Revenue Note, Series 2023B-1 (Roosevelt Square Phase 3B) (the "Series B-1 Note") and (ii) \$24,250,000 Multi-Family Housing Revenue Note, Series 2023B-2 (Roosevelt Square Phase 3B) (the "Series B-2 Note" and, together with the Series B-1 Note, the "Series B Notes" and, together with the Series A Note, collectively, the "Notes") under the terms and conditions of the Ordinance and the Funding Loan Agreement; and

Whereas the proceeds derived from the issuance and sale of the Notes have been lent by the Issuer to the Owner pursuant to the loan agreement of even date herewith (the "Borrower Loan Agreement"), between the Issuer and the Owner for the purpose of financing a portion of the costs of acquiring, leasing, constructing, rehabilitating and equipping of low- and moderate- income residential facilities and related common facilities and containing approximately 314 residential rental apartments (of which 205 units will be set aside for tenants of the CHA (as hereinafter defined)) including approximately 130 apartments to be rented to households earning up to 50% of area median income ("AMI"), approximately 153 apartments to be rented to households earning up to 60% of AMI, approximately 31 apartments to be rented to households earning up to 80% of AMI (together with related common areas along with parking lot facilities, the "Projects" and, each individually, a "Project" with each Project further described by address and BIN in Exhibit A-1), which includes all rights and interests of the Owner in common areas in such buildings and on the related sites, the "Units"), on property located at 1002 South Racine Avenue, 1255 and 1355 West Roosevelt Road, 1337 West Roosevelt Road, the northern portion of 907-909 S. Ada Street and scattered sites along Arthington St., Taylor St., Lytle St., Racine Ave., Roosevelt Rd.,

Blue Island Ave., Washburn St. and 13th Street in Chicago, Cook County, Illinois, as more particularly described on the site described in Exhibit A-2 hereto (the "Site"); and

Whereas, the Units will be leased primarily to low- and moderate-income tenants: and

Whereas, the Chicago Housing Authority, an Illinois municipal corporation under the Housing Authorities Act, as amended (310 ILCS 10/1 et seq.) (the "CHA ") and the City each own a portion of the Site, as separately identified on Exhibit A hereto; and

Whereas, the CHA desires to acquire the City's portion of the Site (the "City Land") from the City, and the City has agreed to convey the City Land to the CHA for \$1.00 per parcel, for the Projects; and

Whereas, CHA intends to make a donation to Heartland Housing, Inc., an Illinois not for profit corporation ("Heartland Housing") of that certain Ground Lease, dated as of January 10, 2023, between the CHA, as landlord, and Heartland Housing or its affiliate, as initial tenant, and assigned by Heartland Housing to the Owner relating to the affordable housing units located on the Site generally at 1002 S. Racine Avenue, 1257 W. Roosevelt Road, and 1357 Roosevelt Road in Chicago, Illinois and the affordable housing units located on the Site generally at the northern portion of 907-909 S. Ada Street in Chicago, Illinois, as assigned to the Owner pursuant to that certain Assignment and Assumption of the Ground Lease by and among Heartland Housing, CHA and the Owner, dated concurrently herewith; and

Whereas, Roosevelt Square I Limited Partnership, an Illinois limited partnership ("Assignor") is the owner of the leasehold estate created by (i) that certain Ground Lease by and between CHA, as landlord, and Assignor, as tenant, dated as of September 1, 2004 and recorded on September 10, 2004 in the Office of the Cook County Recorder of Deeds as Document No. 0425441021, and (ii) that certain Ground Lease by and between CHA, as landlord, and Assignor, as tenant, dated as of September 1, 2004 and recorded on September 10, 2004 in the Office of the Cook County Recorder of Deeds as Document No. 0425441020, as amended by that certain Amendment to Ground Lease by and between CHA and

Assignor, dated as of June 6, 2005 and recorded on July 14, 2006 in the Office of the Cook County Recorder of Deeds as Document No. 0619534097, relating to the affordable housing units located on the Site generally at scattered sites along Arthington St., Taylor St., Lytle St., Racine Ave., Roosevelt Rd., Blue Island Ave., Washburn St. and 13th Street in Chicago, Cook County, Illinois, each as assigned by Assignor to the Owner, and amended by that certain Assumption, Assignment and Amendment of Ground Lease (Affordable) by and between Assignor and Owner and consented to by CHA, as landlord, dated as of January 10, 2023; and

Whereas, the Owner will construct the Units on the Site and will own the Units; and

Whereas, in order to assure the Issuer and the Funding Lender that interest on the Notes will be excluded from gross income for federal income tax purposes under the Internal Revenue Code of 1986, as amended (the "Code"), and to further the public purposes of the Issuer, certain restrictions on the use and occupancy of each Project under the Code must be established;

Now, Therefore, in consideration of the mutual promises and covenants hereinafter set forth, and of other good and valuable consideration, the receipt, sufficiency and adequacy of which are hereby acknowledged, the Owner and the Issuer agree as follows:

Section 1. . Term of Restrictions.

a) *Occupancy Restrictions.* The term of the Occupancy Restrictions set forth in Section 3 hereof shall (a) for the Rehabilitation Projects commence on the date each Rehabilitation Project is acquired, and (b) for the New Construction Projects commence on the first day on which at least 10% of the Units in a New Construction Project are first occupied following completion of such Units and for each of the Rehabilitation Projects and each of the New Construction Projects shall end on the latest of (i) the date which is 15-years after the date on which at least 50% of the Units in each such Project are first occupied; (ii) the first date on which no tax-exempt note or bond (including any refunding note or bond) issued with respect to such Project is outstanding (treating, for such purpose, each Project as being financed in part by all Notes); or (iii) the date on which any housing assistance provided with respect to each such Project under Section 8 of the United States Housing Act of 1937, as amended, terminates (which period is hereinafter referred to with respect to each Project, separately, as the "Qualified Project Period").

b) *Rental Restrictions.* The Rental Restrictions with respect to each Project set forth in Section 4 hereof shall remain in effect during the Qualified Project Period for each such Project.

c) *Involuntary Loss or Substantial Destruction.* The Occupancy Restrictions set forth in Section 3 hereof, and the Rental Restrictions set forth in Section 4 hereof, shall cease to apply to a Project in the event of involuntary noncompliance caused by fire, seizure, requisition, foreclosure, transfer of title by deed in lieu of foreclosure, change in federal law or an action of a federal agency (with respect to such Project) after the date of delivery of the Notes, which prevents the Issuer from enforcing the Occupancy Restrictions and the Rental Restrictions (with respect to such Project), or condemnation or similar event (with respect to such Project), but only if, within a reasonable time, (i) all of the Notes are promptly retired, or amounts received as a consequence of such event are used to provide a new project which meets all of the requirements of this Agreement, which new project is subject to new restrictions substantially equivalent to those contained in this Agreement, and which is substituted in place of such Project by amendment of this Agreement; and (ii) an opinion from nationally recognized bond counsel (selected by the Issuer) is received to the effect that noncompliance with the Occupancy Restrictions and the Rental Restrictions applicable to such Project as a result of such involuntary loss or substantial destruction resulting from an unforeseen event with respect to such Project will not adversely affect the exclusion of the interest on the Notes from the gross incomes of the owners thereof for purposes of

federal income taxation; provided, however, that the preceding provisions of this paragraph shall cease to apply in the case of such involuntary noncompliance caused by foreclosure, transfer of title by deed in lieu of foreclosure or similar event if at any time during the Qualified Project Period with respect to such Project subsequent to such event the Owner or any Affiliated Party (as hereinafter defined) obtains an ownership interest in such Project for federal income tax purposes. "■Affiliated Party" means a person whose relationship to another person is such that (i) the relationship between such persons would result in a disallowance of losses under Section 267 or 707(b) of the Code; or (ii) such persons are members of the same controlled group of corporations

-3-

(as defined in Section 1563(a) of the Code, except that "more than 50%" shall be substituted for "at least 80%" each place it appears therein).

d) Termination. This Agreement shall terminate with respect to a Project upon the earliest of (i) termination of the Occupancy Restrictions and the Rental Restrictions with respect to such Project, as provided in paragraphs (a) and (b) of this Section 1; or (ii) delivery to the Issuer and the Owner of an opinion of nationally recognized bond counsel (selected by the Issuer) to the effect that continued compliance of such Project with the Rental Restrictions and the Occupancy Restrictions applicable to such Project is not required in order for interest on the Notes to remain excludible from gross income for federal income tax purposes.

e) Certification. Upon termination of this Agreement with respect to a Project, the Owner and the Issuer shall execute and cause to be recorded (at the Owner's expense), in all offices in which this Agreement was recorded, a certificate of termination, specifying which of the restrictions contained herein has terminated as to such Project.

f) Encumbrance of Fee. In furtherance of enforcing compliance with the provisions of Section 142(d) of the Code and Section 1.103-8(b) of the Regulations applicable to this Agreement, unless the provisions of paragraph (c) or (d) above apply to a Project resulting in a termination of the restrictions set forth herein, such restrictions shall continue to apply to such Project following the termination of the Owner's or any other party's leasehold estate therein, whether or not such Project is thereafter re-leased by the CHA (and Heartland Housing) until termination of the Occupancy Restrictions and the Rental Restrictions as provided in Sections 1(a) and (b) above.

Section 2. Project Restrictions.

The Owner Represents, Warrants and Covenants that:

a) The Owner has reviewed the provisions of the Code and the Treasury Regulations thereunder (the "Regulations") applicable to this Agreement (including, without limitation, Section 142(d) of the Code and Section 1.103-8(b) of the Regulations) with its counsel and understands said provisions.

b) Each Project is being acquired, leased, constructed, rehabilitated and equipped for the purpose of providing a "qualified residential rental project" (as such phrase is used in Section 142(d) of the Code) and will, during the term of the Rental Restrictions and Occupancy Restrictions hereunder applicable to each such Project, continue to constitute a "qualified residential rental project" under Section 142(d) of the Code and any Regulations heretofore or hereafter promulgated thereunder and applicable thereto.

c) Substantially all (not less than 95%) of each Project will consist of a "building or structure" (as defined in Section 1.103-8(b)(8)(iv) of the Regulations), or several proximate buildings or structures, of similar construction, each containing one or more similarly constructed residential units (as defined in Section 1.103-8(b)(8)(i) of the Regulations) located on a single tract of land or contiguous tracts of land (as defined in Section 1.103-8(b)(4)(ii)-(b) of the Regulations),

-4-

which will be owned, for federal tax purposes, at all times by the same person, and financed pursuant to a common plan (within the meaning of Section 1.103-R(b)(4)(ii) of the Regulations), together with functionally related and subordinate facilities (within the meaning of Section 1.103-8(b)(4)(iii) of the Regulations). If any such building or structure contains fewer than five (5) units, no unit in such building or structure shall be Owner-occupied.

d) None of the Units in any Project will at any time be used on a transient basis, nor will any Project itself be used as a hotel, motel, dormitory, fraternity or sorority house, rooming house, hospital, nursing home, sanitarium, rest home or trailer park or court for use on a transient basis; nor shall any portion of any Project be operated as an assisted living facility which provides continual or frequent nursing, medical or psychiatric services; provided, however that nothing herein shall be understood to prohibit single room occupancy units occupied under month to month leases.

e) All of the Units in each Project will be leased or rented, or available for lease or rental, on a continuous basis to members of the general public (other than (i) Units for resident managers or maintenance personnel, (ii) Units for Qualifying Tenants as provided for in Section 3 hereof, and (iii) Units which may be rented under the Section 8 assistance program, which units (subject to the Section 8 assistance program) shall be leased to eligible tenants in accordance with Section 8 requirements), subject, however, to the requirements of Section 3(a) hereof. Each Qualifying Tenant (as hereinafter defined) occupying a Unit in any Project shall be required to execute a written lease with a stated term of not less than 30 days nor more than one year.

f) Any functionally related and subordinate facilities (e.g., parking areas, swimming pools, tennis courts, etc.) which are included as part of a Project, will be of a character and size commensurate with the character and size of such Project and will be made available to all tenants in such Project on an equal basis; fees will only be charged with respect to the use thereof if the charging of fees is customary for the use of such facilities at similar residential rental properties in the surrounding area (i.e., within a one-mile radius), or, if none, then within comparable urban settings in the City of Chicago, and then only in amounts commensurate with the fees being charged at similar residential rental properties within such area. In any event, any fees charged will not be discriminatory or exclusionary as to the Qualifying Tenants (as defined in Section 3 hereof). No functionally related and subordinate facilities will be made available to persons other than tenants or their guests.

g) Each residential unit in each Project will contain separate and complete facilities for living, sleeping, eating, cooking and sanitation for a single person or family. Each Unit will contain a kitchen that includes a stove, cooking range, full-size refrigerator and sink.

h) No portion of any Project will be used to provide any health club facility (except as provided in (f) above), any facility primarily used for gambling, or any store, the principal business of which is the sale of alcoholic beverages for consumption off premises, in violation of Section 147(c) of the Code.

Occupancy Restrictions.

The Owner represents, warrants and covenants with respect to each Project that:

a) Pursuant to the election of the Issuer in accordance with the provisions of Section 142(d)(1)(A) of the Code, at all times during the Qualified Project Period with respect to such Project at least 40% of the completed Units in such Project shall be continuously occupied (or treated as occupied as provided herein) or held available for occupancy by Qualifying Tenants as herein defined. For purposes of this Agreement, "Qualifying Tenants" means individuals or families whose aggregate adjusted incomes do not exceed 60% of the applicable median gross income (adjusted for family size) for the area in which the Project is located, as such income and area median gross income are determined by the Secretary of the United States Treasury in a manner consistent with determinations of income and area median gross income under Section 8 of the United States Housing Act of 1937, as amended (or, if such program is terminated, under such program as in effect immediately before such determination).

b) Prior to the commencement of occupancy of any unit to be occupied by a Qualifying Tenant, the prospective tenant's eligibility shall be established by execution and delivery by such prospective tenant of an Income Computation and Certification in the form attached hereto as Exhibit B (the "Income Certification") evidencing that the aggregate adjusted income of such prospective tenant does not exceed the applicable income limit. In addition, such prospective tenant shall be required to provide whatever other information, documents or certifications are reasonably deemed necessary by the Owner or the Issuer to substantiate the Income Certification.

c) Not less frequently than annually, the Owner shall determine whether the current aggregate adjusted income of each tenant occupying any unit being treated by the Owner as occupied by a Qualifying Tenant exceeds the applicable income limit. For such purpose the Owner shall require each such tenant to execute and deliver the Income Certification; provided, however, that for any calendar year during which no unit in such Project is occupied by a new resident who is not a Qualifying Tenant, no Income Computation and Certification for existing tenants shall be required.

d) Any unit vacated by a Qualifying Tenant shall be treated as continuing to be occupied by such tenant until reoccupied, other than for a temporary period not to exceed 31 days, at which time the character of such unit as a unit occupied by a Qualifying Tenant shall be redetermined.

e) If an individual's or family's income exceeds the applicable income limit as of any date of determination, the income of such individual or family shall be treated as continuing not to exceed the applicable limit, provided that the income of an individual or family did not exceed the applicable income limit upon commencement of such tenant's occupancy or as of any prior income determination, and provided, further, that if any individual's or family's income as of the most recent income determination exceeds 140% of the applicable income limit, such individual or family shall cease to qualify as a

Qualifying Tenant if, prior to the next income determination of such individual or family, any unit in the Project of comparable or smaller size to such individual's or family's unit is occupied by any tenant other than a Qualifying Tenant.

f) The lease to be utilized by the Owner in renting any Unit in the Project to a prospective Qualifying Tenant shall provide for termination of the lease and consent by such person to eviction following 30 days' written notice, subject to applicable provisions of Illinois law (including for such purpose all applicable home rule ordinances), for any material misrepresentation made by such person with respect to the Income Certification with the effect that such tenant is not a Qualified Tenant.

g) All Income Certifications will be maintained on file at the Project as long as any Notes are outstanding and for five years thereafter with respect to each Qualifying Tenant who occupied a Unit in the Project during the period the restrictions hereunder are applicable, and the Owner will, promptly upon receipt, file

a copy thereof with the Issuer.

h) On the first day of the Qualified Project Period with respect to the Project on the fifteenth days of January, April, July and October of each year during the Qualified Project Period with respect to such Project, and within 30 days after the final day of each month in which there occurs any change in the occupancy of a Unit in such Project, the Owner will submit to the Issuer a "Certificate of Continuing Program Compliance," in the form attached hereto as Exhibit C executed by the Owner with respect to the Project.

