

FY 2016  
ANNUAL TAX INCREMENT FINANCE  
REPORT



STATE OF ILLINOIS  
COMPTROLLER  
SUSANA A. MENDOZA

Name of Municipality: City of Chicago Reporting Fiscal Year: 2016  
County: Cook Fiscal Year End: 12/31/2016  
Unit Code: 016/620/30

TIF Administrator Contact Information			
First Name:	<u>David L.</u>	Last Name:	<u>Reifman</u>
Address:	<u>City Hall, 121 N. La Salle</u>	Title:	<u>Administrator</u>
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Mobile Provider	<u>n/a</u>	Best way to contact	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Phone <input type="checkbox"/> Mobile <input type="checkbox"/> Mail

I attest to the best of my knowledge, this report of the redevelopment project areas in: City of Chicago  
is complete and accurate at the end of this reporting Fiscal year under the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] Or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

[Signature] 08/23/2017  
Written signature of TIF Administrator Date

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)\*)

FILL OUT ONE FOR EACH TIF DISTRICT		
Name of Redevelopment Project Area	Date Designated	Date Terminated
24th/Michigan	7/21/1999	7/21/2022
26th and King Drive	1/11/2006	12/31/2030
35th and Wallace	12/15/1999	12/31/2023
35th/Halsted	1/14/1997	12/31/2021
35th/State	1/14/2004	12/31/2028
43rd/Cottage Grove	7/8/1998	12/31/2022
47th/Ashland	3/27/2002	12/31/2026
47th/Halsted	5/29/2002	12/31/2026
47th/King Drive	3/27/2002	12/31/2026
47th/State	7/21/2004	12/31/2028
49th Street/St. Lawrence Avenue	1/10/1996	12/31/2020
51st/ Archer	5/17/2000	12/31/2024
51st/Lake Park	11/15/2012	12/31/2036
53rd Street	1/10/2001	12/31/2025
60th and Western	5/9/1996	5/9/2019
63rd/Ashland	3/29/2006	12/31/2030
63rd/Pulaski	5/17/2000	12/31/2024
67th/Cicero	10/2/2002	12/31/2026
67th/Wentworth	5/4/2011	12/31/2035
69th/Ashland	11/3/2004	12/31/2016
71st and Stony Island	10/7/1998	10/7/2021
73rd/University	9/13/2006	12/31/2030
79th and Cicero	6/8/2005	12/31/2029

\*All statutory citations refer to one of two sections of the Illinois Municipal Code: the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

Name of Municipality: Chicago Reporting Fiscal Year: **2016**  
 County: Cook Fiscal Year End: **12 /31/2016**  
 Unit Code: 016/620/30

79th Street Corridor	7/8/1998	7/8/2021
79th Street/Southwest Highway	10/3/2001	12/31/2025
79th/Vincennes	9/27/2007	12/31/2031
83rd/Stewart	3/31/2004	12/31/2028
87th/Cottage Grove	11/13/2002	12/31/2026
95th and Western	7/13/1995	12/31/2019
105th/Vincennes	10/3/2001	12/31/2025
107th Halsted	4/2/2014	12/31/2038
111th Street/Kedzie Avenue Business District	9/29/1999	9/29/2022
119th and Halsted	2/6/2002	12/31/2026
119th/I-57	11/6/2002	12/31/2026
126th and Torrence	12/21/1994	12/21/2017
Addison Corridor North	6/4/1997	12/31/2016
Addison South	5/9/2007	12/31/2031
Archer Courts	5/12/1999	12/31/2023
Archer/ Central	5/17/2000	12/31/2024
Archer/Western	2/11/2009	12/31/2033
Armitage/Pulaski	6/13/2007	12/31/2031
Austin Commercial	9/27/2007	12/31/2031
Avalon Park/South Shore	7/31/2002	12/31/2026
Avondale	7/29/2009	12/31/2033
Belmont/Central	1/12/2000	12/31/2024
Belmont/Cicero	1/12/2000	12/31/2024
Bronzeville	11/4/1998	12/31/2022
Bryn Mawr/Broadway	12/11/1996	12/11/2019
Calumet Avenue/Cermak Road	7/29/1998	7/29/2021
Calumet River	3/10/2010	12/31/2016
Canal/Congress	11/12/1998	12/31/2022
Central West	2/16/2000	12/31/2024
Chicago/Central Park	2/27/2002	12/31/2026
Chicago/Kingsbury	4/12/2000	12/31/2024
Chicago Lakeside Development – Phase 1 (USX)	5/12/2010	12/31/2034
Cicero/Archer	5/17/2000	12/31/2024
Clark Street and Ridge Avenue	9/29/1999	9/29/2022
Clark/Montrose	7/7/1999	7/7/2022
Commercial Avenue	11/13/2002	12/31/2026
Devon/Sheridan	3/31/2004	12/31/2028
Devon/Western	11/3/1999	12/31/2023
Diversey/Chicago River (Lathrop Homes)	10/5/2016	12/31/2040
Diversey/Narragansett	2/5/2003	12/31/2027
Division/Homan	6/27/2001	12/31/2025
Drexel Boulevard	7/10/2002	12/31/2026

