

EXHIBIT A

GRANTEE: Earle School, LLC, a Wisconsin limited liability company (the "Owner"), of which Earle School MM, LLC, a Wisconsin limited liability company (the "Managing Member") is the managing member, and/or Celesterling Foundation, an Illinois not for profit corporation doing business as Phoenix Foundation, NFP (the "Foundation").

PROJECT: Acquisition and rehabilitation of the former Charles W. Earle School building located at 1711 West 61st Street, Chicago, Illinois (the "Property") to create approximately fifty (50) residential rental housing units, related amenities, and up to forty-seven (47) parking spaces in an affordable, multi-family development offering permanent supportive housing services, where all the units shall be for low- and moderate-income households earning between 15%-60% area median income

1. TIF GRANT

Amount: \$4,200,000
Source: City TIF Funds
Lien: Redevelopment Agreement recorded prior to any loan or mortgage documents

2. GRANT

Amount: Not to exceed \$462,658
Source: Multi-Family Program Funds or Chicago Recovery Plan funds granted by the City to the Owner
Term: Not to exceed 32 years, which includes the construction period, or such other term acceptable to the Commissioner of Housing or a designee or successor thereof (the "Authorized Officer")

Alternate Structure: If so determined by the Authorized Officer, any portion of Chicago Recovery Plan funds described above may be loaned by the City to the Grantee. Repayment of such loan may be secured by a mortgage on the Project, junior to the Senior Mortgage, the Tax Credit Bridge Loan Mortgage, the TIF Bridge Loan Mortgage, the IHDA Loan (each as defined below) and/or such other security acceptable to the Authorized Officer, at 0% interest per annum or such other interest rate acceptable to the Authorized Office, and/or such other security acceptable to the Authorized Officer

ADDITIONAL FINANCING:

3. TIF BRIDGE LOAN

Amount: Not to exceed \$2,100,000 or such other amount acceptable to the Authorized Officer

Source: Merchants Bank of Indiana or such other source acceptable to the Authorized Officer

Term: Not to exceed 30 months or such other term acceptable to the Authorized Officer

Interest: Not to exceed floating 300 basis points over 30-day SOFR (with all-in floor of 3.50%) or such other rate acceptable to the Authorized Officer

Security: Mortgage on the Project (the "TIF Bridge Loan Mortgage") junior to the Senior Mortgage (as described below) and/or such other security acceptable to the Authorized Officer

4. TAX CREDIT BRIDGE LOAN

Amount: Not to exceed \$20,000,000 or such other amount acceptable to the Authorized Officer

Source: Merchants Bank of Indiana or such other source acceptable to the Authorized Officer

Term: Not to exceed 30 months or such other term acceptable to the Authorized Officer

Interest: Not to exceed floating 300 basis points over 30-day Secured Overnight Financing Rate ("SOFR") (with all-in floor of 4.00%) or such other rate acceptable to the Authorized Officer

Security: Mortgage on the Project (the "Tax Credit Bridge Loan Mortgage"), junior to the Senior Mortgage (as described below), and the TIF Bridge Loan Mortgage and/or such other security acceptable to the Authorized Officer

Conversion or Refinance to Permanent: All or a portion of the Tax Credit Bridge Loan is expected to be repaid upon its maturity, in part, with the proceeds of a forthcoming permanent loan to be made to the Grantee, as described below, and in part with proceeds of the investor member's equity contributions

5. PERMANENT LOAN

Amount: Not to exceed \$3,000,000 or such other amount acceptable to the Authorized Officer

Source: Merchants Capital Corp., Fannie Mae, Freddie Mac, or such other source acceptable to the Authorized Officer

Term: Not to exceed 17 years, commencing upon completion of construction, or such other term acceptable to the Authorized Officer

Interest: Not to exceed 9% per annum or such other lesser rate acceptable

to the Authorized Officer
Security: First priority Mortgage on the Project and/or such other security acceptable to the Authorized Officer (the "Senior Mortgage")