(i) The Owner shall submit to the Secretary of the United States Treasury (at such time and in such manner as the Secretary shall prescribe) with respect to the Project, an annual certification on Form 8703 as to whether such Project continues to meet the requirements of Section 142(d) of the Code. Failure to comply with such requirement may subject the Owner to the penalty provided in Section 6652(j) of the Code.

Section 4. Rental Restrictions.

The Owner represents, warrants and covenants with respect to each Project, that once available for occupancy, each Unit in such Project will be rented or available for rental on a continuous basis to members of the general public (other than (a) Units for resident managers or maintenance personnel, (b) Units for Qualifying Tenants as provided for in Section 3 hereof, and (c) Units which may be rented under the Section 8 assistance program, which Units (subject to the Section 8 assistance program) shall be leased to eligible tenants in accordance with Section 8 requirements). If a Housing Assistance Payments Contract is subsequently entered into with respect to a Project under the Section 8 assistance program, in administering the restrictions hereunder with respect to such Project, the Owner will comply with all Section 8 requirements.

Section 5. Transfer Restrictions.

The Owner covenants and agrees that no conveyance, transfer, assignment or any other disposition of title to any portion of a Project (a "Transfer") shall be made prior to the termination of the Rental Restrictions and Occupancy Restrictions hereunder with respect to such Project,

-7-

unless the transferee pursuant to the Transfer assumes in writing (the "Assumption Agreement"), in a form reasonably acceptable to the Issuer, all of the executory duties and obligations hereunder of the Owner with respect to such portion of such Project, including those contained in this Section 5, and agrees to cause any subsequent transferee to assume such duties and obligations in the event of a subsequent Transfer by the transferee prior to the termination of the Rental Restrictions and Occupancy Restrictions hereunder with respect to such Project. The Owner shall deliver the Assumption Agreement to the Issuer at least 30 days prior to a proposed Transfer. This Section 5 shall not apply to any involuntary transfer pursuant to Section 1(c) hereof. This Section shall not be deemed to restrict the transfer of any member interest in the Owner or a transfer by foreclosure or deed in lieu of foreclosure.

Section 6. Enforcement.

a) The Owner shall permit all duly authorized representatives of the Issuer to inspect any books and records of the Owner regarding each Project and the incomes of Qualifying Tenants which pertain to compliance with the provisions of this Agreement and Section 142(d) of the Code and the regulations heretofore or hereafter promulgated thereunder.

b) In addition to the information provided for in Section 3(i) hereof, the Owner shall submit any other

information, documents or certifications reasonably requested by the Issuer, which the Issuer deems reasonably necessary to substantiate continuing compliance with the provisions of this Agreement and Section 142(d) of the Code and the regulations heretofore or hereafter promulgated thereunder.

c) The Issuer and the Owner each covenant that it will not take or permit to be taken any action within its control that it knows would adversely affect the exclusion of interest on the Notes from the gross income of the owners thereof for purposes of federal income taxation pursuant to Section 103 of the Code. Moreover, each covenants to take any lawful action within its control (including amendment of this Agreement as may be necessary in the opinion of nationally recognized bond counsel selected by the Issuer) to comply fully with all applicable rules, rulings, policies, procedures, regulations or other official statements promulgated or proposed by the Department of the Treasury or the Internal Revenue Service from time to time pertaining to obligations issued under Section 142(d) of the Code and affecting any Project.

d) The Owner covenants and agrees to inform the Issuer by written notice of any violation of its obligations hereunder within five days of first discovering any such violation. If any such violation is not corrected to the satisfaction of the Issuer within the period of time specified by either the Issuer, which shall be (i) the lesser of (A) 60 days after the effective date of any notice to or from the Owner, or (B) 75 days from the date such violation would have been discovered by the Owner by the exercise of reasonable diligence, or (ii) such longer period as may be necessary to cure such violation, provided bond counsel (selected by the Issuer) of nationally recognized standing in matters pertaining to the exclusion of interest on municipal bonds from gross income for purposes of federal income taxation issues an opinion that such extension will not result in the loss of such exclusion of interest on the Notes, without further notice, the Issuer shall declare a default under this Agreement effective on the date of such declaration of default, and the Issuer shall apply to any, court, state or federal, for specific performance of this Agreement

-8-

or an injunction against any violation of this Agreement, or any other remedies at law or in equity or any such other actions as shall be necessary or desirable so as to correct noncompliance with this Agreement.

e) The Owner and the Issuer each acknowledge that the primary purposes for requiring compliance with the restrictions provided in this Agreement are to preserve the exclusion of interest on the Notes from gross income for purposes of federal income taxation, and that the Issuer, on behalf of the owners of the Notes, who are declared to be third-party beneficiaries of this Agreement, shall be entitled for any breach of the provisions hereof, to all remedies both at law and in equity in the event of any default hereunder.

f) In the enforcement of this Agreement, the Issuer may rely on any certificate delivered by or on behalf of the Owner or any tenant with respect to each Project.

g) Nothing in this Section shall preclude the Issuer from exercising any remedies it might otherwise have, by contract, statute or otherwise, upon the occurrence of any violation hereunder.

h) Notwithstanding anything to the contrary contained herein, the Issuer hereby agrees that any cure of any default made or tendered by one or more of the Owner's members shall be deemed to be a cure by the Owner and shall be accepted or rejected on the same basis as if made or tendered by the Owner.

Section 7. Covenants to Run with the Land.

The Owner hereby subjects each Project, the Site and the Units to the covenants, reservations and restrictions set forth in this Agreement. The Issuer and the Owner hereby declare their express intent that the covenants, reservations and restrictions set forth herein shall be deemed covenants, reservations and restrictions running with the land to the extent

permitted by law, and shall pass to and be binding upon the Owner's successors in title to such Project, the Units, and the Site, throughout the term of this Agreement. Each and every contract, deed, mortgage, lease or other instrument hereafter executed covering or conveying a Project, the Units or the Site, or any portion thereof or interest therein (excluding any transferee of a member interest in the Owner), shall conclusively be held to have been executed, delivered and accepted subject to such covenants, reservations and restrictions, regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed, mortgage, lease or other instrument.

Section 8. Recording.

The Owner shall cause this Agreement and all amendments and supplements hereto to be recorded in the conveyance and real property records of Cook County, Illinois, and in such other places as the Issuer may reasonably request. The Owner shall pay all fees and charges incurred in connection with any such recording.

Agents of the Issuer.

The Issuer shall have the right to appoint agents to carry out any of its duties and obligations hereunder, and shall, upon written request, certify in writing to the other party hereto any such agency appointment.

Section 10. No Conflict with Other Documents.

The Owner warrants and covenants that it has not and will not execute any other agreement with provisions inconsistent or in conflict with the provisions hereof (except documents that are subordinate to the provisions hereof), and the Owner agrees that the requirements of this Agreement are paramount and controlling as to the rights and obligations herein set forth, which supersede any other requirements in conflict herewith.

Section 11. Interpretation.

Any capitalized terms not defined in this Agreement shall have the same meaning as terms defined in the Funding Loan Agreement, the Borrower Loan Agreement or Section 142(d) of the Code and the regulations heretofore or hereafter promulgated thereunder.

Section 12. Amendment.

Subject to any restrictions set forth in the Funding Loan Agreement, this Agreement may be amended by the parties hereto to reflect changes in Section 142(d) of the Code, the regulations hereafter promulgated thereunder and revenue rulings promulgated thereunder, or in the interpretation thereof.

Section 13. Severability.

The invalidity of any clause, part or provision of this Agreement shall not affect the validity of the remaining portions thereof.

Section 14. Notices.

Any notice, demand or other communication required or permitted hereunder shall be in writing and shall be

deemed to have been given if and when personally delivered and receipted for, or, if sent by private courier service or sent by overnight mail service, shall be deemed to have been given if and when received (unless the addressee refuses to accept delivery, in which case it shall be deemed to have been given when first presented to the addressee for acceptance), or on the first day after being sent by telegram, or on the third day after being deposited in United States registered or certified mail, postage prepaid. Any such notice, demand or other communication shall be given as provided for in Section 11.1 of the Funding Loan Agreement.

-10-

Section 15. Governing Law.

This Agreement shall be construed in accordance with and governed by the laws of the State of Illinois, and where applicable, the laws of the United States of America.

Section 16. Limited Liability of Owner.

Notwithstanding any other provision or obligation stated in or implied by this Agreement to the contrary, any and all undertakings and agreements of the Owner contained herein shall not (other than as expressly provided hereinafter in this paragraph) be deemed, interpreted or construed as the personal undertaking or agreement of, or as creating any personal liability upon, any past, present or future member of the Owner, and no recourse (other than as expressly provided hereinafter in this paragraph) shall be had against the property of the Owner or any past, present or future member of the Owner, personally or individually for the performance of any undertaking, agreement or obligation, or the payment of any money, under this Agreement or any document executed or delivered by or on behalf of the Owner pursuant hereto or in connection herewith, or for any claim based thereon. It is expressly understood and agreed that the Issuer and the registered owners of the Notes, and their respective successors and assigns, shall have the right to sue for specific performance of this Agreement and to otherwise seek equitable relief for the enforcement of the obligations and undertakings of the Owner hereunder, including, without limitation, obtaining an injunction against any violation of this Agreement or the appointment of a receiver to take over and operate all or any portion of a Project in accordance with the terms of this Agreement. This Section shall survive termination of this Agreement.

[Signatures appear on following page]

In Witness Whereof, the parties hereto have caused this Agreement to be signed and sealed by their respective, duly authorized representatives, as of the day and year first above written.

City of Chicago

Xjia*us

Name: Annie Huang Bennett Title: Chief Financial Officer

(Seal)

ATTEST/ By.

Name: Andrea M. Valencia . Title: City Clerk

[Signature Page to Land Use Restriction Agreement]

Acknowledged and agreed to:

N. CMX jr. RCt)M 120

r...;a,v^'CLi;;;!;a;r!CE

WORDING DIVISION ttmoARKST.ROOM no

Rageio Use Restriction Agreement.]

State of Illinois County of Cook

)
) SS)

BEFORE Me, the undersigned authority, on this day personally appeared Jennie Huang Bennett and Andrea M. Valencia, the Chief Financial Officer and City Clerk, respectively, of the City OF Chicago, a municipal corporation and home rule unit of local government duly organized and validly existing under the Constitution and laws of the State of Illinois (the "Issuer"), known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that each executed the same for the purposes and consideration therein expressed and in the capacity therein stated, as the act and deed of said Issuer.

Given Under My Hand and seal of office, this the \0 day of . 2023. •

Notary Public in and for the State of Illinois

(Seal)

My commission expires on:

OFFICIAL SEAL RONALD MOHAMMED NOTARY
PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES:
09/02/2026

State of Illinois County of Cook

)
) SS)

], the undersigned, Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jacques Sandbekg, the Authorized Signatory of RS AFFORDABLE 1 LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and deed and as the free and voluntary act and deed of said partnership for the uses and purposes

therein set forth.

Given under my hand and official seal this 14th day of February, 2024.

OFFICIAL SEAL KATHY MWIDMONT NOTARY PUBLIC, STATE OF ILLINOIS

My commission expires on:

Exhibit A-1

Individual Project Descriptions by Address and BIN

Project #1

Project #2 Project #3 Project #4

Project #5 Project #6

Project #7 Project #8

**Project #9 Project #10
Address**

904 Racine
906 Racine
910 Racine

905 Lytle

909 Lytle

1217 Arthington
1200 Taylor
1210 Taylor
1216 Taylor

1218 Taylor
1224 Taylor
1002 S Racine

907 S Ada

1023 Lytic 1027 Lytle 1026 Racine 1030 Racine

1201 Grenshaw
1202 Grenshaw

1105 Roosevelt 1111 Roosevelt 1220 Blue Is. 1120 Washburn 1124 Washburn

1133 Roosevelt

1214 Roosevelt

BIN

IL-03-00405 IL-03-00406 IL-03-00407

IL-03-00389

IL-03-00390

IL-03-00387 IL-03-00408 IL-03-00393 IL-03-00411 IL-03-00395 IL-03-00396 IL-22-02037

IL-22-02036

1L-03-00391 IL-03-00392 1L-03-00409 IL-03-00410

IL-03-00401 IL-03-00397

IL-03-00412 IL-03-00413 IL-03-00415 IL-03-00420 IL-03-00421

IL-03-00414

IL-03-00411

1257 W Roosevelt

Project #12 Project #13

Project #14 Project #15

1357 W Roosevelt

1133 Washburn 1135 Washburn

1145 Washburn

1146 Washburn 1148 Washburn 1-152 Washburn

1156 Washburn

1157 Washburn 1140 13th St. 1142 13th St.

1248 Blue Is. 1250 Blue Is.

1264 Blue Is. 1266 Blue Is.

1L-03-IL-03-IL-03-IL-03-IL-03-IL-03. IL-03-IL-03-IL-03-1L-03-

IL-22-02039

00426 00427 00431 00422 00423 ■00424 00425 00432 00433 00434

IL-03-00416 IL-03-00417

IL-03-00418 IL-03-00419

Exhibit A-2

Site Legal Description for All Affordable

ESTATE 1:

LEASEHOLD ESTATE CREATED BY GROUND LEASE DATED AS OF JANUARY 10, 2023, BETWEEN THE CHICAGO HOUSING AUTHORITY, A MUNICIPAL CORPORATION, AS GROUND LESSOR AND HEARTLAND HOUSING, INC., AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AS GROUND LESSEE; ASSUMPTION AND ASSIGNMENT OF GROUND LEASE MADE BY HEARTLAND HOUSING, INC., AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AS ASSIGNOR, RS AFFORDABLE I LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS ASSIGNEE, AND THE CHICAGO HOUSING AUTHORITY, A MUNICIPAL CORPORATION, DATED AS OF JANUARY 10, 2023; DEMISING THE FOLLOWING DESCRIBED LAND FOR A TERM OF 82 YEARS:

TRACT 1:

THAT PART OF BLOCK 15 IN VERNON PARK ADDITION TO CHICAGO, BEING AN ANTE FIRE SUBDIVISION OF BLOCKS 38, 39, 44 & 45 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 15 IN VERNON PARK ADDITION TO CHICAGO AFORESAID; THENCE SOUTH 01°49'49" EAST ALONG THE WEST LINE OF BLOCK 15 A DISTANCE OF 111.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°49'49" EAST ALONG THE WEST LINE OF BLOCK 15 A DISTANCE OF 39.69 FEET; THENCE NORTH 88°10'11" EAST 17.08 FEET; THENCE SOUTH 01°49'49" EAST 20.39 FEET; THENCE NORTH

88°10'11" EAST 27.21 FEET; THENCE NORTH 01°49'49" WEST 20.23 FEET; THENCE NORTH 88°10'11" EAST 30.70 FEET; THENCE SOUTH 01°49'49" EAST 18.16 FEET; THENCE NORTH 88°10'11" EAST 26.95 FEET; THENCE NORTH 01°49'49" WEST 18.09 FEET; THENCE NORTH 88°10'11" EAST 13.24 FEET; THENCE NORTH 01°49'49" WEST 39.93 FEET; THENCE SOUTH 88°10'11" WEST 115.18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

For informational purposes only:

Commonly known as 907-909 South Ada Street, Chicago, IL 60607; PIN No. 17-17-320-002-0000

TRACT 2:

LIHTC PARCEL (REMAINDER)

LOT 16 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED MAY 27, 2004, AS DOCUMENT NO. 0414831142, EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCELS:

