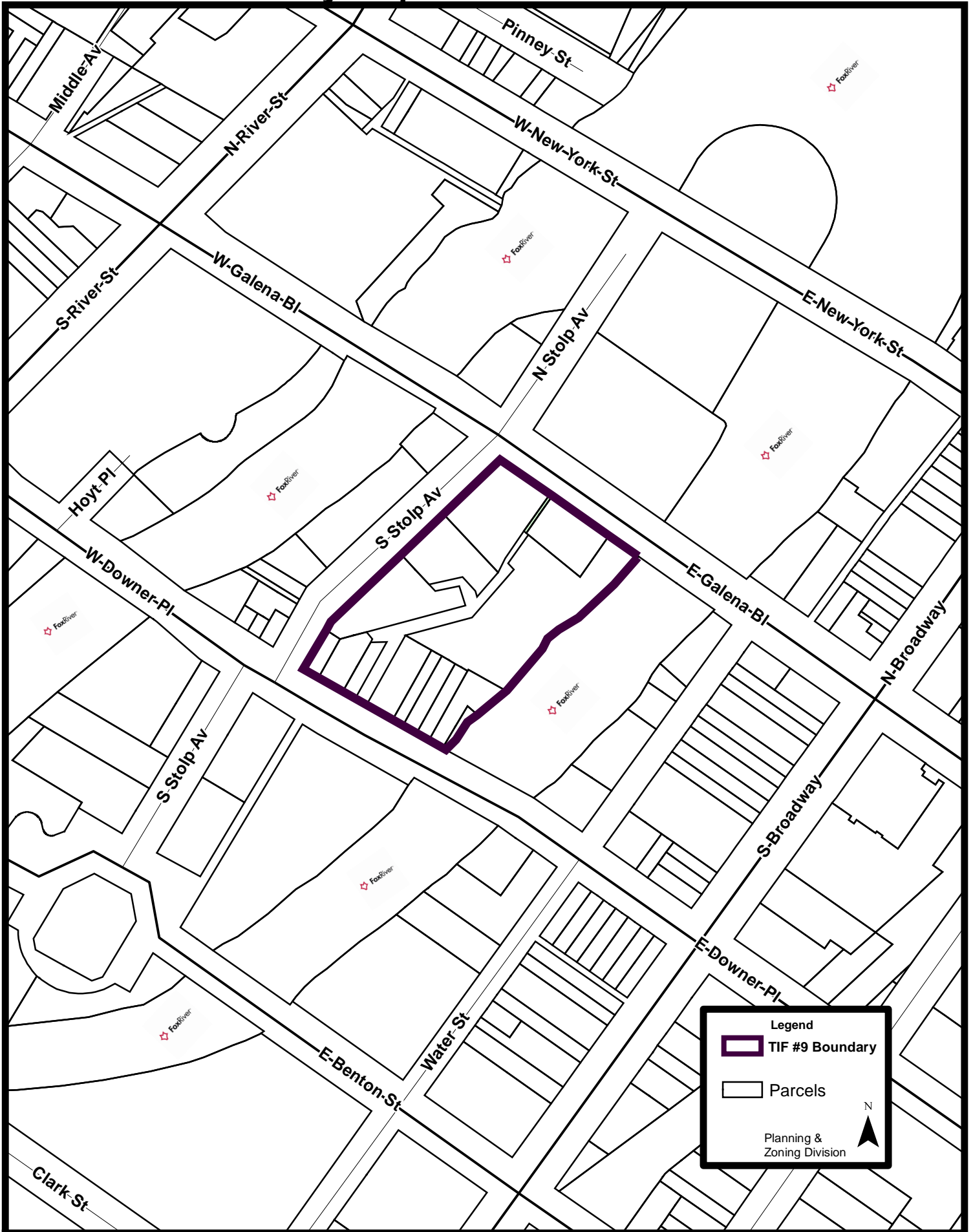


Exhibit 1 - Legal Description

THAT PART OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF EAST GALENA BOULEVARD AND STOLP AVENUE; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID STOLP AVENUE TO THE NORTHEAST CORNER OF STOLP AVENUE AND DOWNER PLACE; THENCE EASTERLY ALONG THE NORTH LINE OF DOWNER PLACE TO THE WEST BANK OF THE FOX RIVER; THENCE NORTH ALONG THE WEST BANK OF THE FOX RIVER TO THE SOUTH LINE OF EAST GALENA BOULEVARD; THENCE WEST ALONG THE SOUTH LINE OF EAST GALENA BOULEVARD TO THE POINT OF BEGINNING.

Exhibit 2 - Boundary Map



LEGAL DESCRIPTION

PARCEL ONE:

LOT "B" AND LOTS 1, 2, 3 AND 4 IN BLOCK 3 OF ISLAND AVENUE ADDITION TO AURORA, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL TWO:

RIGHTS FOR INGRESS AND EGRESS TO DOWNER PLACE FOR BENEFIT OF PARCEL ONE OVER THE PRIVATE ALLEYS IN BLOCK 3 AFORESAID AS SHOWN ON PLAT OF ISLAND AVENUE ADDITION TO AURORA.

EXHIBIT D

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

History of the Project:

UEP Keystone LLC ("Developer") approached the City with a proposal to redevelop the existing building and real property located at 24-36 South Stolp Avenue, Aurora, Illinois. The property includes a 4-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 commercial space for approximately 6 retail tenants with spaces ranging from 850-1,800 square feet (as currently formatted), and thirty (30) residential units on floors 2-4. The residential units are all anticipated to be 1-bedroom units ranging from 700-800 square feet.

Developer also anticipates including tenant amenities in the building, such as a fitness room and tenant lounge. Developer proposes specific costs as also provided.

EXHIBIT F

LOAN FOREGIVNESS SCHEDULE

<u>Date</u>	<u>Amount Forgiven</u>
Completion Date	\$142,500.00
1-year Anniversary of Completion Date	\$142,500.00
2-year Anniversary of Completion Date	\$142,500.00
3-year Anniversary of Completion Date	\$142,500.00
4-year Anniversary of Completion Date	\$142,500.00
5-year Anniversary of Completion Date	\$142,500.00
6-year Anniversary of Completion Date	\$142,500.00
7-year Anniversary of Completion Date	\$142,500.00
8-year Anniversary of Completion Date	\$142,500.00
9-year Anniversary of Completion Date	\$142,500.00

EXHIBIT H

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.

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