LEGAL DESCRIPTION

THAT PART OF BLOCK 5 OF THE ORIGINAL TOWN OF AURORA, ON THE EAST SIDE OF FOX RIVER, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF MAIN STREET WITH THE WESTERLY LINE OF BROADWAY; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID BROADWAY 32 FEET: THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID MAIN STREET 38.7 FEET; THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID BROADWAY 14 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID MAIN STREET 21.3 FEET TO A POINT 60 FEET WESTERLY OF THE WESTERLY LINE OF SAID BROADWAY: THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID BROADWAY, 29 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID MAIN STREET 21 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID BROADWAY 75 FEET TO THE NORTHERLY LINE OF SAID MAIN STREET: THENCE EASTERLY ALONG SAID NORTHERLY LINE 81 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

EXHIBIT C

UEP AURORA LLC'S PROJECT PLAN PREPARED FOR THE CITY OF AURORA

History of the Project:

UEP Aurora LLC ("Developer") approached the City with a proposal to redevelop the existing building and real property located at 2 N. Broadway, Aurora, Illinois. The property includes a 6-story building, which was commercial in its prior use. Developer will use a mix of TIF financing, forgivable loan, bridge loan, Finish Line grant, private funds, commercial loans, and Federal and State historic tax credits to fund the project.

Description of Proposed Project:

Developer's project will redevelop the property to include approximately 3,500 square feet of commercial space on the ground floor, anticipated to be used for a restaurant or retail use, and twenty (20) multifamily residential units on floors 2-6. The residential units will include fifteen (15) 1-bedroom and five (5) 2-bedroom units.

Developer proposes specific costs as also provided.

Exhibit B Legal Description

EXHIBIT C Eligible Redevelopment Project Cost Schedule

PROJECT TIMELINE

April 2019: close on construction loan and initial City funding (100% of Bridge Loan and 50% of Forgivable Loan)

April 2019: pull demolition permit and commence demolition

May - June 2019: plan review for full construction permits completed, construction permits issued, and construction begins

December 2019 - January 2020: rough-in inspections, model unit completed with Temporary / Partial Certificate of Occupancy issued

May - June 2020: final inspections begin and are completed, Temporary / Partial and Final Certificates of Occupancy issued as appropriate

EXHIBIT G

PROJECT CHECKLIST

The Developer must provide sufficient evidence, as reasonably determined by the City, that the following items have been completed prior to the City issuing a Certificate of Project Completion:

- 1. A certificate (or certificates) to the City by the (i) architectural firm for the Project, (ii) the engineering firm for the Project, or (iii) any other individual approved by the City certifying that the work was completed substantially in accordance with the Development Plan and the Agreement.
- 2. Evidence that the Developer expended at least \$ [______] in developing the Subject Property in accordance with the Development Plan and the terms of this Agreement. Such evidence shall include a written summary of the costs and lien waivers and may include cancelled checks, paid invoices and evidence of wire transfers.
- 3. Such certificates of insurance as are required under Section 12 of this Agreement.
- 4. A certificate of occupancy from the City for the Subject Property.

EXHIBIT E
LOAN FOREGIVNESS SCHEDULE

<u>Date</u>	Amount Forgiven
Completion Date	\$60.000.00
1-year Anniversary of Completion Date	\$60.000.00
2-year Anniversary of Completion Date	\$60.000.00
3-year Anniversary of Completion Date	\$60.000.00
4-year Anniversary of Completion Date	\$60.000.00
5-year Anniversary of Completion Date	\$60.000.00
6-year Anniversary of Completion Date	\$60.000.00
7-year Anniversary of Completion Date	\$60.000.00
8-year Anniversary of Completion Date	\$60.000.00
9-year Anniversary of Completion Date	\$60.000.00