PARCEL L1-1

THAT PART OF LOT 16 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED MAY 27, 2004, AS DOCUMENT NO. 0414831142, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.08 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.75 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16 AFORESAID; THENCE SOUTH 01°46'13" EAST ALONG THE EAST LINE THEREOF 7.08 FEET; THENCE SOUTH 88°23'27" WEST 17.46 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°36'33" EAST 30.86 FEET; THENCE SOUTH 88°23'27" WEST 25.23 FEET; THENCE NORTH 01°36'33" WEST 9.45 FEET; THENCE SOUTH 84°15'03" WEST 21.12 FEET; THENCE SOUTH 05°44'57" EAST 3.45 FEET; THENCE SOUTH 84°15'03" WEST 6.00 FEET; THENCE SOUTH 01°36'33" EAST 6.90 FEET; THENCE SOUTH 88°23'27" WEST 17.47 FEET; THENCE SOUTH 01°36'33" EAST 6.65 FEET; THENCE SOUTH 88°23'27" WEST 33.94 FEET; THENCE NORTH 01°36'33" WEST 4.67 FEET; THENCE SOUTH 88°23'27" WEST 5.66 FEET; THENCE NORTH 01°36'33" WEST 9.34 FEET; THENCE SOUTH 88°23'27" WEST 40.56 FEET; THENCE SOUTH 01°36'33" EAST 4.82 FEET; THENCE SOUTH 88°23'27" WEST 7.48 FEET; THENCE SOUTH 01°36'33" EAST 4.60 FEET; THENCE SOUTH 84°13'18" WEST 20.58 FEET; THENCE SOUTH 01°36'33" EAST 9.14 FEET; THENCE SOUTH 88°23'27" WEST 67.60 FEET; THENCE NORTH 01°36'33" WEST 58.41 FEET; THENCE NORTH 88°23'27" EAST 68.20 FEET; THENCE SOUTH 86°15'43" EAST 78.12 FEET; THENCE NORTH 84°15'03" EAST 73.14 FEET; THENCE NORTH 88°23'27" EAST 26.34 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L2-1

THAT PART OF LOT 16 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED MAY 27, 2004, AS DOCUMENT NO. 0414831142, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +41.75 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.08 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16 AFORESAID; THENCE SOUTH 01°46'13" EAST ALONG THE EAST LINE

THEREOF 6.98 FEET; THENCE SOUTH 88°23'27" WEST 6.81 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°36'33" EAST 48.43 FEET; THENCE SOUTH 88°23'27" WEST 30.14 FEET; THENCE NORTH 01°36'33" WEST 13.34 FEET; THENCE NORTH 88°23'27" EAST 6.32 FEET; THENCE NORTH 01°36'33" WEST 6.50 FEET; THENCE SOUTH 88°23'27" WEST 6.10 FEET; THENCE SOUTH 01°36'33" EAST 0.67 FEET; THENCE SOUTH 88°23'27" WEST 2.93 FEET; THENCE NORTH 01°36'33" WEST 4.77 FEET; THENCE SOUTH 88°23'27" WEST 3.21 FEET; THENCE NORTH 01°36'33" WEST 2.77 FEET; THENCE SOUTH 84°15'03" WEST 20.74 FEET; THENCE SOUTH 05°44'57" EAST 8.85 FEET; THENCE SOUTH 84°15'03" WEST 2.43 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 5.66 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 29.31 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 5.66 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 14.73 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 5.66 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 13.92 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 5.66 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 35.40 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 5.66 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 9.25 FEET; THENCE SOUTH 88°23'27" WEST 6.85 FEET; THENCE NORTH 01°36'33" WEST 0.66 FEET; THENCE SOUTH 88°23'27" WEST 5.66 FEET; THENCE SOUTH 01°36'33" EAST 0.66 FEET; THENCE SOUTH 88°23'27" WEST 6.57 FEET; THENCE NORTH 01°36'33" WEST 26.97 FEET; THENCE NORTH 88°23'27" EAST 19.20 FEET; THENCE NORTH 84°15'03" EAST 153.32 FEET; THENCE NORTH 01°36'33" WEST 3.63 FEET; THENCE NORTH 88°23'27" EAST 36.04 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L2-2

THAT PART OF LOT 16 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED MAY 27, 2004, AS DOCUMENT NO. 0414831142, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +41.75 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.08 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16 AFORESAID; THENCE SOUTH 01°46'13" EAST ALONG THE EAST LINE THEREOF 78.99 FEET; THENCE SOUTH 88°23'27" WEST 7.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°36'33" EAST 26.53 FEET; THENCE SOUTH 88°23'27" WEST 36.04 FEET; THENCE NORTH 01°36'33" WEST 26.53 FEET; THENCE NORTH 88°23'27" EAST 36.04 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L2-3

THAT PART OF LOT 16 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST

OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED MAY 27, 2004, AS DOCUMENT NO. 0414831142, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +41.75 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.08 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16 AFORESAID; THENCE SOUTH 01°46'13" EAST ALONG THE EAST LINE THEREOF 73.68 FEET; THENCE SOUTH 88°23'27" WEST 90.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84°15'03" WEST 105.88 FEET; THENCE SOUTH 88°23'27" WEST 19.16 FEET; THENCE NORTH 01°36'33" WEST 26.97 FEET; THENCE NORTH 88°23'27" EAST 36.04 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L2-4

THA TPART OF LOT 16 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, IN THE EAST HALF OF THE SOUTHWESTQUARTEROF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED MAY 27, 2004, AS DOCUMENT NO. 0414831142, LYINGBELOW A HORIZONTAL PLANE IUVING AN ELEVATION OF +41.75 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.08 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16 AFORESAID; THENCE SOUTH 88° 23' 27" WEST ALONG THE NORTH LINE THEREOF 233.94 FEET; THENCE SOUTH 01° 36' 33" EAST 42.05 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01° 36' 33" EAST 12.31 FEET; THENCE SOUTH 88° 23' 27" WEST 5.55 FEET; THENCE SOUTH 01° 36' 33" EAST 19.64 FEET; THENCE SOUTH 88° 23' 27" WEST 19.61 FEET; THENCE NORTH 01° 36' 33" WEST 31.94 FEET; THENCE NORTH 88° 23' 27" EAST 25.16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L3-1

THAT PART OF LOT 16 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST

-6-

OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED MAY 27, 2004, AS DOCUMENT NO. 0414831142, LYINGBELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +52.92 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +41.75 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16 AFORESAID; THENCE SOUTH 01° 46' 13" EAST ALONG THE EAST LINE THEREOF 6.98 FEET; THENCE SOUTH 88° 23' 27" WEST 6.81 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01° 36' 33" EAST 72.01 FEET; THENCE SOUTH 88° 23' 27" WEST 30.14 FEET; THENCE NORTH 01° 36' 33" WEST 10.90 FEET; THENCE NORTH 88° 23' 27" EAST 0.66 FEET; THENCE NORTH 01° 36' 33" WEST 5.66 FEET; THENCE SOUTH 88° 23' 27" WEST 0.66 FEET; THENCE NORTH 01° 36' 33" WEST 20.36 FEET; THENCE NORTH 88° 23' 27" EAST 6.32 FEET; THENCE NORTH 01° 36' 33" WEST 6.50 FEET; THENCE SOUTH 88° 23' 27" WEST 6.10 FEET; THENCE SOUTH 01° 36' 33" EAST 0.67 FEET; THENCE SOUTH 88° 23' 27" WEST 2.93 FEET; THENCE NORTH 01° 36' 33" WEST 4.77 FEET; THENCE SOUTH 88° 23' 27" WEST 3.21 FEET; THENCE NORTH 01° 36' 33" WEST 24.49 FEET; THENCE NORTH 88° 23' 27" EAST 36.06 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L3-2

THAT PART OF LOT 16 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, IN THE EAST HALF OF THE SOUTHWESTQUARTEROF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED MAY 27, 2004, AS DOCUMENT NO. 0414831142, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +52.92 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +41.75 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16 AFORESAID; THENCE SOUTH 01° 46' 13" EAST ALONG THE EAST LINE THEREOF 81.32 FEET; THENCE SOUTH 88° 23' 27" WEST 43.08 FEET; THENCE NORTH 01° 36' 33" WEST 11.07 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84° 15' 03" WEST 47.48 FEET; THENCE NORTH 05° 44' 57" WEST 20.62 FEET; THENCE NORTH 84° 15' 03" EAST 13.32 FEET; THENCE NORTH 05° 44' 57" WEST 6.27 FEET; THENCE NORTH 84° 15' 03" EAST 7.77 FEET; THENCE SOUTH 05° 44' 57" EAST 0.66 FEET; THENCE NORTH 84° 15' 03" EAST 5.66 FEET; THENCE NORTH 05° 44' 57" WEST 0.66 FEET; THENCE NORTH 84° 15' 03" EAST 3.38 FEET; THENCE SOUTH 05° 44' 57" EAST 10.28 FEET; THENCE NORTH 84° 15' 03" EAST 18.55 FEET; THENCE SOUTH 01° 36' 33" EAST 16.65 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L3-3

THAT PART OF LOT 16 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, IN THE EAST HALF OF THE SOUTHWESTQUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED MAY 27, 2004, AS DOCUMENT NO. 0414831142, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +52.92 FEET ABOVE CHICAGO CITY DATUM AND LYING

ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +41.75 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16 AFORESAID; THENCE SOUTH 01°46'13" EAST ALONG THE EAST LINE THEREOF 81.32 FEET; THENCE SOUTH 88°23'27" WEST 196.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°23'27" WEST 19.16 FEET; THENCE NORTH 01°36'33" WEST 26.97 FEET; THENCE NORTH 88°23'27" EAST 6.49 FEET; THENCE SOUTH 01°36'33" EAST 0.66 FEET; THENCE NORTH 88°23'27" EAST 5.66 FEET; THENCE NORTH 01°36'33" WEST 0.66 FEET; THENCE NORTH 88°23'27" EAST 7.89 FEET; THENCE SOUTH 01°36'33" EAST 8.82 FEET; THENCE NORTH 84°15'03" EAST 20.65 FEET; THENCE NORTH 05°44'57" WEST 8.85 FEET; THENCE NORTH 84°15'03" EAST 2.60 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE NORTH 84°15'03" EAST 5.66 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE NORTH 84°15'03" EAST 26.19 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE NORTH 84°15'03" EAST 5.66 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE NORTH 84°15'03" EAST 3.49 FEET; THENCE SOUTH 05°44'57" EAST 5.55 FEET; THENCE NORTH 84°15'03" EAST 10.79 FEET; THENCE SOUTH 05°44'57" EAST 21.34 FEET; THENCE SOUTH 84°15'03" WEST 77.24 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L3-4

THAT PART OF LOT 16 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, IN THE EAST HALF OF THE SOUTHWESTQUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO A PLAT THEREOF RECORDED MAY 27, 2004, AS DOCUMENT NO. 0414831142, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +52.92 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +41.75 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16 AFORESAID; THENCE SOUTH 88°23'27" WEST ALONG THE NORTH LINE THEREOF 90.36 FEET; THENCE SOUTH 01°36'33" EAST 14.05 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°44'57" EAST 26.89 FEET; THENCE SOUTH 84°15'03" WEST 11.81 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 5.66 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 14.73 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 5.66 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 6.64 FEET; THENCE NORTH 05°44'57" WEST 26.89 FEET; THENCE NORTH 84°15'03" EAST 44.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L3-5

THAT PART OF LOT 16 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, IN THE EAST HALF OF THE SOUTHWESTQUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED MAY 27, 2004, AS DOCUMENT NO. 0414831142, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF -52.92 FEET ABOVE CHICAGO CITY DATUM AND LYING

ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +41.75 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16 AFORESAID; THENCE SOUTH 88°23'27" WEST ALONG THE NORTH LINE THEREOF 159.16 FEET; THENCE SOUTH 01°36'33" EAST 19.03 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°44'57" EAST 26.89 FEET; THENCE SOUTH 84°15'03" WEST 23.86 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 5.66 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 9.25 FEET; THENCE SOUTH 88°23'27" WEST 6.85 FEET; THENCE NORTH 01°36'33" WEST 0.66 FEET; THENCE SOUTH 88°23'27" WEST 5.66 FEET; THENCE SOUTH 01°36'33" EAST 0.66 FEET; THENCE SOUTH 88°23'27" WEST 18.35 FEET; THENCE NORTH 01°36'33" WEST 0.66 FEET; THENCE SOUTH 88°23'27" WEST 1" 7.20 FEET; THENCE SOUTH 01°36'33" EAST 6.37 FEET; THENCE SOUTH 88°23'27" WEST 5.55 FEET; THENCE SOUTH 01°36'33" EAST 19.64 FEET; THENCE SOUTH 88°23'27" WEST 19.61 FEET; THENCE NORTH 01°36'33" WEST 52.31 FEET; THENCE NORTH 88°23'27" EAST 63.35 FEET; THENCE NORTH 84°15'03" EAST 36.69 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L4-1

THAT PART OF LOT 16 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED MAY 27, 2004, AS DOCUMENT NO. 0414831142, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +63.58 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +52.92 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16 AFORESAID; THENCE SOUTH 01°46'13" EAST ALONG THE EAST LINE THEREOF 10.61 FEET; THENCE SOUTH 88°23'27" WEST 42.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°36'33" EAST 18.09 FEET; THENCE SOUTH 84°15'03" WEST 20.74 FEET; THENCE SOUTH 05°44'57" EAST 8.85 FEET; THENCE SOUTH 84°15'03" WEST 2.43 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 5.66 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 17.51 FEET; THENCE NORTH 05°44'57" WEST 26.89 FEET; THENCE NORTH 84°15'03" EAST 47.64 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L4-2

THAT PART OF LOT 16 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED MAY 27, 2004, AS DOCUMENT NO. 0414831142, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +63.58 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +52.92 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED

VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16 AFORESAID; THENCE SOUTH 88°23'27" WEST ALONG THE NORTH LINE THEREOF 114.78 FEET; THENCE SOUTH 01°36'33" EAST 15.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°44'57" EAST 26.89 FEET; THENCE SOUTH 84°15'03" WEST 7.72 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 5.66 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 13.92 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 5.66 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 11.54 FEET; THENCE NORTH 05°44'57" WEST 26.89 FEET; THENCE NORTH 84°15'03" EAST 44.50 FEET TO THE POINT OF BEGINNING, IN

COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L4-3

THAT PART OF LOT 16 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED MAY 27, 2004, AS DOCUMENT NO. 0414831142, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +63.58 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +52.92 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16 AFORESAID; THENCE SOUTH 88°23'27" WEST ALONG THE NORTH LINE THEREOF 194.96 FEET; THENCE SOUTH 01°36'33" EAST 21.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°36'33" EAST 26.97 FEET; THENCE SOUTH 88°23'27" WEST 7.77 FEET; THENCE NORTH 01°36'33" WEST 0.66 FEET; THENCE SOUTH 88°23'27" WEST 5.66 FEET; THENCE SOUTH 01°36'33" EAST 0.66 FEET; THENCE SOUTH 88°23'27" WEST 18.35 FEET; THENCE NORTH 01°36'33" WEST 0.66 FEET; THENCE SOUTH 88°23'27" WEST 7.20 FEET; THENCE NORTH 01°36'33" WEST 5.94 FEET; THENCE SOUTH 88°23'27" WEST 25.16 FEET; THENCE NORTH 01°36'33" WEST 20.37 FEET; THENCE NORTH 88°23'27" EAST 64.14 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L4-4

THAT PART OF LOT 16 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED MAY 27, 2004, AS DOCUMENT NO. 0414831142, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +63.58 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +52.92 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16 AFORESAID; THENCE SOUTH 01°46'13" EAST ALONG THE EAST LINE THEREOF 73.68 FEET; THENCE SOUTH 88°23'27" WEST 90.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84°15'03" WEST 57.30 FEET; THENCE NORTH 05°44'57" WEST 26.89 FEET; THENCE NORTH 84°15'03" EAST 8.73 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE NORTH 84°15'03" EAST 5.66 FEET; THENCE NORTH 05°44'57"