6. ILLINOIS HOUSING DEVELOPMENT AUTHORITY ("IHDA") LOAN

Proceeds: Not to exceed \$3,700,000 or such other amount acceptable to the Authorized Officer
Source: Illinois Housing Development Authority
Term: Not to exceed 32 years, which includes the construction period, or such other term acceptable to the Authorized Officer
Interest: Not to exceed 0% per annum or such other interest rate acceptable to the Authorized Officer
Security: Mortgage on Project, junior to the Senior Mortgage, the Tax Credit Bridge Loan Mortgage, the TIF Bridge Loan Mortgage, and/or such other security acceptable to the Authorized Officer (the "IHDA Mortgage")

7. TIF GRANT LOAN FROM THE FOUNDATION

Amount: Not to exceed \$4,200,000 or such other amount acceptable to the Authorized Officer
Term: Not to exceed 32 years, which includes the construction period or such other term that is acceptable to the Authorized Officer
Source: The City TIF Funds (as defined in the ordinance) may be received by the Foundation, the proceeds of which will then be loaned to by the Foundation to the Grantee for the Project for TIF eligible costs
Interest: Not to exceed the applicable federal rate or such other interest rate acceptable to the Authorized Officer
Security: Mortgage on the Property junior to the lien of the Senior Mortgage, the Tax Credit Bridge Loan Mortgage, the TIF Bridge Loan Mortgage, IHDA Mortgage or other security acceptable to the Authorized Officer (the "TIF Mortgage")

8. ENERGY GRANT LOAN FROM THE FOUNDATION

Amount: Approximately \$224,949 or such other amount acceptable to the Authorized Officer
Term: Not to exceed 32 years, which includes the construction period or such other term that is acceptable to the Authorized Officer
Source: ComEd Energy Efficiency Program grant funds may be received by the Celesterling Foundation, an Illinois not for profit corporation doing business as Phoenix Foundation, NFP (the "Foundation"), the proceeds of which will then be loaned by the Foundation to the Grantee for the Project

Interest: 3% or such other lesser interest rate acceptable to the Authorized Officer

Security: Mortgage on the Property junior to the lien of the Senior Mortgage, the Tax Credit Bridge Loan Mortgage, the IHDA Mortgage, the TIF Bridge Loan Mortgage, AHP Mortgage, the TIF Mortgage, or other security acceptable to the Authorized Officer (the "Energy Grant Mortgage")

9. FEDERAL HOME LOAN BANK OF CHICAGO AFFORDABLE HOUSING PROGRAM GRANT LOAN FROM THE FOUNDATION

Amount: Not to exceed \$1,000,000 or such other amount acceptable to the Authorized Officer

Term: Not to exceed 32 years, which includes the construction period or such other term that is acceptable to the Authorized Officer

Source: Federal Home Loan Bank of Chicago will advance such funds to Farmers-Merchants Bank of Illinois or its successor, which will advance such funds to the Foundation, which funds will then be loaned by the Foundation to the Grantee for the Project

Interest: Not to exceed the applicable federal rate or another rate acceptable to the Authorized Officer

Security: Mortgage on the Property (the "AHP Mortgage") junior to the lien of the Senior Mortgage, the Tax Credit Bridge Loan Mortgage, the TIF Bridge Loan Mortgage, the IHDA Mortgage, the TIF Mortgage, the Energy Grant Mortgage or other security acceptable to the Authorized Officer

10. LOW-INCOME HOUSING TAX CREDIT ("LIHTC") EQUITY

Proceeds: Approximately 13,498,650 or such other amount acceptable to the Authorized Officer

Source: To be derived from the syndication of \$1,500,000 annual allocation by IHDA

11. FEDERAL HISTORIC PRESERVATION TAX CREDIT EQUITY

Proceeds: Approximately \$4,834,186

Source: To be derived from the syndication of \$5,371,855 allocation by the Federal Government

12. ILLINOIS HISTORIC PRESERVATION TAX CREDIT EQUITY

Proceeds: Approximately \$2,219,778

Source: To be derived from the syndication of \$3,000,000 allocation by the State of Illinois

13. MANAGING MEMBER EQUITY

Amount: \$100
Source: Earle School MM, LLC