Lofts on Broadway

Opera	tin	e F	mofor	

Part			2020 1	2021	2022	2023 4	2024 5	2025	2026 7	2027 8	2028	2029 10	2030 11	2031 12	2032 13	2033 14	2034 15	2035 16	2036 17	2037 18	2038 19	2039 20	2040 21	2041 22	2042 23	2043 24
Mathematic besides 1.00																										
Properties																										
Part																										
Figure 1. 1		5%													(\$22,428.86)		(\$23,334.98)		(\$24,277.72)							
Figure 1. 1	·	-																								
From the Heather Heath	Net Income Before TIF Rebate	•	\$350,265.00	\$356,985.30	\$363,840.01	\$370,831.81	\$377,963.44	\$385,237.71	\$392,657.47	\$400,225.61	\$407,945.13	\$415,819.03	\$409,600.41	\$417,792.42	\$426,148.27	\$434,671.23	\$443,364.66	\$452,231.95	\$461,276.59	\$470,502.12	\$479,912.16	\$489,510.41	\$499,300.61	\$509,286.63	\$519,472.36	\$529,861.81
Part	TIF Rebate	80%	\$120,000.00	\$123,600.00	\$127,308.00	\$131,127.24	\$135,061.06	\$139,112.89	\$143,286.28	\$147,584.86	\$152,012.41	\$156,572.78	\$161,269.97	\$166,108.06	\$171,091.31	\$176,224.05	\$181,510.77	\$186,956.09	\$192,564.77	\$198,341.72	\$204,291.97	\$210,420.73	\$216,733.35	\$223,235.35	\$229,932.41	\$0.00
Part	Net Income After TIF Rebate	-	\$470,265.00	\$480,585.30	\$491,148.01	\$501,959.05	\$513,024.50	\$524,350.60	\$535,943.74	\$547,810.48	\$559,957.54	\$572,391.81	\$570,870.38	\$583,900.48	\$597,239.57	\$610,895.28	\$624,875.42	\$639,188.04	\$653,841.36	\$668,843.84	\$684,204.13	\$699,931.13	\$716,033.96	\$732,521.98	\$749,404.77	\$529,861.81
Propent 1	Expenses:																									
Proper Trace - Income (Assert	Management Fees (5% with bonus of 1/2 of rent with vacancy less than 5%)	5%																								
Properties - Income (According region per per legic (Same per legic) (Sa																										
Control Cont																										
Processes 1,100																										
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Popular proper Popular proper Popular proper Popular proper prop		-					. ,								. ,						. ,					
Det Service Construction Perna Land DSC 100 (216,601) 50	Total Expenses	-	\$192,833.25	\$198,383.87	\$204,097.64	\$209,979.40	\$216,034.11	\$222,266.91	\$229,683.04	\$236,287.96	\$243,087.23	\$250,086.63	\$256,579.57	\$263,997.15	\$271,633.17	\$279,494.09	\$287,586.58	\$295,917.49	\$304,493.90	\$313,323.08	\$322,412.52	\$331,769.94	\$341,403.29	\$351,320.73	\$361,530.71	\$372,041.90
Purpose Purp	Operating Income		\$277,431.75	\$282,201.44	\$287,050.37	\$291,979.65	\$296,990.39	\$302,083.69	\$306,260.70	\$311,522.52	\$316,870.30	\$322,305.19	\$314,290.81	\$319,903.33	\$325,606.40	\$331,401.19	\$337,288.84	\$343,270.55	\$349,347.46	\$355,520.75	\$361,791.61	\$368,161.19	\$374,630.68	\$381,201.24	\$387,874.06	\$157,819.91
Sect Case Few Sum	Debt Service - Construction/Perm Loan DSCR	1.30	(\$216,601.96)	(\$216,601.96)	(\$216,601.96)	(\$216,601.96)	(\$216,601.96)	(\$216,601.96)	(\$216,601.96)	(\$216,601.96)	(\$216,601.96)	(\$216,601.96)	(\$216,601.96)	(\$216,601.96)	(\$216,601.96)	(\$216,601.96)	(\$216,601.96)	(\$216,601.96)	(\$216,601.96)	(\$216,601.96)	(\$216,601.96)	(\$216,601.96)	\$0.00	\$0.00	\$0.00	\$0.00