-10-

WEST 0.66 FEET; THENCE NORTH 111°45'03" EAST 3.49 FEET; THENCE SOUTH 05°44'57" EAST 5.55 FEET; THENCE NORTH 84°15'03" EAST 21.55 FEET; THENCE NORTH 05°44'57" WEST 5.55 FEET; THENCE NORTH 84°15'03" EAST 3.43 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE NORTH 84°15'03" EAST 5.66 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE NORTH 84°15'03" EAST 8.78 FEET; THENCE SOUTH 05°44'57" EAST 26.89 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L4-5

THAT PART OF LOT 16 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED MAY 27, 2004, AS DOCUMENT NO. 0414831142, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +63.58 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +52.92 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16 AFORESAID; THENCE SOUTH 01°46'13" EAST ALONG THE EAST LINE THEREOF 81.32 FEET; THENCE SOUTH 88°23'27" WEST 195.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°23'27" WEST 44.57 FEET; THENCE NORTH 01°36'33" WEST 26.97 FEET; THENCE NORTH 88°23'27" EAST 5.55 FEET; THENCE SOUTH 01°36'33"

EAST 0.66 FEET; THENCE NORTH 88°23'27" EAST 7.20 FEET; THENCE NORTH 01 °36'33" WEST 0.66 FEET; THENCE NORTH 88°23'27" EAST 18.26 FEET; THENCE SOUTH 01°36'33" EAST 0.66 FEET; THENCE NORTH 88°23'27" EAST 5.66 FEET; THENCE NORTH 01 °36'33" WEST 0.66 FEET; THENCE NORTH 88°23'27" EAST 7.89 FEET; THENCE SOUTH 01°36'33" EAST 26.97 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L5-1

THAT PART OF LOT 16 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED MAY 27, 2004, AS DOCUMENT NO. 0414831142, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +74.25 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +63.58 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16 AFORESAID; THENCE SOUTH 01°46'13" EAST ALONG THE EAST LINE THEREOF 10.61 FEET; THENCE SOUTH 88°23'27" WEST 42.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°36'33" EAST 18.09 FEET; THENCE SOUTH 84°15'03" WEST 20.74 FEET; THENCE SOUTH 05°44'57" EAST 8.85 FEET; THENCE SOUTH 84° 15'03" WEST 2.43 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE SOUTH 84° 15'03" WEST 5.66 FEET; THENCE SOUTH 05°44' 5 7 " EAST 0.66 FEET; THENCE SOUTH 84° 15 '03 " WEST 29.31 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE SOUTH 84° 15'03" WEST 5.66 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE SOUTH 84° 15'03" WEST 14.73 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE SOUTH 84° 15'03"

WEST 5.66 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE SOUTH 84°15'03 " WEST 3.92 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE SOUTH 84°15'03 " WEST 5.66 FEET; THENCE SOUTH 05° 44'57" EAST 0.66 FEET; THENCE SOUTH 84°15'03 " WEST 11.54 FEET; THENCE NORTH 05°44'57" WEST 26.89 FEET; THENCE NORTH 84°15'03" EAST 116.62 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L5-2

THAT PART OF LOT 16 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED MAY 27, 2004, AS DOCUMENT NO. 0414831142, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +74.25 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +63.58 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16 AFORESAID; THENCE SOUTH 01 ° 46'13 " EAST ALONG THE EAST LINE THEREOF 70.25 FEET; THENCE SOUTH 88°23'27" WEST 43.05 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84°15'03" WEST 76.12 FEET; THENCE NORTH 05°44'57" WEST 21.34 FEET; THENCE NORTH 84°15'03" EAST 10.77 FEET; THENCE NORTH 05°44'57" WEST 5.55 FEET; THENCE NORTH 84°15'03" EAST 3.43 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE NORTH 84°15'03 " EAST 5.66 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE NORTH 84°15'03" EAST 8.78 FEET; THENCE SOUTH 05°44'57" EAST 6.27 FEET; THENCE NORTH 84°15'03" EAST 13.32 FEET; THENCE NORTH 05°44'57" WEST 6.27 FEET; THENCE NORTH 84°15'03" EAST 7.77 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE NORTH 84°15'03" EAST 5.66 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE NORTH 84° 15'03" EAST 3.38 FEET; THENCE SOUTH 05°44'57" EAST 10.28 FEET; THENCE NORTH 84° 15 '03 " EAST 18.55 FEET; THENCE SOUTH 01 °36'33 " EAST 16.65 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L5-3

THA TP ART OF LOT 16 IN PLA T1 ROOSEVELT SQ UA RE SUBDIVISION, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED MAY 27, 2004, AS DOCUMENT NO. 0414831142, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +74.25 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +63.58 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16 AFORESAID; THENCE SOUTH 01° 46'13" EAST ALONG THE EAST LINE THEREOF 77.82 FEET; THENCE SOUTH 88°23'27" WEST 147.58 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84°15'03" WEST 47.69 FEET; THENCE NORTH 01°36'33" WEST 18.09 FEET; THENCE NORTH 84°15'03" EAST 20.65 FEET; THENCE NORTH 05°44'57" WEST 8.85 FEET; THENCE NORTH 84°15'03" EAST 2.60 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE NORTH 84°15'03" EAST 5.66 FEET; THENCE NORTH

-12-

05°44'57" WEST 0.66 FEET; THENCE NORTH 84° 15'03 " EAST 17.46 FEET; THENCE SOUTH 05°44'57" EAST 26.89 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L6-1

THAT PART OF LOT 16 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED MAY 27, 2004, AS DOCUMENT NO. 0414831142, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +85.42 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +74.25 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16 AFORESAID; THENCE SOUTH 01°46'13" EAST ALONG THE EAST LINE THEREOF 10.61 FEET; THENCE SOUTH 88°23'27" WEST 42.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°36'33" EAST 18.09 FEET; THENCE SOUTH 84°15'03" WEST 20.74 FEET; THENCE SOUTH 05°44'57" EAST 8.85 FEET; THENCE SOUTH 84° 15'03" WEST 2.43 FEET; THENCE NORTH 05° 44'57" WEST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 5.66 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE SOUTH 84°15'03 " WEST 17.51 FEET; THENCE NORTH 05°44'57" WEST 26.89 FEET; THENCE NORTH 84°15'03 " EAST 47.64 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L6-2

THAT PART OF LOT 16 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED MAY 27, 2004, AS DOCUMENT NO. 0414831142, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +85.42 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +74.25 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16 AFORESAID; THENCE SOUTH 88° 23'27" WEST ALONG THE NORTH LINE THEREOF 114.78 FEET; THENCE SOUTH 01°36'33" EAST 15.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°44'57" EAST 26.89 FEET; THENCE SOUTH 84°15'03" WEST 7.72 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 5.66 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 13.92 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 5.66 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE SOUTH 84°15'03" WEST 34.23 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE SOUTH 84° 15'03" WEST 6.83 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE SOUTH 84° 15'03" WEST 8.32 FEET; THENCE NORTH 01°36'33" WEST 26.96 FEET; THENCE NORTH 84°15 '03 " EAST 80.39 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

-13-

ALSO EXCEPT PARCEL L6-3

THA 7 PART OF LOT 16 IN PLA T1 ROOSEVELT SQUARE SUBDIVISION, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED MAY 27, 2004, AS DOCUMENT NO. 0414831142, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +85.42 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +74.25 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16 AFORESAID; THENCE SOUTH 01°46'13" EAST ALONG THE EAST LINE THEREOF 70.25 FEET; THENCE SOUTH 88°23'27" WEST 43.05 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84°15'03" WEST 104.79 FEET; THENCE NORTH 05°44'57" WEST 26.89 FEET; THENCE NORTH 84°15'03" EAST 8.73 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE NORTH 84°15'03" EAST 5.66 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE NORTH 84°15'03" EAST 3.49 FEET; THENCE SOUTH 05°44'57" EAST 5.55 FEET; THENCE NORTH 84°15'03" EAST 21.55 FEET; THENCE NORTH 05°44'57" WEST 5.55 FEET; THENCE NORTH 84°15'03" EAST 3.43 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE NORTH 84°15'03" EAST 5.66 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE NORTH 84°15'03" EAST 8.78 FEET; THENCE SOUTH 05°44'57" EAST 6.27 FEET; THENCE NORTH 84°15'03" EAST 13.32 FEET; THENCE NORTH 05°44'57" WEST 6.27 FEET; THENCE NORTH 84°15'03" EAST 7.77 FEET; THENCE SOUTH 05°44'57" EAST 0.66 FEET; THENCE NORTH 84°15'03" EAST 5.66 FEET; THENCE NORTH 05°44'57" WEST 0.66 FEET; THENCE NORTH 84°15'03" EAST 3.38 FEET; THENCE SOUTH 05°44'57" EAST 10.28 FEET; THENCE NORTH 84°15'03" EAST 18.55 FEET; THENCE SOUTH 01°36'33" EAST 16.65 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS. For informational purposes only:

Commonly known as 1002 South Racine Avenue, Chicago, IL 60607; PIN No. Ir7-

3W506^)'OTJO ®

TRACT 3:

LIHTC PARCEL (REMAINDER)

LOTS 16 TO 24, TOGETHER WITH THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY LYING SOUTH OF THE SOUTH LINES OF SAID LOTS 16 TO 24, AND NORTH OF THE NORTH LINE OF SAID LOT 25 TO 33, VACATED BY ORDINANCE RECORDED AS DOCUMENT 2133719011, ALL IN BLOCK 1 IN SAMPSON & GREENE'S ADDITION TO CHICAGO, AN ANTE FIRE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 01°37'40" EAST ALONG THE EAST LINE OF LOTS 16 AND 33, AND A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 16 TO THE NORTHEAST CORNER OF LOT 33 A DISTANCE OF 109.78 FEET TO A POINT ON THE NORTH LINE OF AN 18 FOOT PUBLIC ALLEY DEDICATED PER ROOSEVELT SQUARE SUBDIVISION PHASE TWO, PLAT TWO RECORDED JULY 20, 2007 AS DOCUMENT NO. 0720115116; THENCE SOUTH 88°22'20" WEST ALONG THE NORTH LINE OF THE 18

-14-

FOOT PUBLIC ALLEY AFORESAID 224.54 FEET TO A POINT ON THE EAST LINE OF S. THROOP STREET; THENCE NORTH 01°37'40" WEST ALONG THE EAST LINE OF S. THROOP STREET 109.81 FEET TO A POINT ON THE SOUTH LINE OF W. ROOSEVELT ROAD AS WIDENED; THENCE NORTH 88°22'51" EAST ALONG THE SOUTH LINE OF W. ROOSEVELT ROAD AS WIDENED 224.54 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCELS:

PARCEL L2-1

LOTS 16 TO 24, TOGETHER WITH THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY LYING SOUTH OF THE SOUTH LINES OF SAID LOTS 16 TO 24, AND NORTH OF THE NORTH LINE OF SAID LOT 25 TO 33, VACATED BY ORDINANCE RECORDED AS DOCUMENT 2133719011, ALL IN BLOCK 1 IN SAMPSON & GREENE'S ADDITION TO CHICAGO, AN ANTE FIRE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.92 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +24.90 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 01°37'40" EAST ALONG THE EAST LINE OF SAID TRACT 2.86 FEET; THENCE SOUTH 88°22'51" WEST 7.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°37'09" EAST 22.39 FEET; THENCE SOUTH 88°22'51" WEST 15.21 FEET; THENCE SOUTH 01°37'09" EAST 5.59 FEET; THENCE SOUTH 88°22'51" WEST 6.93 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 12.43 FEET; THENCE NORTH 01°37'09" WEST 4.39 FEET; THENCE SOUTH 88°22'51" WEST 8.31 FEET; THENCE NORTH 01°37'09" WEST 24.00 FEET; THENCE NORTH 88°22'51" EAST 42.88 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L2-2

LOTS 16 TO 24, TOGETHER WITH THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY LYING SOUTH OF THE SOUTH LINES OF SAID LOTS 16 TO 24, AND NORTH OF THE NORTH LINE OF SAID LOT 25 TO 33, VACATED BY ORDINANCE RECORDED AS DOCUMENT 2133719011, ALL IN BLOCK 1 IN SAMPSON & GREENE'S ADDITION TO CHICAGO, AN ANTE FIRE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.92 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +24.90 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 88°22'51" WEST ALONG THE NORTH LINE OF SAID TRACT 99.50 FEET; THENCE SOUTH 01°37'09" EAST 2.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°37'09" EAST 28.39 FEET; THENCE SOUTH 88°22'51" WEST 11.36 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 6.02 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 14.78 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 6.02 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 10.61 FEET; THENCE NORTH 01°37'09" WEST 2.70 FEET; THENCE SOUTH 88°22'51" WEST 0.79 FEET; THENCE NORTH 01°37'09" WEST 25.69 FEET; THENCE NORTH 88°22'51" EAST 49.58 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

-15-

ALSO EXCEPT PARCEL L2-3

LOTS 16 TO 24, TOGETHER WITH THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY LYING SOUTH OF THE SOUTH LINES OF SAID LOTS 16 TO 24, AND NORTH OF THE NORTH LINE OF SAID LOT 25 TO 33, VACATED BY ORDINANCE RECORDED AS DOCUMENT 2133719011, ALL IN BLOCK 1 IN SAMPSON & GREENE'S ADDITION TO CHICAGO, AN ANTE FIRE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.92 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +24.90 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 01°37'40" EAST ALONG THE EAST LINE OF SAID TRACT 65.24 FEET; THENCE SOUTH 88°22'51" WEST 122.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°22'51"

WEST 24.48 FEET; THENCE NORTH 01°37'09" WEST 28.41 FEET; THENCE NORTH 88°22'51" EAST 7.06 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE NORTH 88°22'51" EAST 5.95 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE NORTH 88°22'51" EAST 11.47 FEET; THENCE SOUTH 01°37'09" EAST 28.41 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L2-4

LOTS 16 TO 24, TOGETHER WITH THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY LYING SOUTH OF THE SOUTH LINES OF SAID LOTS 16 TO 24, AND NORTH OF THE NORTH LINE OF SAID LOT 25 TO 33, VACATED BY ORDINANCE RECORDED AS DOCUMENT 2133719011, ALL IN BLOCK 1 IN SAMPSON & GREENE'S ADDITION TO CHICAGO, AN ANTE FIRE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.92 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +24.90 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 01°37'40" EAST ALONG THE EAST LINE OF SAID TRACT 65.24 FEET; THENCE SOUTH 88°22'51" WEST 77.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°22'51" WEST 19.24 FEET; THENCE NORTH 01°37'09" WEST 28.41 FEET; THENCE NORTH 88°22'51" EAST 6.95 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE NORTH 88°22'51" EAST 5.59 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE NORTH 88°22'51" EAST 6.69 FEET; THENCE SOUTH 01°37'09" EAST 28.41 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L3-1

LOTS 16 TO 24, TOGETHER WITH THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY LYING SOUTH OF THE SOUTH LINES OF SAID LOTS 16 TO 24, AND NORTH OF THE NORTH LINE OF SAID LOT 25 TO 33, VACATED BY ORDINANCE RECORDED AS DOCUMENT 2133719011, ALL IN BLOCK 1 IN SAMPSON & GREENE'S ADDITION TO CHICAGO, AN ANTE FIRE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +44.96 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.92 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS

-16-

HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 01°37'40" EAST ALONG THE EAST LINE OF SAID TRACT 2.86 FEET; THENCE SOUTH 88°22'51" WEST 74.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°37'09" EAST 28.39 FEET; THENCE SOUTH 88°22'51" WEST 7.35 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 6.02 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 40 FEET; THENCE NORTH 01°37'09" WEST 28.39 FEET; THENCE NORTH 88°22'51" EAST 24.77 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L3-2

LOTS 16 TO 24, TOGETHER WITH THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY LYING SOUTH OF THE SOUTH LINES OF SAID LOTS 16 TO 24, AND NORTH OF THE NORTH LINE OF SAID LOT 25 TO 33, VACATED BY ORDINANCE RECORDED AS DOCUMENT 2133719011, ALL IN BLOCK 1 IN SAMPSON & GREENE'S ADDITION TO CHICAGO, AN ANTE FIRE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +44.96 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.92 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 01°37'40" EAST ALONG THE EAST LINE OF SAID TRACT 65.24 FEET; THENCE SOUTH 88°22'51" WEST 97.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°22'51" WEST 25.06 FEET; THENCE NORTH 01°37'09" WEST 28.41 FEET; THENCE NORTH 88°22'51" EAST 11.20 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE NORTH 88°22'51" EAST 6.18 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE NORTH 88°22'51" EAST 7.68 FEET; THENCE SOUTH 01°37'09" EAST

41 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L4-1

LOTS 16 TO 24, TOGETHER WITH THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY LYING SOUTH OF THE SOUTH LINES OF SAID LOTS 16 TO 24, AND NORTH OF THE NORTH LINE OF SAID LOT 25 TO 33, VACATED BY ORDINANCE RECORDED AS DOCUMENT 2133719011, ALL IN BLOCK 1 IN SAMPSON & GREENE'S ADDITION TO CHICAGO, AN ANTE FIRE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +54.98 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +44.96 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 01°37'40" EAST ALONG THE EAST LINE OF SAID TRACT 2.86 FEET; THENCE SOUTH 88°22'51" WEST 7.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°37'09" EAST 22.39 FEET; THENCE SOUTH 88°22'51" WEST 15.21 FEET; THENCE SOUTH 01°37'09" EAST 5.59 FEET; THENCE SOUTH 88°22'51" WEST 6.93 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 12.43 FEET; THENCE NORTH 01°37'09" WEST 4.39 FEET; THENCE SOUTH 88°22'51" WEST 8.31 FEET; THENCE NORTH 01°37'09" WEST 24.00 FEET; THENCE NORTH 88°22'51" EAST 42.88 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

-17-

ALSO EXCEPT PARCEL L4-2

LOTS 16 TO 24, TOGETHER WITH THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY LYING SOUTH OF THE SOUTH LINES OF SAID LOTS 16 TO 24, AND NORTH OF THE NORTH LINE OF SAID LOT 25 TO 33, VACATED BY ORDINANCE RECORDED AS DOCUMENT 2133719011, ALL IN BLOCK 1 IN SAMPSON & GREENE'S ADDITION TO CHICAGO, AN ANTE FIRE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +54.98 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +44.96 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 88°22'51" WEST ALONG THE NORTH LINE OF SAID TRACT 74.74 FEET; THENCE SOUTH 01°37'09" EAST 2.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°37'09" EAST 28.39 FEET; THENCE SOUTH 88°22'51" WEST 7.35 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 6.02 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 11.40 FEET; THENCE NORTH 01°37'09" WEST 28.39 FEET; THENCE NORTH 88°22'51" EAST 24.77 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L4-3

LOTS 16 TO 24, TOGETHER WITH THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY LYING SOUTH OF THE SOUTH LINES OF SAID LOTS 16 TO 24, AND NORTH OF THE NORTH LINE OF SAID LOT 25 TO 33, VACATED BY ORDINANCE RECORDED AS DOCUMENT 2133719011, ALL IN BLOCK 1 IN SAMPSON & GREENE'S ADDITION TO CHICAGO, AN ANTE FIRE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +54.98 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +44.96 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 88°22'51" WEST ALONG THE NORTH LINE OF SAID TRACT 124.28 FEET; THENCE SOUTH 01°37'09" EAST 2.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°37'09" EAST 28.39 FEET; THENCE SOUTH 88°22'51" WEST 7.39 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 6.02 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 10.61 FEET; THENCE NORTH 01°37'09" WEST 2.70 FEET; THENCE SOUTH 88°22'51" WEST 0.79

FEET; THENCE NORTH 01°37'09" WEST 25.69 FEET; THENCE NORTH 88°22'51" EAST 24.81 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L4-4

LOIS 16 TO 24, TOGETHER WITH THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY LYING SOUTH OF THE SOUTH LINES OF SAID LOTS 16 TO 24, AND NORTH OF THE NORTH LINE OF SAID LOT 25 TO 33, VACATED BY ORDINANCE RECORDED AS DOCUMENT 2133719011, ALL IN BLOCK 1 IN SAMPSON

-18-

& GREENE'S ADDITION TO CHICAGO, AN ANTE FIRE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +54.98 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +44.96 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 88°22'51" WEST ALONG THE NORTH LINE OF SAID TRACT 202.42 FEET; THENCE SOUTH 01°37'09" EAST 30.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°37'09" EAST 9.42 FEET; THENCE NORTH 88°22'51" EAST 7.80 FEET; THENCE SOUTH 01°37'09" EAST 6.07 FEET; THENCE NORTH 88°22'51" EAST 9.61 FEET; THENCE SOUTH 01°37'09" EAST 18.90 FEET; THENCE SOUTH 88°22'51" WEST 36.63 FEET; THENCE NORTH 01°37'09" WEST 34.38 FEET; THENCE NORTH 88°22'51" EAST 19.23 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L5-1

LOIS 16 TO 24, TOGETHER WITH THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY LYING SOUTH OF THE SOUTH LINES OF SAID LOTS 16 TO 24, AND NORTH OF THE NORTH LINE OF SAID LOT 25 TO 33, VACATED BY ORDINANCE RECORDED AS DOCUMENT 2133719011, ALL IN BLOCK 1 IN SAMPSON & GREENE'S ADDITION TO CHICAGO, AN ANTE FIRE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +65.00 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +54.98 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 01°37'40" EAST ALONG THE EAST LINE OF SAID TRACT 2.86 FEET; THENCE SOUTH 88°22'51" WEST 7.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°37'09" EAST 22.39 FEET; THENCE SOUTH 88°22'51" WEST 15.21 FEET; THENCE SOUTH 01°37'09" EAST 5.59 FEET; THENCE SOUTH 88°22'51" WEST 6.93 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 12.43 FEET; THENCE NORTH 01°37'09" WEST 4.39 FEET; THENCE SOUTH 88°22'51" WEST 8.31 FEET; THENCE NORTH 01°37'09" WEST 24.00 FEET; THENCE NORTH 88°22'51" EAST 42.88 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L5-2

LOTS 16 TO 24, TOGETHER WITH THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY LYING SOUTH OF THE SOUTH LINES OF SAID LOTS 16 TO 24, AND NORTH OF THE NORTH LINE OF SAID LOT 25 TO 33, VACATED BY ORDINANCE RECORDED AS DOCUMENT 2133719011, ALL IN BLOCK 1 IN SAMPSON & GREENE'S ADDITION TO CHICAGO, AN ANTE FIRE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +65.00 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +54.98 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 88°22'51" WEST ALONG THE NORTH LINE OF SAID TRACT 149.09 FEET; THENCE SOUTH 01°37'40" EAST 2.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°37'09" EAST 25.69 FEET; THENCE NORTH 88°22'51" EAST 0.79 FEET; THENCE SOUTH 01°37'09" EAST 2.70 FEET; THENCE SOUTH

-19-

88°22'51" WEST 12.52 FEET; THENCE NORTH 01°37'09" WEST 2.25 FEET; THENCE SOUTH 88°22'51" WEST 8.92 FEET; THENCE SOUTH 01°37'09" EAST 1.85 FEET; THENCE SOUTH 88°22'51" WEST 5.70 FEET; THENCE NORTH 01°37'09" WEST 10.46 FEET; THENCE SOUTH 88°22'51" WEST 21.97 FEET; THENCE NORTH 01°37'09" WEST 17.53 FEET; THENCE NORTH 88°22'51" EAST 48.32 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L5-3

LOTS 16 TO 24, TOGETHER WITH THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY LYING SOUTH OF THE SOUTH LINES OF SAID LOTS 16 TO 24, AND NORTH OF THE NORTH LINE OF SAID LOT 25 TO 33, VACATED BY ORDINANCE RECORDED AS DOCUMENT 2133719011, ALL IN BLOCK 1 IN SAMPSON & GREENE'S ADDITION TO CHICAGO, AN ANTE FIRE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +65.00 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +54.98 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 01°37'40" EAST ALONG THE EAST LINE OF SAID TRACT 65.24 FEET; THENCE SOUTH 88°22'51" WEST 122.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°22'51" WEST 24.48 FEET; THENCE NORTH 01°37'09" WEST 28.41 FEET; THENCE NORTH 88°22'51" EAST 7.06 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE NORTH 88°22'51" EAST 5.95 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE NORTH 88°22'51" EAST 11.47 FEET; THENCE SOUTH 01°37'09" EAST 28.41 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L6-1

LOTS 16 TO 24, TOGETHER WITH THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY LYING SOUTH OF THE SOUTH LINES OF SAID LOTS 16 TO 24, AND NORTH OF THE NORTH LINE OF SAID LOT 25 TO 33, VACATED BY ORDINANCE RECORDED AS DOCUMENT 2133719011, ALL IN BLOCK 1 IN SAMPSON & GREENE'S ADDITION TO CHICAGO, AN ANTE FIRE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +74.90 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +65.00 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 88°22'51" WEST ALONG THE NORTH LINE OF SAID TRACT 49.92 FEET; THENCE SOUTH 01°37'40" EAST 2.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°37'09" EAST 24.00 FEET; THENCE SOUTH 88°22'51" WEST 0.46 FEET; THENCE SOUTH 01°37'09" EAST 4.39 FEET; THENCE SOUTH 88°22'51" WEST 10.90 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 6.02 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 7.44 FEET; THENCE NORTH 01°37'09" WEST 28.39 FEET; THENCE NORTH 88°22'51" EAST 24.82 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L6-2

LOTS 16 TO 24, TOGETHER WITH THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY LYING SOUTH OF THE SOUTH

-20-

LINE OF SAID LOTS 16 TO 24, AND NORTH OF THE NORTH LINE OF SAID LOT 25 TO 33, VACATED BY ORDINANCE RECORDED AS DOCUMENT 2133719011, ALL IN BLOCK 1 IN SAMPSON & GREENE'S ADDITION TO CHICAGO, AN ANTE FIRE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +74.90 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +65.00 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 88°22'51" WEST ALONG THE NORTH LINE OF SAID TRACT 99.50 FEET; THENCE SOUTH 01°37'40" EAST 2.86 FEET TO THE POINT

OF BEGINNING; THENCE SOUTH 01°37'09" EAST 28.39 FEET; THENCE SOUTH 88°22'51" WEST 11.36 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 6.02 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 7.39 FEET; THENCE NORTH 01°37'09" WEST 28.39 FEET; THENCE NORTH 88°22'51" EAST 24.77 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L6-3

LOTS 16 TO 24, TOGETHER WITH THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY LYING SOUTH OF THE SOUTH LINES OF SAID LOTS 16 TO 24, AND NORTH OF THE NORTH LINE OF SAID LOT 25 TO 33, VACATED BY ORDINANCE RECORDED AS DOCUMENT 2133719011, ALL IN BLOCK 1 IN SAMPSON & GREENE'S ADDITION TO CHICAGO, AN ANTE FIRE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +74.90 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +65.00 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 88°22'51" WEST ALONG THE NORTH LINE OF SAID TRACT 149.09 FEET; THENCE SOUTH 01°37'40" EAST 2.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°37'09" EAST 25.69 FEET; THENCE NORTH 88°22'51" EAST 0.79 FEET; THENCE SOUTH 01°37'09" EAST 2.70 FEET; THENCE SOUTH 88°22'51" WEST 12.52 FEET; THENCE NORTH 01°37'09" WEST 2.25 FEET; THENCE SOUTH 88°22'51" WEST 8.92 FEET; THENCE SOUTH 01°37'09" EAST 1.85 FEET; THENCE SOUTH 88°22'51" WEST 5.70 FEET; THENCE NORTH 01°37'09" WEST 10.46 FEET; THENCE SOUTH 88°22'51" WEST 18.87 FEET; THENCE SOUTH 01°37'09" EAST 10.46 FEET; THENCE SOUTH 88°22'51" WEST 27.34 FEET; THENCE NORTH 01°37'09" WEST 27.99 FEET; THENCE NORTH 88°22'51" EAST 72.56 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L6-4

LOTS 16 TO 24, TOGETHER WITH THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY LYING SOUTH OF THE SOUTH LINES OF SAID LOTS 16 TO 24, AND NORTH OF THE NORTH LINE OF SAID LOT 25 TO 33, VACATED BY ORDINANCE RECORDED AS DOCUMENT 2133719011, ALL IN BLOCK 1 IN SAMPSON & GREENE'S ADDITION TO CHICAGO, AN ANTE FIRE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +74.90 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +65.00 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

-21-

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 01°37'40" EAST ALONG THE EAST LINE OF SAID TRACT 65.24 FEET; THENCE SOUTH 88°22'51" WEST 122.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°22'51" WEST 24.48 FEET; THENCE NORTH 01°37'09" WEST 28.41 FEET; THENCE NORTH 88°22'51" EAST 7.06 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE NORTH 88°22'51" EAST 5.95 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE NORTH 88°22'51" EAST 11.47 FEET; THENCE SOUTH 01°37'09" EAST 28.41 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L6-5

LOTS 16 TO 24, TOGETHER WITH THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY LYING SOUTH OF THE SOUTH LINES OF SAID LOTS 16 TO 24, AND NORTH OF THE NORTH LINE OF SAID LOT 25 TO 33, VACATED BY ORDINANCE RECORDED AS DOCUMENT 2133719011, ALL IN BLOCK 1 IN SAMPSON & GREENE'S ADDITION TO CHICAGO, AN ANTE FIRE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +74.90 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +65.00 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 01°37'40" EAST ALONG THE EAST LINE OF SAID TRACT 65.24 FEET; THENCE SOUTH 88°22'51" WEST 77.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°22'51" WEST 19.24 FEET; THENCE NORTH 01°37'09" WEST 28.41 FEET; THENCE NORTH 88°22'51" EAST 6.95 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE NORTH 88°22'51" EAST 5.59 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE NORTH 88°22'51" EAST 6.69 FEET; THENCE SOUTH 01°37'09" EAST 28.41 FEET TO THE POINT OF BEGINNING,

IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L6-6

LOTS 16 TO 24, TOGETHER WITH THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH THAT PART OF THE EAST-WEST 16 FOOT VACATED ALLEY LYING SOUTH OF THE SOUTH LINES OF SAID LOTS 16 TO 24, AND NORTH OF THE NORTH LINE OF SAID LOT 25 TO 33, VACATED BY ORDINANCE RECORDED AS DOCUMENT 2133719011, ALL IN BLOCK 1 IN SAMPSON & GREENE'S ADDITION TO CHICAGO, AN ANTE FIRE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +74.90 FEET ABOVE CHICAGO CUT DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +65.00 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 01°37'40" EAST ALONG THE EAST LINE OF SAID TRACT 65.24 FEET; THENCE SOUTH 88°22'51" WEST 7.05 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°22'51" WEST 46.33 FEET; THENCE NORTH 01°37'09" WEST 18.50 FEET; THENCE NORTH 88°22'51" EAST 25.56 FEET; THENCE NORTH 01°37'09" WEST 9.51 FEET; THENCE NORTH 88°22'51" EAST 5.57 FEET; THENCE NORTH 01°37'09" WEST 11.97 FEET; THENCE NORTH 88°22'51" EAST 13.65 FEET; THENCE SOUTH 01°37'09" EAST 11.30 FEET; THENCE NORTH 88°22'51" EAST 1.56 FEET; THENCE SOUTH 01°37'09" EAST 28.68 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

For informational purposes only:

Commonly known as 1257 West Roosevelt Road, Chicago, IL 60608;