Propertication Prop	Deferred Developer Fee		(\$60,829.79)	(\$65,599.48)	(\$70,448.41)	(\$75,377.69)	(\$80,388.43)	(\$85,481.74)	(\$89,658.74)	(\$94,920.57)	(\$100,268.35)	(\$81,879.69)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Designation for the class of the control best of the control bes	Net Cash Flow	_	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,823.54	\$97,688.85	\$103,301.37	\$109,004.45	\$114,799.23	\$120,686.89	\$126,668.59	\$132,745.50	\$138,918.80	\$145,189.65	\$151,559.23	\$374,630.68	\$381,201.24	\$387,874.06	\$157,819.91
Designation for the class of the control best of the control bes																										
Principal Construction Performance \$74,100 \$75,311 \$75,311 \$75,310 \$75,310 \$75,310 \$75,310 \$75,300																										
Path Fungiversers - City Lain Supplementary - City Lai																										
Taxable Income																										
Distribution to Federal HTT Chrestor 98% 56% 50.00 5	Debt Forgiveness - City Loan	-	\$0.00	30.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$0.00	\$0.00	\$0.00	\$0.00	50.00	30.00	\$0.00	\$0.00
Distribution to Developer 156 15	Taxable Income	-	(\$57,817.25)	(\$83,513.00)	(\$58,287.90)	(\$39,116.73)	(\$26,299.30)	(\$14,570.09)	\$65,166.86	\$76,240.83	\$87,728.60	\$99,649.82	\$98,487.66	\$111,338.91	\$124,689.04	\$138,562.24	\$152,983.99	\$158,965.69	\$114,058.09	\$129,755.42	\$146,087.54	\$163,085.91	\$187,100.99	\$193,671.56	\$200,344.37	(\$29,709.77)
Distribution to Developer 156 15	Distribution to Federal HTC Investor 98%	5%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,191.18	\$4,884.44	\$5,165.07	\$5,450.22	\$5,739.96	\$6,034.34	\$6,333.43	\$6,637.28	\$6,945.94	\$7,259.48	\$7,577.96	\$18,731.53	\$19,060.06	\$19,393.70	\$7,891.00
Tazable Income - Federal HTC Investor		94%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,394.13	\$91,827.52	\$97,103.29	\$102,464.18	\$107,911.28	\$113,445.68	\$119,068.47	\$124,780.77	\$130,583.67	\$136,478.27	\$142,465.68	\$352,152.84	\$358,329.17	\$364,601.61	\$148,350.71
Taxable Income - Developer Team of Equity (Compounded) 19 949 (\$578.17) (\$835.13) (\$832.88) (\$391.17) (\$835.13) (\$832.88) (\$391.17) (\$362.99) (\$13.665.88) \$612.96.88 \$71.666.88 \$22.464.88 \$91.670.88 \$91.270.88 \$112.07.08 \$130.28.85 \$112.07.08 \$130.28.85 \$112.07.08 \$112.07.0	Distribution to State HTC Investor 1%	1%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$238.24	\$976.89	\$1,033.01	\$1,090.04	\$1,147.99	\$1,206.87	\$1,266.69	\$1,327.46	\$1,389.19	\$1,451.90	\$1,515.59	\$3,746.31	\$3,812.01	\$3,878.74	\$1,578.20
Tanghe Income - Developer 15 946 1557 15 15 15 15 15 15	Taxable Income - Federal HTC Investor 98%	5%	(\$56,660.91)	(\$81,842.74)	(\$57,122.14)	(\$38,334.40)	(\$25,773.31)	(\$728.50)	\$3,258.34	\$3,812.04	\$4,386.43	\$4,982.49	\$4,924.38	\$5,566.95	\$6,234.45	\$6,928.11	\$7,649.20	\$7,948.28	\$5,702.90	\$6,487.77	\$7,304.38	\$8,154.30	\$9,355.05	\$9,683.58	\$10,017.22	(\$1,485.49)