-22-

PIN No. 17-20-103-001-0000

17-20-103-002-0000

17-20-103-003-0000

17-20-103-004-0000

17-20-103-005-0000

17-20-103-006-0000

17-20-103-007-0000

17-20-103-008-0000

17-20-103-063-0000

TRACT 4: LIHTC PARCEL

LOT 142 IN ROOSEVELT SQUARE SUBDIVISION PHASE TWO, PLAT TWO BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED JULY 20, 2007, AS DOCUMENT NO. 0720115116, EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCELS:

PARCEL L2-1

THAT PART OF LOT 142 IN ROOSEVELT SQUARE SUBDIVISION PHASE TWO, PLAT TWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED JULY 20, 2007, AS DOCUMENT NO. 0720115116, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.82 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +24.80 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 01°35'55" EAST ALONG THE EAST LINE OF SAID TRACT 2.86 FEET; THENCE SOUTH 88°22'51" WEST 2.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°37'09" EAST 22.39 FEET; THENCE SOUTH 88°22'51" WEST 15.21 FEET; THENCE SOUTH 01°37'09" EAST 5.59 FEET; THENCE SOUTH 88°22'51" WEST 6.93 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 12.43 FEET; THENCE NORTH 01°37'09" WEST 4.39 FEET; THENCE SOUTH 88°22'51" WEST 8.31 FEET; THENCE NORTH 01°37'09" WEST 24.00 FEET; THENCE NORTH 88°22'51" EAST 42.88 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L2-2

THAT PART OF LOT 142 IN ROOSEVELT SQUARE SUBDIVISION PHASE TWO, PLAT TWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED JULY 20, 2007, AS DOCUMENT NO. 0720115116, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF -34.82 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +24.80 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 88°22'51" WEST ALONG THE NORTH LINE OF SAID TRACT 95.44 FEET; THENCE SOUTH 01°37'09" EAST 2.86 FEET TO THE POINT OF BEGINNING; THENCE

-23-

SOUTH 01°37'09" EAST 28.39 FEET; THENCE SOUTH 88°22'51" WEST 11.36 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 6.02 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 14.78 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 6.02 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 10.61 FEET; THENCE NORTH 01°37'09" WEST 2.70 FEET; THENCE SOUTH 88°22'51" WEST 0.79 FEET; THENCE NORTH 01°37'09" WEST 25.69 FEET; THENCE NORTH 88°22'51" EAST 49.58 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L2-3

THAT PART OF LOT 142 IN ROOSEVELT SQUARE SUBDIVISION PHASE TWO, PLAT TWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED JULY 20, 2007, AS DOCUMENT NO. 0720115116, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.82 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +24.80 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 01°35'55" EAST ALONG THE EAST LINE OF SAID TRACT 65.24 FEET; THENCE SOUTH 88°22'51" WEST 118.05 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°22'51" WEST 24.48 FEET; THENCE NORTH 01°37'09" WEST 28.41 FEET; THENCE NORTH 88°22'51" EAST 7.06 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE NORTH 88°22'51" EAST 5.95 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE NORTH 88°22'51" EAST 11.47 FEET; THENCE SOUTH 01°37'09" EAST 28.41 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L2-4

THAT PART OF LOT 142 IN ROOSEVELT SQUARE SUBDIVISION PHASE TWO, PLAT TWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED JULY 20, 2007, AS DOCUMENT NO. 0720115116, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF -34.82 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +24.80 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 01°35'55" EAST ALONG THE EAST LINE OF SAID TRACT 65.24 FEET; THENCE SOUTH 88°22'51" WEST 73.75 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°22'51" WEST 19.24 FEET; THENCE NORTH 01°37'09" WEST 28.41 FEET; THENCE NORTH 88°22'51" EAST 6.95 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE NORTH 88°22'51" EAST 5.59 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE NORTH 88°22'51" EAST 6.69 FEET; THENCE SOUTH 01°37'09" EAST 28.41 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L3-1

THAT PART OF LOT 142 IN ROOSEVELT SQUARE SUBDIVISION PHASE TWO, PLAT TWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED JULY 20, 2007, AS DOCUMENT NO. 0720115116, LYING BELOW A

-24-

HORIZONTAL PLANE HAVING AN ELEVATION OF +44.86 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.82 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 01°35'55" EAST ALONG THE EAST LINE OF SAID TRACT 2.86 FEET; THENCE SOUTH 88°22'51" WEST 70.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°37'09" EAST 28.39 FEET; THENCE SOUTH 88°22'51" WEST 7.35 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 6.02 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 11.40 FEET; THENCE NORTH 01°37'09" WEST 28.39 FEET; THENCE NORTH 88°22'51" EAST 24.77 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L3-2

THAT PART OF LOT 142 IN ROOSEVELT SQUARE SUBDIVISION PHASE TWO, PLATTWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED JULY 20, 2007, AS DOCUMENT NO. 0720115116, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +44.86 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.82 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 01°35'55" EAST ALONG THE EAST LINE OF SAID TRACT 65.24 FEET; THENCE SOUTH 88°22'51" WEST 92.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°22'51" WEST 25.06 FEET; THENCE NORTH 01°37'09" WEST 28.41 FEET; THENCE NORTH 88°22'51" EAST 11.20 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE NORTH 88°22'51" EAST 6.18 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE NORTH 88°22'51" EAST 7.68 FEET; THENCE SOUTH 01°37'09" EAST 28.41 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L4-1

THAT PART OF LOT 142 IN ROOSEVELT SQUARE SUBDIVISION PHASE TWO, PLATTWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED JULY 20, 2007, AS DOCUMENT NO. 0720115116, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +54.88 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +44.86 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 01°35'55" EAST ALONG THE EAST LINE OF SAID TRACT 2.86 FEET; THENCE SOUTH 88°22'51" WEST 2.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°37'09" EAST 22.39 FEET; THENCE SOUTH 88°22'51" WEST 15.21 FEET; THENCE SOUTH 01°37'09" EAST 5.59 FEET; THENCE SOUTH 88°22'51" WEST 6.93 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 12.43 FEET; THENCE NORTH 01°37'09" WEST 4.39 FEET; THENCE SOUTH 88°22'51" WEST 8.31 FEET; THENCE NORTH 01°37'09" WEST 24.00 FEET; THENCE NORTH 88°22'51" EAST 42.88 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

-25-

ALSO EXCEPT PARCEL L4-2

THAT PART OF LOT 142 IN ROOSEVELT SQUARE SUBDIVISION PHASE TWO, PLATTWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED JULY 20, 2007, AS DOCUMENT NO. 0720115116, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +54.88 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +44.86 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE

NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 88° 22'51" WEST ALONG THE NORTH LINE OF SAID TRACT 70.68 FEET; THENCE SOUTH 01°37'09" EAST 2.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01° 37'09" EAST 28.39 FEET; THENCE SOUTH 88°22' 51" WEST 7.35 FEET; THENCE NORTH 01° 37'09" WEST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 6.02 FEET; THENCE SOUTH 01° 37'09" EAST 0.40 FEET; THENCE SOUTH 88°22' 51" WEST 11.40 FEET; THENCE NORTH 01° 37'09" WEST 28.39 FEET; THENCE NORTH 88°22'51" EAST 24.77 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L4-3

THAT PART OF LOT 142 IN ROOSEVELT SQUARE SUBDIVISION PHASE TWO, PUT TWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED JULY 20, 2007, AS DOCUMENT NO. 0720115116, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +54.88 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +44.86 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 88°22'51" WEST ALONG THE NORTH LINE OF SAID TRACT 120.22 FEET; THENCE SOUTH 01° 37'09" EAST 2.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01° 37'09" EAST 28.39 FEET; THENCE SOUTH 88°22'51" WEST 7.39 FEET; THENCE NORTH 01° 37'09" WEST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 6.02 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 10.61 FEET; THENCE NORTH 01° 37'09" WEST 2.70 FEET; THENCE SOUTH 88°22'51" WEST 0.79 FEET; THENCE NORTH 01° 37'09" WEST 25.69 FEET; THENCE NORTH 88°22'51" EAST 24.81 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L4-4

THAT PART OF LOT 142 IN ROOSEVELT SQUARE SUBDIVISION PHASE TWO, PLAT TWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED JULY 20, 2007, AS DOCUMENT NO. 0720115116, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +54.88 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +44.86 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 88°22' 51" WEST ALONG THE NORTH LINE OF SAID TRACT 198.36

-26-

FEET; THENCE SOUTH 01°37'09" EAST 30.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01° 37'09" EAST 9.42 FEET; THENCE NORTH 88°22'51" EAST 7.80 FEET; THENCE SOUTH 01°37'09" EAST 6.07 FEET; THENCE NORTH 88°22'51" EAST 9.61 FEET; THENCE SOUTH 01°37'09" EAST 18.90 FEET; THENCE SOUTH 88°22'51" WEST 36.63 FEET; THENCE NORTH 01° 37'09" WEST 34.38 FEET; THENCE NORTH 88°22'51" EAST 19.23 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L5-1

THAT PART OF LOT 142 IN ROOSEVELT SQUARE SUBDIVISION PHASE TWO, PLAT TWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED JULY 20, 2007, AS DOCUMENT NO. 0720115116, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +64.90 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +54.88 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 01°35'55" EAST ALONG THE EAST LINE OF SAID TRACT 2.86 FEET; THENCE SOUTH 88°22'51" WEST 2.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°37'09" EAST 22.39 FEET; THENCE SOUTH 88°22'51" WEST 15.21 FEET; THENCE SOUTH 01° 37'09" EAST 5.59 FEET; THENCE SOUTH 88°22'51" WEST 6.93 FEET; THENCE SOUTH 01° 37'09" EAST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 12.43 FEET; THENCE NORTH 01° 37'09" WEST 4.39 FEET; THENCE SOUTH 88°22'51" WEST 8.31 FEET; THENCE NORTH 01°37'09" WEST 24.00 FEET; THENCE NORTH 88°22'51" EAST 42.88 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; •

ALSO EXCEPT PARCEL L5-2

THAT PART OF LOT 142 IN ROOSEVELT SQUARE SUBDIVISION PHASE TWO, PLAT TWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED JULY 20, 2007, AS DOCUMENT NO. 0720115116, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +64.90 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +54.88 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 88°22'51" WEST ALONG THE NORTH LINE OF SAID TRACT 145.03 FEET; THENCE SOUTH 01°37'40" EAST 2.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°37'09" EAST 25.69 FEET; THENCE NORTH 88°22'51" EAST 0.79 FEET; THENCE SOUTH 01°37'09" EAST 2.70 FEET; THENCE SOUTH 88°22'51" WEST 12.52 FEET; THENCE NORTH 01°37'09" WEST 2.25 FEET; THENCE SOUTH 88°22'51" WEST 5.92 FEET; THENCE SOUTH 01°37'09" EAST 1.85 FEET; THENCE SOUTH 88°22'51" WEST 5.70 FEET; THENCE NORTH 01°37'09" WEST 10.46 FEET; THENCE SOUTH 88°22'51" WEST 21.97 FEET; THENCE NORTH 01°37'09" WEST 17.53 FEET; THENCE NORTH 88°22'51" EAST 48.32 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L5-3

THAT PART OF LOT 142 IN ROOSEVELT SQUARE SUBDIVISION PHASE TWO, PLAT TWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO

-27-

A PLAT THEREOF RECORDED JULY 20, 2007, AS DOCUMENT NO. 0720115116, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +64.90 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +54.88 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 01°35'55" EAST ALONG THE EAST LINE OF SAID TRACT 65.24 FEET; THENCE SOUTH 88°22'51" WEST 118.05 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°22'51" WEST 24.48 FEET; THENCE NORTH 01°37'09" WEST 28.41 FEET; THENCE NORTH 88°22'51" EAST 7.06 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE NORTH 88°22'51" EAST 5.95 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE NORTH 88°22'51" EAST 11.47 FEET; THENCE SOUTH 01°37'09" EAST 28.41 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L6-1

THAT PART OF LOT 142 IN ROOSEVELT SQUARE SUBDIVISION PHASE TWO, PLAT TWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED JULY 20, 2007, AS DOCUMENT NO. 0720115116, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +74.80 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +64.90 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 88°22'51" WEST ALONG THE NORTH LINE OF SAID TRACT 45.86 FEET; THENCE SOUTH 01°37'40" EAST 2.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°37'09" EAST 24.00 FEET; THENCE SOUTH 88°22'51" WEST 0.46 FEET; THENCE SOUTH 01°37'09" EAST 4.39 FEET; THENCE SOUTH 88°22'51" WEST 10.90 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 6.02 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 7.44 FEET; THENCE NORTH 01°37'09" WEST 28.39 FEET; THENCE NORTH 88°22'51" EAST 24.82 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L6-2

THAT PART OF LOT 142 IN ROOSEVELT SQUARE SUBDIVISION PHASE TWO, PLAT TWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED JULY 20, 2007, AS DOCUMENT NO. 0720115116, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +74.80 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +64.90 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 88°22'51" WEST ALONG THE NORTH LINE OF SAID TRACT 95.44 FEET; THENCE SOUTH 01°37'40" EAST 2.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°37'09" EAST 28.39 FEET; THENCE SOUTH 88°22'51" WEST 11.36 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 6.02 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE SOUTH 88°22'51" WEST 7.39 FEET; THENCE NORTH 01°37'09" WEST 28.39 FEET; THENCE NORTH 88°22'51" EAST 24.77 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

-28-

ALSO EXCEPT PARCEL L6-3

THAT PART OF LOT 142 IN ROOSEVELT SQUARE SUBDIVISION PHASE TWO, PLAT TWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED JULY 20, 2007, AS DOCUMENT NO. 0720115116, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +74.80 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +64.90 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 88°22'51" WEST ALONG THE NORTH LINE OF SAID TRACT 145.03 FEET; THENCE SOUTH 01°37'09" EAST 2.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°37'09" EAST 25.69 FEET; THENCE NORTH 88°22'51" EAST 0.79 FEET; THENCE SOUTH 01°37'09" EAST 2.70 FEET; THENCE SOUTH 88°22'51" WEST 12.52 FEET; THENCE NORTH 01°37'09" WEST 2.25 FEET; THENCE SOUTH 88°22'51" WEST 8.92 FEET; THENCE SOUTH 01°37'09" EAST 1.85 FEET; THENCE SOUTH 88°22'51" WEST 5.70 FEET; THENCE NORTH 01°37'09" WEST 10.46 FEET; THENCE SOUTH 88°22'51" WEST 18.87 FEET; THENCE SOUTH 01°37'09" EAST 10.46 FEET; THENCE SOUTH 88°22'51" WEST 27.34 FEET; THENCE NORTH 01°37'09" WEST 27.99 FEET; THENCE NORTH 88°22'51" EAST 72.56 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L6-4

THAT PART OF LOT 142 IN ROOSEVELT SQUARE SUBDIVISION PHASE TWO, PLAT TWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED JULY 20, 2007, AS DOCUMENT NO. 0720115116, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +74.80 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +64.90 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 01°35'55" EAST ALONG THE EAST LINE OF SAID TRACT 65.24 FEET; THENCE SOUTH 88°22'51" WEST 118.05 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°22'51" WEST 24.48 FEET; THENCE NORTH 01°37'09" WEST 28.41 FEET; THENCE NORTH 88°22'51" EAST 7.06 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE NORTH 88°22'51" EAST 5.95 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE NORTH 88°22'51" EAST 11.47 FEET; THENCE SOUTH 01°37'09" EAST 28.41 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L6-5

THAT PART OF LOT 142 IN ROOSEVELT SQUARE SUBDIVISION PHASE TWO, PLAT TWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED JULY 20, 2007, AS DOCUMENT NO. 0720115116, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +74.80 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +64.90 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 01°35'55" EAST ALONG THE EAST LINE OF SAID TRACT 65.24 FEET; THENCE SOUTH 88°22'51" WEST 73.75 FEET TO THE POINT OF BEGINNING; THENCE

-29-

SOUTH 88°22'51" WEST 19.24 FEET; THENCE NORTH 01°37'09" WEST 28.41 FEET; THENCE NORTH 88°22'51" EAST 6.95 FEET; THENCE SOUTH 01°37'09" EAST 0.40 FEET; THENCE NORTH 88°22'51" EAST 5.59 FEET; THENCE NORTH 01°37'09" WEST 0.40 FEET; THENCE NORTH 88°22'51" EAST 6.69 FEET; THENCE SOUTH 01°37'09" EAST 28.41 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO EXCEPT PARCEL L6-6

THAT PART OF LOT 142 IN ROOSEVELT SQUARE SUBDIVISION PHASE TWO, PLAT TWO, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED JULY 20, 2007, AS DOCUMENT NO. 0720115116, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +74.80 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +64.90 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 01°35'55" EAST ALONG THE EAST LINE OF SAID TRACT 65.24 FEET; THENCE SOUTH 88°22'51" WEST 2.96 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°22'51" WEST 46.33 FEET; THENCE NORTH 01°37'09" WEST 18.50 FEET; THENCE NORTH 88°22'51" EAST 25.56 FEET; THENCE NORTH 01°37'09" WEST 9.51 FEET; THENCE NORTH 88°22'51" EAST 5.57 FEET; THENCE NORTH 01°37'09" WEST 11.97 FEET; THENCE NORTH 88°22'51" EAST 13.65 FEET; THENCE SOUTH 01°37'09" EAST 11.30 FEET; THENCE NORTH 88°22'51" EAST 1.56 FEET; THENCE SOUTH 01°37'09" EAST 28.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

For informational purposes only:

Commonly known as 1357 West Roosevelt Road, Chicago, IL 60608; PIN No. 17-20-102-057-0000

-30-

ESTATE 2:

LEASEHOLD ESTATE CREATED BY GROUND LEASE DATED SEPTEMBER 1, 2004 AND RECORDED SEPTEMBER 10, 2004 AS DOCUMENT NO. 0425441020, AS AMENDED BY INSTRUMENT RECORDED JULY 14, 2006 AS DOCUMENT NO. 0619534097, MADE BY AND BETWEEN THE CHICAGO HOUSING AUTHORITY, AS GROUND LESSOR. AND ROOSEVELT SQUARE I LIMITED PARTNERSHIP, AS GROUND LESSEE, WHICH GROUND LEASE DEMISES THE LAND FOR A TERM OF 99 YEARS COMMENCING ON THE LEASE

COMMENCEMENT DATE. (AFFECTS PARCELS 1 AND 4 OF TRACT 5); GROUND LEASE DATED SEPTEMBER 1, 2004 AND RECORDED SEPTEMBER 10, 2004 AS DOCUMENT NO. 0425441021, MADE BY AND BETWEEN THE CHICAGO HOUSING AUTHORITY, AS GROUND LESSOR, AND ROOSEVELT SQUARE I LIMITED PARTNERSHIP, AS GROUND LESSEE, WHICH GROUND LEASE DEMISES THE LAND FOR A TERM OF 99 YEARS COMMENCING ON THE LEASE COMMENCEMENT DATE. (AFFECTS PARCEL 2 OF TRACT 5); ASSUMPTION, ASSIGNMENT AND AMENDMENT OF GROUND LEASE MADE BY ROOSEVELT SQUARE I LIMITED PARTNERSHIP, AS ASSIGNOR, RS AFFORDABLE I LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS ASSIGNEE, AND THE CHICAGO HOUSING AUTHORITY, A MUNICIPAL CORPORATION, DATED AS OF JANUARY 10, 2023; DEMISING THE FOLLOWING DESCRIBED LAND:

TRACT 5:

PARCEL 1 - NORTH RESIDENTIAL PARCEL: PARCEL 1A:

LOTS 1, 5, 7, 19, 23 AND 31 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, A RESUBDIVISION OF BUCKLEY'S SUBDIVISION, PART OF MACALISTER'S SUBDIVISION, AND SUBDIVISION OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO, PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 2004 AS DOCUMENT NO. 0414831142, AND CORRECTED BY INSTRUMENTS RECORDED AS DOCUMENT NOS. 0434416165 AND 0619534094.

For informational purposes only:

Commonly known as 904-910, 1026-1030 South Racine Avenue; 905, 909, 1023-1027 South Lytle Street; all in Chicago, IL 60607; and 1214 West Roosevelt Road, all in Chicago, IL 60608;

PIN Nos. 17-17-334-009-0000, 17-17-334-015-0000, 17-17-334-021-0000, 17-17-323-002-0000, 17-17-323-006-0000 and 17-17-323-008-0000.

PARCEL 1B:

LOT 9 IN RESUBDIVISION OF LOTS 3 AND 4 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, A RESUBDIVISION OF BUCKLEY'S SUBDIVISION, PART OF MACALISTER'S SUBDIVISION, AND SUBDIVISION OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO, PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 2004 AS DOCUMENT NO. 0414831142, AND CORRECTED BY INSTRUMENTS RECORDED AS DOCUMENT NOS. 0434416165 AND 0619534094, SAID RESUBDIVISION RECORDED JUNE 6, 2005 AS DOCUMENT NO. 0515727087, AND CORRECTED BY INSTRUMENT RECORDED JULY 14, 2006 AS DOCUMENT NO. 0619534095. For informational purposes only:

Commonly known as 1217 West Arthington Street, Chicago, IL 60607; PIN No. 17-17-323-025-0000.

-31-

PARCEL 1C:

LOT 10 IN RESUBDIVISION OF LOTS 27 AND 28 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, A RESUBDIVISION OF BUCKLEY'S SUBDIVISION, PART OF MACALISTER'S SUBDIVISION, AND SUBDIVISION OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO, PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 2004 AS DOCUMENT NO. 0414831142, AND CORRECTED BY INSTRUMENTS RECORDED AS DOCUMENT NOS. 0434416165 AND 0619534094, SAID RESUBDIVISION RECORDED JUNE 6, 2005 AS DOCUMENT NO. 0515727088.

For informational purposes only:

Commonly known as 1202 West Grenshaw Street, Chicago, IL 60607; PIN No. 17-17-334-044-0000.

PARCEL 1D:

LOT 12 IN RESUBDIVISION OF LOTS 29 AND 30 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, A RESUBDIVISION OF BUCKLEY'S SUBDIVISION, PART OF MACALISTER'S SUBDIVISION, AND SUBDIVISION OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO, PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 2004 AS DOCUMENT NO. 0414831142, AND CORRECTED BY INSTRUMENTS RECORDED AS DOCUMENT NOS. 0434416165 AND 0619534094, SAID RESUBDIVISION RECORDED JUNE 6, 2005 AS DOCUMENT NO. 0515727089,

AND CORRECTED BY INSTRUMENT RECORDED JULY 14,2006 AS DOCUMENT NO. 0619534093.

For informational purposes only:

Commonly known as 1201 West Grenshaw Street, Chicago, IL 60607; PIN No. 17-17-334-034-0000.

PARCEL 2 - MIXED USE RESIDENTIAL PARCEL:

LOTS 10, 12, 13, 14 AND 15 IN PLAT 1 ROOSEVELT SQUARE SUBDIVISION, A RESUBDIVISION OF BUCKLEY'S SUBDIVISION, PART OF MACALISTER'S SUBDIVISION, AND SUBDIVISION OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO, PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 2004 AS DOCUMENT NO. 0414831142, AND CORRECTED BY INSTRUMENTS RECORDED AS DOCUMENT NOS. 0434416165 AND 0619534094; EXCEPT FROM SAID LOTS 10, 12, 13, 14 AND 15 THOSE PARTS THEREOF LYING WITHIN THE NORTH RETAIL PARCEL DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PREMISES LYING ABOVE ELEVATION 14.65 AND BENEATH ELEVATION 25.28 CITY OF CHICAGO DATUM:

PART OF LOT 14 AS DESIGNATED UPON PLAT 1 ROOSEVELT SQUARE, A RESUBDIVISION OF PART OF BUCKLEY'S SUBDIVISION, PART OF MACALISTER'S SUBDIVISION AND THE SUBDIVISION OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO LYING WITHIN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 89°58'19" EAST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 4.26 FEET; THENCE NORTH 00°01'41" EAST, A DISTANCE OF 1.01 FEET; TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00°01'41" EAST, A DISTANCE OF 53.87 FEET; THENCE SOUTH 89°58'19" EAST, A DISTANCE OF 20.22 FEET; THENCE SOUTH 00°01'41" WEST, A DISTANCE OF 4.86 FEET; THENCE SOUTH 89°58'19" EAST, A DISTANCE OF 2.50 FEET; THENCE SOUTH 00°01'41" WEST, A DISTANCE OF 32.35 FEET; THENCE NORTH 89°58'19" WEST, A DISTANCE OF

7.50 FEET; THENCE SOUTH 00°01'41" WEST, A DISTANCE OF 16.52 FEET; THENCE NORTH 89°58'19" WEST, A DISTANCE OF 2.27 FEET; THENCE SOUTH 00°01'41" WEST, A DISTANCE OF 0.14 FEET; THENCE NORTH 89°58'19" WEST, A DISTANCE OF 12.95 FEET; TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS.

ALSO EXCEPT

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PREMISES LYING ABOVE ELEVATION 14.65 AND BENEATH ELEVATION 25.28 CITY OF CHICAGO DATUM:

PART OF LOT 13 AS DESIGNATED UPON PLAT 1 ROOSEVELT SQUARE, A RESUBDIVISION OR PART OF BUCKLEY'S SUBDIVISION, PART OF MACALISTER'S SUBDIVISION AND THE SUBDIVISION OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO LYING WITHIN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13; THENCE NORTH 89°58'19" WEST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 4.01 FEET; THENCE NORTH 00°01'41" EAST, A DISTANCE OF 1.01 FEET; TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00°01'41" EAST, A DISTANCE OF 53.87 FEET; THENCE NORTH 89°58'19" WEST, A DISTANCE OF 20.22 FEET; THENCE SOUTH 00°01'41" WEST, A DISTANCE OF 4.86 FEET; THENCE NORTH 89°58'19" WEST, A DISTANCE OF 2.50 FEET; THENCE SOUTH 00°01'41" WEST, A DISTANCE OF 32.35 FEET; THENCE SOUTH 89°58'19" EAST, A DISTANCE OF 7.50 FEET; THENCE SOUTH 00°01'41" WEST, A DISTANCE OF 16.52 FEET; THENCE SOUTH 89°58'19" EAST, A DISTANCE OF 2.27 FEET; THENCE SOUTH 00°01'41" WEST, A DISTANCE OF 0.14 FEET; THENCE SOUTH 89°58'19" EAST, A DISTANCE OF 12.95 FEET; TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS.

ALSO EXCEPT

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PREMISES LYING ABOVE ELEVATION 14.55 AND BENEATH ELEVATION 25.18 CITY OF CHICAGO DATUM:

PART OF LOT 12 AS DESIGNATED UPON PLAT 1 ROOSEVELT SQUARE, A RESUBDIVISION OF PART OF BUCKLEY'S SUBDIVISION, PART OF MACALISTER'S SUBDIVISION AND THE SUBDIVISION OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO, LYING WITHIN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD

PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE SOUTH 89°58'19" EAST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 4.26 FEET; THENCE NORTH 00°01'41" EAST, A DISTANCE OF 1.01 FEET; TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00°01'41" EAST, A DISTANCE OF 53.87 FEET; THENCE SOUTH 89°58'19" EAST, A DISTANCE OF 20.22 FEET; THENCE SOUTH 00°01'41" WEST, A DISTANCE OF 4.86 FEET; THENCE SOUTH 89°58'19" EAST, A DISTANCE OF 2.50 FEET; THENCE SOUTH 00°01'41" WEST, A DISTANCE OF 32.35 FEET; THENCE NORTH 89°58'19" WEST, A DISTANCE OF 7.50 FEET; THENCE SOUTH 00°01'41" WEST, A DISTANCE OF 16.52 FEET; THENCE NORTH 89°58'19" WEST, A DISTANCE OF 2.27 FEET; THENCE SOUTH 00°01'41" WEST, A DISTANCE OF 0.14 FEET; THENCE SOUTH 89°58'19" WEST, A DISTANCE OF 12.95 FEET; TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF COOK; STATE OF ILLINOIS.

ALSO EXCEPT

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PREMISES LYING ABOVE ELEVATION 14.40 AND BENEATH ELEVATION 25.03 CITY OF CHICAGO DATUM:

PART OF LOT 10 AS DESIGNATED UPON PLAT 1 ROOSEVELT SQUARE, A RESUBDIVISION OF PART OF BUCKLEY'S SUBDIVISION, PART OF MACALISTER'S SUBDIVISION AND THE SUBDIVISION OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO LYING WITHIN THE EAST HALF OF THE

SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 89°58'19" EAST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 4.26 FEET; THENCE NORTH 00°01'41" EAST, A DISTANCE OF 1.01 FEET; TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00°01'41" EAST, A DISTANCE OF 53.87 FEET; THENCE SOUTH 89°58'19" EAST, A DISTANCE OF 20.22 FEET; THENCE SOUTH 00°01'41" WEST, A DISTANCE OF 4.86 FEET; THENCE SOUTH 89°58'19" EAST, A DISTANCE OF 2.50 FEET; THENCE SOUTH 00°01'41" WEST, A DISTANCE OF 32.35 FEET; THENCE NORTH 89°58'19" WEST, A DISTANCE OF 7.50 FEET; THENCE SOUTH 00°01'41" WEST, A DISTANCE OF 16.52 FEET; THENCE NORTH 89°58'19" WEST, A DISTANCE OF 2.27 FEET; THENCE SOUTH 00°01'41" WEST, A DISTANCE OF 0.14 FEET; THENCE NORTH 89°58'19" WEST, A DISTANCE OF 12.95 FEET; TO THE POINT OF BEGINNING, IN THE COUNTY OF COOK, STATE OF ILLINOIS.

ALSO EXCEPT

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PREMISES LYING ABOVE ELEVATION 14.50 AND BENEATH ELEVATION 26.83 CITY OF CHICAGO DATUM:

PART OF LOT 15 AS DESIGNATED UPON PLAT 1 ROOSEVELT SQUARE, A RESUBDIVISION OF PART OF BUCKLEY'S SUBDIVISION, PART OF MACALISTER'S SUBDIVISION AND THE SUBDIVISION OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO LYING WITHIN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE NORTH 89°58'27" WEST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 10.63 TO A POINT; THENCE NORTH 45°00'08" WEST, A DISTANCE OF 3.67 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 44°59'52" EAST, A DISTANCE OF 5.10 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 3.15 FEET AND A CENTRAL ANGLE OF 180°00'00" (THE CHORD OF WHICH BEARS NORTH 44°59'52" EAST, A DISTANCE OF .629 FEET); THENCE NORTH 44°59'52" EAST, A DISTANCE OF 5.10 FEET TO A POINT; THENCE NORTH 45°00'08" WEST, A DISTANCE OF 2.00 FEET TO A POINT; THENCE SOUTH 44°59'52" WEST, A DISTANCE OF .018 FEET TO A POINT; THENCE NORTH 45°00'08" WEST, A DISTANCE OF 0.61 FEET TO A POINT; THENCE NORTH 00°00'08" WEST, A DISTANCE OF 31.26 FEET TO A POINT; THENCE SOUTH 89°59'52" WEST, A DISTANCE OF 11.46 FEET TO A POINT; THENCE NORTH 00°00'08" WEST, A DISTANCE OF 2.99 FEET TO A POINT; THENCE SOUTH 89°59'52" WEST, A DISTANCE OF 29.17 FEET TO A POINT; THENCE NORTH 00°00'08" WEST, A DISTANCE OF 12.01 FEET TO A POINT; THENCE SOUTH 89°59'52" WEST, A DISTANCE OF 6.18 FEET TO A POINT; THENCE SOUTH 00°00'08" EAST, A DISTANCE OF 2.47 FEET TO A POINT; THENCE SOUTH 89°59'52" WEST, A DISTANCE OF 8.58 FEET TO A POINT; THENCE NORTH 00°00'08" WEST, A DISTANCE OF 2.47 FEET TO A POINT; THENCE SOUTH 89°59'52" WEST, A DISTANCE OF 38.95 FEET TO A POINT; THENCE SOUTH 00°00'08" EAST, A DISTANCE OF 57.67 FEET TO A POINT; THENCE NORTH 89°59'52" EAST, A DISTANCE OF 82.93 FEET TO A POINT; THENCE SOUTH 45°00'08" EAST, A DISTANCE OF 0.61 FEET TO A POINT; THENCE SOUTH 44°59'52" WEST, A DISTANCE OF 0.18 FEET TO A POINT; THENCE SOUTH 45°00'08" EAST, A DISTANCE OF 2.00 FEET; TO THE POINT OF BEGINNING, IN THE COUNTY OF COOK, STATE OF ILLINOIS.