Unpuid Developer Fee \$\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		94%		(\$835.13)	(\$582.88)	(\$391.17)	(\$262.99)	(\$13,695.88)	\$61,256.85	\$71,666.38	\$82,464.88	\$93,670.83	\$92,578.40	\$104,658.58	\$117,207.70	\$130,248.51	\$143,804.95	\$149,427.75	\$107,214.60	\$121,970.09	\$137,322.29	\$153,300.76	\$175,874.93	\$182,051.27	\$188,323.71	(\$27,927.18)
Uspaid Developer Return of Equity (Comprounded) 15% \$56,337.07 \$121,124.70 \$195,630.47 \$281,312.10 \$379,845.99 \$493,159.95 \$623,471.01 \$773,328.73 \$945,665.11 \$1,120,028.41 \$1,246,680.88 \$1,386,718.71 \$1,542,099.13 \$1,714,905.84 \$1,907,791.89 \$2,123,629.15 \$2,265,765.09 \$2,638,048.12 \$2,944,902.75 \$3,291,416.00 \$3,466,894.79 \$3,661,995.83 \$3,879,758.22 \$4,360,239.11 \$1,714,905.84 \$1,907,791.89 \$1,246,690.88 \$1,386,718.71 \$1,542,099.13 \$1,714,905.84 \$1,907,791.89 \$2,123,629.15 \$2,265,765.09 \$2,638,048.12 \$2,944,902.75 \$3,291,416.00 \$3,466,894.79 \$3,661,995.83 \$3,879,758.22 \$4,360,239.11 \$1,744,905.84 \$1,907,791.89 \$2,123,629.15 \$1,744,905.84 \$1,907,791.89 \$2,123,629.15 \$1,744,905.84 \$1,907,791.89 \$2,123,629.15 \$1,744,905.84 \$1,907,791.89 \$1,744,905.84 \$1,907,791.89 \$1,744,905.84 \$1,907,791.89 \$1,744,905.84 \$1,907,791.89 \$1,744,905.84 \$1,907,791.89 \$1,744,905.84 \$1,907,791.89 \$1,744,905.84 \$1,907,791.89 \$1,744,905.84 \$1,907,791.89 \$1,744,905.84 \$1,907,791.89 \$1,744,905.84 \$1,907,791.89 \$1,744,905.84 \$1,907,791.89 \$1,744,905.84 \$1,907,791.89 \$1,744,905.84 \$1,907,791.89 \$1,907,791.	Taxable Income - State HTC Investor 1%	1%	(\$578.17)	(\$835.13)	(\$582.88)	(\$391.17)	(\$262.99)	(\$145.70)	\$651.67	\$762.41	\$877.29	\$996.50	\$984.88	\$1,113.39	\$1,246.89	\$1,385.62	\$1,529.84	\$1,589.66	\$1,140.58	\$1,297.55	\$1,460.88	\$1,630.86	\$1,871.01	\$1,936.72	\$2,003.44	(\$297.10)
	Unpaid Deferred Developer Fee	-	\$744,023.10	\$678,423.63	\$607,975.21	\$532,597.52	\$452,209.09	\$366,727.35	\$277,068.61	\$182,148.04	\$81,879.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Unpaid Developer Return of Equity (Compounded)	15%	\$56,337.07	\$121,124.70	\$195,630.47	\$281,312.10	\$379,845.99	\$493,159.95	\$623,471.01	\$773,328.73	\$945,665.11	\$1,120,028.41	\$1,246,680.88	\$1,386,718.71	\$1,542,059.13	\$1,714,905.84	\$1,907,791.89	\$2,123,629.15	\$2,365,765.09	\$2,638,048.12	\$2,944,902.75	\$3,291,416.00	\$3,466,834.79	\$3,661,995.83	\$3,879,758.22	\$4,360,239.11
Gry State of ITH Excrement (S) \$30,000.00 \$31,827.00 \$327,278.18 \$32,765.26 \$34,778.22 \$55,821.57 \$56,896.22 \$83,003.10 \$59,143.20 \$43,174.9 \$41,572.05 \$42,772.85 \$44,778.01 \$45,377.90 \$48,141.19 \$49,858.41 \$51,072.9 \$52,965.18 \$54,183.41 \$57,885.44 \$57,483.10 \$59,607.89 \$100,007.80 \$100,007.		=																								
Gry Share of THE Increment (%) 20,09%	City Share of HP increment (%)	=	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	100.00%