For informational purposes only:

Commonly known as 1200, 1210, 1214, 1218 and 1224 West Taylor Street, all in Chicago, IL 60607;

PIN Nos. 17-17-323-038-0000 (part), 17-17-323-040-0000 (part), 17-17-323-042-0000 (part), 17-17-323-044-0000 (part) and 17-17-323-046-0000 (part).

PARCEL 3: INTENTIONALLY OMITTED.

PARCEL 4 - SOUTH PARCEL:

-34-

LOTS 34, 35, 37, 43, 45, 46, 49, 53, 55, 58, AND 62 IN PLAT 2 ROOSEVELT SQUARE SUBDIVISION, A RESUBDIVISION OF BLOCKS 6, 7, AND PART OF 8 OF HENRY WALLER'S SUBDIVISION, PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 2004 AS DOCUMENT NO. 0414831143. For informational purposes only:

Commonly known as 1105-1111 and 1133 West Roosevelt Road; 1220, 1248-1250 and 1264-1266 South Blue Island Avenue; 1140-1142 West 13th Street; and 1120-1124, 1133-1145, 1146-1156 and 1157 West Washburne Avenue, all in Chicago, IL 60608;

PIN Nos. 17-20-207-046-0000, 17-20-207-049-0000, 17-20-207-053-0000, 17-20-207-055-0000, 17-20-207-058-0000, 17-20-207-062-0000, 17-20-200-066-0000, 17-20-200-067-0000, 17-20-200-069-0000, 17-20-200-075-0000 and 17-20-200-077-0000.

ESTATE 3:

FEE SIMPLE TITLE TO ALL BUILDINGS AND IMPROVEMENTS LOCATED, OR TO BE LOCATED AFTER THE DATE OF THE AFORESAID GROUND LEASES ON THE LEASEHOLD ESTATES HEREINABOVE DESCRIBED AS ESTATE 1 AND ESTATE 2.

-35-
Exhibit B

Income Computation and Certification¹

Note to Apartment Owner: This form is designed to assist you in computing Annual Income in accordance with the method set forth in the Department of Housing and Urban Development ("HUD") Regulations (24 CFR Part 5). You should make certain that this form is at all times up to date with HUD Regulations. All capitalized terms used herein shall have the meanings set forth in the Land Use Restriction Agreement, dated as of January 1, 2023, among the City of Chicago and RS Affordable I LLC, an Illinois limited liability company (together with its successors and assigns, the "Owner"). .

Re: Roosevelt Square Phase 3B (Affordable) Chicago, IL

I/We, the undersigned, being first duly sworn, state that I/we have read and answered fully and truthfully each of the following questions for all persons who are to occupy the unit in the above apartment project for which application is made. Listed below are the names of all persons who intend to reside in the unit:

Name of household	Relationship to Members of the household	hear of age	Social security number	Place of employment
	Head Spouse			

6. Total Anticipated Income. The total anticipated income, calculated in accordance with this paragraph 6, of all persons listed above for the 12-month period beginning the date that I/we plan to move into a unit (i.e.,) is \$ Included in the total anticipated income listed above are:

a) the full amount, before payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses, and other compensation for personal services;

b) the net income from operation of a business or profession or net income from real or personal property (without deducting expenditures for business expansion or amortization or capital indebtedness); an allowance for depreciation of capital assets used in a business or profession may be deducted, based on straight-line depreciation, as provided in Internal Revenue Service regulation; include any withdrawal of cash or assets from the operation of a business or

The form of Income Computation and Certification shall be conformed to any amendments made to 24 CFR Part 5, or any regulatory provisions promulgated in substitution therefor profession, except to the extent the withdrawal is reimbursement of cash or assets invested in the operation by the above persons;

c) interest and dividends (see 7(C) below);

d) the full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts, including a lump sum payment for the delayed start of a periodic payment;

e) payments in lieu of earnings, such as unemployment and disability compensation, workmen's compensation and severance pay;

f) the amount of any public welfare assistance payment; if the welfare assistance payment includes any amount specifically designated for shelter and utilities that is subject to adjustment by the welfare assistance agency in accordance with the actual cost of shelter and utilities, the amount of welfare assistance income to be included as income shall consist of:

i) the amount of the allowance or grant exclusive of the amount specifically designated for shelter or utilities, plus

ii) the maximum amount that the welfare assistance agency could in fact allow the family for shelter and utilities (if the family's welfare assistance is ratably reduced from the standard of need by applying a percentage, the amount calculated under this paragraph 6(f) shall be the amount resulting from one application of the percentage);

g) periodic and determinable allowances, such as alimony and child support payments and regular contributions or gifts received from persons not residing in the dwelling; and

h) all regular pay, special pay and allowances of a member of the Armed Forces.

Excluded from such anticipated total income are:

a) income from employment of children (including foster children) under the age of 18 years;

b) payment received for the care of foster children or foster adults;

c) lump-sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains and settlement for personal or property losses;

B-2

(d) amounts received by the family that are specifically for, or in reimbursement of, the cost of medical expenses for any family member;

(c) income of a live-in aide;

f) the full amount of student financial assistance paid directly to the student or to the educational institution;

g) special pay to a family member serving in the Armed Forces who is exposed to hostile fire;

h) amounts received under training programs funded by the Department of Housing and Urban Development ("HUD");

(i) amounts received by a disabled person that are disregarded for a limited time for purposes of Supplemental Security Income eligibility and benefits because they are set aside for use under a Plan to Attain Self-Sufficiency (PASS);

(j) amounts received by a participant in other publicly assisted programs which are specifically for or in reimbursement of out-of-pocket expenses incurred (special equipment, clothing, transportation, child care, etc.) and

which are made solely to allow participation in a specific program;

(k) a resident service stipend in a modest amount (not to exceed \$200 per month) received by a resident for performing a service for the Owner, on a part-time basis, that enhances the quality of life in the Project, including, but not limited to, fire patrol, hall monitoring, lawn maintenance and resident initiatives coordination (no resident may receive more than one stipend during the same period of time);

(l) compensation from state or local employment training programs in training of a family member as resident management staff, which compensation is received under employment training programs (including training programs not affiliated with a local government) with clearly defined goals and objectives, and which compensation is excluded only for the period during which the family member participates in the employment training program;

(m) reparations payment paid by a foreign government pursuant to claims filed under the laws of that government for persons who were persecuted during the Nazi era;

(n) earnings in excess of \$480 for each full-time student, 18 years or older, but excluding the head of household and spouse;

(o) adoption assistance payments in excess of \$480 per adopted child;

B-3

(p) deferred periodic payments of supplemental security income and social security benefits that are received in a lump sum payment;

(q) amounts received by the family in the form of refunds or rebates under state or local law for property taxes paid on the dwelling unit;

(r) amounts paid by a state agency to a family with a developmentally disabled family member living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home;

(s) temporary, nonrecurring or sporadic income (including gifts); and

(t) amounts specifically excluded by any other federal statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under any program to which the exclusions set forth in 24 CFR 5.609(c) apply.

7. Assets.

(a) Do the persons whose income or contributions are included in Item 6 above:

(i) have savings, stocks, bonds, equity in real property or other form of capital investment (excluding the values of necessary items of personal property such as furniture and automobiles, equity in a housing cooperative unit or in a manufactured home in which such family resides, and interests in Indian trust land)? Yes No..

(ii) have they disposed of any assets (other than at a foreclosure or bankruptcy sale) during the last two years at less than fair market value?

Yes No.

(b) If the answer to (i) or (ii) above is yes, does the combined total value of all such assets owned or disposed of by all such persons total more than \$5,000?

Yes No.

(c) If the answer to (b) above is yes, state:

(i) the total value of all such assets:

ii) the amount of income expected to be derived from such assets in the 12-month period beginning on the date of initial occupancy of the unit that you propose to rent: \$ and

iii) the amount of such income, if any, that was included in

iii) Item 6 above: \$.

B-4

8. *Full-time Students.*

(a) Arc all of the individuals who propose to reside in the unit full-time students? Yes No.

A full-time student is an individual enrolled as a full-time student (carrying a subject load that is considered full-time for day students under the standards and practices of the educational institution attended) during each of five calendar months during the calendar year in which occupancy of the unit begins at an educational organization which normally maintains a regular faculty and curriculum and normally has a regularly enrolled body of students in attendance or an individual pursuing a full-time course of institutional or farm training under the supervision of an accredited agent of such an educational organization or of a state or political subdivision thereof.

(b) If the answer to 8(a) is yes, are at least two of the proposed occupants of the unit a husband and wife entitled to file a joint federal income tax return? Yes No.

A unit shall not fail to be treated as a low-income unit merely because it is occupied by an individual who is-

- i) a student and receiving assistance under title IV of the Social Security Act,
- ii) a student who was previously under the care and placement responsibility of the State agency responsible for administering a plan under part B or part E of title IV of the Social Security Act, or
- iii) enrolled in a job training program receiving assistance under the Job Training Partnership Act or under other similar Federal, State, or local laws, or (ii) entirely by full-time students if such students are-
 - (a) single parents and their children and such parents are not dependents (as defined in section 152, determined without regard to subsections (b)(1), (b)(2), and (d)(1)(B) thereof) of another individual and such

children are not dependents (as so defined) of another individual other than a parent of such children, or

(b) married and file a joint return.

B-5

9. Relationship to Project Owner. Neither myself nor any other occupant of the unit I/we propose to rent is the Owner, has any family relationship to the Owner, or owns directly or indirectly any interest in the Owner. For purposes of this paragraph, indirect ownership by an individual shall mean ownership by a family member; ownership by a corporation, partnership, estate or trust in proportion to the ownership or beneficial interest in such corporation, partnership, estate or trust held by the individual or a family member; and ownership, direct or indirect, by a partner of the individual.

10. Reliance. This certificate is made with the knowledge that it will be relied upon by the Owner to determine maximum income for eligibility to occupy the unit and is relevant to the status under federal income tax law of the interest on obligations issued to provide financing for the apartment development for which application is being made. I/We consent to the disclosure of such information to the issuer of such obligations, the holders of such obligations, any fiduciary acting on their behalf and any authorized agent of the Treasury Department or the Internal Revenue Service. I/We declare that all information set forth herein is true, correct and complete and based upon information I/we deem reliable, and that the statement of total anticipated income contained in paragraph 6 is reasonable and based upon such investigation as the undersigned deemed necessary.

11. Further Assistance. I/We will assist the Owner in obtaining any information or documents required to verify the statements made herein, including, but not limited to, either an income verification from my/our present employer(s) or copies of federal tax returns for the immediately preceding two calendar years.

12. Misrepresentation. I/We acknowledge that I/we have been advised that the making of any misrepresentation or misstatement in this declaration will constitute a material breach of my/our agreement with the Owner to lease the unit, and may entitle the Owner to prevent or terminate my/our occupancy of the unit by institution of an action for ejection or other appropriate proceedings.

[Signatures appear on following page]

B-6

I/We declare under penalty of perjury that the foregoing is true and correct. Executed this
day of in ■ Illinois.

Applicant Applicant

Applicant Applicant [Signature of all persons over the age of 18 years listed in 2 above required.]

Subscribed and Sworn to before me this day of

(Notary Seal)

Notary Public in and for the State of

My Commission Expires:

For Completion by Apartment Owner Only: 1. Calculation of eligible

income:

- a. Enter amount entered for entire household in 6 above:
- b. (1) (1) if the amount entered in 7(c)(i) above is greater than \$5,000, enter the
total amount entered in 7(c)(ii), subtract from that figure the amount entered
in 7(c)(iii) and enter the remaining balance (\$);
- 2) multiply the amount entered in 7(c)(i) times the current passbook savings rate as determined by
HUD to determine what the total annual earnings on the amount in 7(c)(ii) would be if invested in
passbook savings
(\$), subtract from that figure the amount entered in 7(c)(iii) and
enter the remaining balance (\$); and
- 3) enter at right the greater of the amount calculated under (1) or (2) above;
- 3) \$.
- c. Total Eligible Income (Line 1 .a plus line 1 .b(3)): \$

B-7

The amount entered in J.c is:

Less than 80% of Median Gross Income for Area.² More than 80% of Median Gross Income for the Area".^

3. Number of apartment unit assigned:.
Bedroom Size: Rent: \$

4. The last tenants of this apartment unit for a period of 31 consecutive days [had/did not have] aggregate anticipated annual income, as certified in the above manner upon their initial occupancy of the apartment unit, of less than 80% of Median Gross Income for the Area.

5. Method used to verify applicant(s) income:

Employer income verification.

Copies of tax returns.

Other ()

Owner or Manager

"Median Gross Income for the Area" means the median income for the area where the Project is located as determined by the Secretary of Housing and Urban Development under Section 80(3) of the United States Housing Act of 1937, as amended, or if programs under Section 8(f) are terminated, median income determined under the method used by the Secretary prior to the termination. "Median Gross Income for the Area" shall be adjusted for family size.

See footnote 2.

B-8

Income Verification

(for employed persons)

The undersigned employee has applied for a rental unit located in a project financed by the City of Chicago. Every income statement of a prospective tenant must be stringently verified. Please indicate below the employee's current annual income from wages, overtime, bonuses, commissions or any other form of compensation received on a regular basis.

Annual wages

Overtime

Bonuses

Commissions

Total current income

I hereby certify that the statements above are true and complete to the best of my knowledge.

Signature

Date Title:

I hereby grant you permission to disclose my income to RS Affordable I LLC, an Illinois limited liability company, in order that it may determine my income eligibility for rental of an apartment located in one of its projects which has been financed by the City of Chicago.

Signature Please send to:

Income Verification

(for self-employed persons)

I hereby attach copies of my individual federal and state income tax returns for the immediately preceding two calendar years and certify that the information shown in such income tax returns is true and complete to the best of my knowledge.

Signature

Exhibit C

Certificate of Continuing Program Compliance

The undersigned, on behalf of RS Affordable 1 LLC, an Illinois limited liability company (together with its successors and assigns, the "Owner"), hereby certifies as follows:

1. The undersigned has read and is thoroughly familiar with the provisions of the Land Use Restriction Agreement, dated as of January 1, 2023 (the "Land Use Restriction Agreement"), between the City of

Chicago and the Owner. All capitalized terms used herein shall have the meanings given in the Land Use Restriction Agreement.

2. Based on Certificates of Tenant Eligibility on file with the Owner, as of the date of this Certificate the following number of completed Units in the Project (i) are occupied by Qualifying Tenants (as such term is defined in the Land Use Restriction Agreement), or (ii) were previously occupied by Lower-Income Tenants and have been vacant and not reoccupied except for a temporary period of no more than 31 days:

Occupied by Qualifying Tenants⁴:

Previously occupied by Qualifying Tenants (vacant and not reoccupied except for a temporary period of no more than 31 days):.

3. The total number of completed Units in the Project is

The total number in 2 is at least 40% of the total number in 3 above.

A unit all of the occupants of which are full-time students does not qualify as a unit occupied by Qualifying Tenants, unless one or more of the occupants was entitled to file a joint tax return.

5. No Event of Default (as defined in the Land Use Restriction Agreement) has occurred and is subsisting under the Land Use Restriction Agreement, except as set forth in Schedule A attached hereto.

RS AFFORDABLE T LLC, an Illinois limited liability company

By: _____ ; _____ :
 Jacques Sandberg Authorized Signatory

C-2