Name of Municipality: Chicago Reporting Fiscal Year:  
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**2016**  
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Edgewater/Ashland	10/1/2003	12/31/2027
Elston/Armstrong Industrial Corridor	7/19/2007	12/31/2031
Englewood Mall	11/29/1989	12/31/2025
Englewood Neighborhood	6/27/2001	12/31/2025
Ewing Avenue	3/10/2010	12/31/2034
Forty-first Street and Dr. Martin Luther King, Jr. Drive	7/13/1994	12/31/2018
Foster California	4/2/2014	12/31/2038
Fullerton/Milwaukee	2/16/2000	12/31/2024
Galewood/Armitage Industrial	7/7/1999	12/31/2023
Goose Island	7/10/1996	7/10/2019
Greater Southwest Industrial Corridor (East)	3/10/1999	12/31/2023
Greater Southwest Industrial Corridor (West)	4/12/2000	12/31/2024
Harlem Industrial Park Conservation Area	3/14/2007	12/31/2031
Harrison/Central	7/26/2006	12/31/2030
Hollywood/Sheridan	11/7/2007	12/31/2031
Homan-Arthington	2/5/1998	2/5/2021
Humboldt Park Commercial	6/27/2001	12/31/2025
Irving Park/Elston	5/13/2009	12/31/2033
Irving/Cicero	6/10/1996	12/31/2020
Jefferson Park Business District	9/9/1998	9/9/2021
Jefferson/Roosevelt	8/30/2000	12/31/2024
Kennedy/Kimball	3/12/2008	12/31/2032
Kinzie Industrial Corridor	6/10/1998	12/31/2022
Lake Calumet Area Industrial	12/13/2000	12/31/2024
Lakefront	3/27/2002	12/31/2026
LaSalle Central	11/15/2006	12/31/2030
Lawrence/Broadway	6/27/2001	12/31/2025
Lawrence/Kedzie	2/16/2000	12/31/2024
Lawrence/Pulaski	2/27/2002	12/31/2026
Lincoln Avenue	11/3/1999	12/31/2023
Lincoln-Belmont-Ashland	11/2/1994	12/31/2018
Little Village East	4/22/2009	12/31/2033
Little Village Industrial Corridor	6/13/2007	12/31/2031
Madden/Wells	11/6/2002	12/31/2026
Madison/Austin Corridor	9/29/1999	12/31/2023
Michigan/Cermak	9/13/1989	12/31/2025
Midway Industrial Corridor	2/16/2000	12/31/2024
Midwest	5/17/2000	12/31/2036
Montclare	8/30/2000	12/31/2024
Montrose/Clarendon	6/30/2010	12/31/2034
Near North	7/30/1997	7/30/2020
North Branch (North)	7/2/1997	12/31/2021
North Branch (South)	2/5/1998	2/5/2021
North Pullman	6/30/2009	12/31/2033

Name of Municipality: Chicago  
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Reporting Fiscal Year:  
 Fiscal Year End:

2016  
 12 /31/2016

North-Cicero	7/30/1997	7/30/2020
Northwest Industrial Corridor	12/2/1998	12/31/2022
Ogden/Pulaski	4/9/2008	12/31/2032
Ohio/Wabash	6/7/2000	12/31/2024
Pershing/King	9/5/2007	12/31/2031
Peterson/Cicero	2/16/2000	12/31/2024
Peterson/Pulaski	2/16/2000	12/31/2024
Pilsen Industrial Corridor	6/10/1998	12/31/2022
Portage Park	9/9/1998	9/9/2021
Pratt/Ridge Industrial Park Conservation Area	6/23/2004	12/31/2028
Pulaski Corridor	6/9/1999	12/31/2023
Randolph and Wells	6/9/2010	12/31/2034
Ravenswood Corridor	3/9/2005	12/31/2029
Read-Dunning	1/11/1991	12/31/2027
Red Purple Modernization Phase 1 (Transit TIF)	11/30/2016	12/31/2062
River South	7/30/1997	7/30/2020
River West	1/10/2001	12/31/2025
Roosevelt/Cicero	2/5/1998	2/5/2021
Roosevelt/Racine	11/4/1998	12/31/2034
Roosevelt/Union	5/12/1999	5/12/2022
Roseland/Michigan	1/16/2002	12/31/2026
Sanitary Drainage and Ship Canal	7/24/1991	12/31/2027
South Chicago	4/12/2000	12/31/2024
South Works Industrial	11/3/1999	12/31/2023
Stevenson/Brighton	4/11/2007	12/31/2031
Stockyards Annex	12/11/1996	12/31/2020
Stockyards Southeast Quadrant Industrial	2/26/1992	12/31/2028
Stony Island Avenue Commercial and Burnside Industrial Corridors	6/10/1998	12/31/2034
Touhy/Western	9/13/2006	12/31/2030
Washington Park	10/8/2014	12/31/2038
Weed/Fremont	1/8/2008	12/31/2032
West Irving Park	1/12/2000	12/31/2024
West Woodlawn	5/12/2010	12/31/2034
Western Avenue North	1/12/2000	12/31/2024
Western Avenue Rock Island	2/8/2006	12/31/2030
Western Avenue South	1/12/2000	12/31/2024
Western/Ogden	2/5/1998	2/5/2021
Wilson Yard	6/27/2001	12/31/2025
Woodlawn	1/20/1999	1/20/2022

**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]  
FY 2016**

<b>Name of Redevelopment Project Area:</b> North Pullman Redevelopment Project Area
<b>Primary Use of Redevelopment Project Area*:</b> Combination/Mixed
<b>If "Combination/Mixed" List Component Types:</b> Commercial/Residential/Public Facilities
<b>Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):</b> Tax Increment Allocation Redevelopment Act <u>  X  </u> Industrial Jobs Recovery Law _____

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment labeled Attachment A</b>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification labeled Attachment B</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion labeled Attachment C</b>		X
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] <b>If yes, please enclose the Activities Statement labeled Attachment D</b>		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) labeled Attachment E</b>	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information labeled Attachment F</b>	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G</b>	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] <b>If yes, please enclose the Joint Review Board Report labeled Attachment H</b>	X	
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] <b>If yes, please enclose the Official Statement labeled Attachment I</b>	X	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If yes, please enclose the Analysis labeled Attachment J</b>	X	
Cumulatively, have deposits from any source equal or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2)] <b>If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K</b>		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] <b>If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L</b>		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] <b>If yes, please enclose list only of the intergovernmental agreements labeled Attachment M</b>	X	

\* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

**SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))**  
**Provide an analysis of the special tax allocation fund.**

FY 2016

TIF NAME: North Pullman Redevelopment Project Area

Fund Balance at Beginning of Reporting Period

\$ 1,526,733

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	1,296,036	\$ 3,344,954	18%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	(126)	9,871	0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources	1,050,000	15,500,000	82%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

\*must be completed where 'Reporting Year' is populated

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period

2,345,910

Cumulative Total Revenues/Cash Receipts

\$ 18,854,825 | 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

2,077,062

Distribution of Surplus

-

Total Expenditures/Disbursements

2,077,062

**NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS**

268,848

**FUND BALANCE, END OF REPORTING PERIOD\***

\$ 1,795,581

\* if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Total Amount Restricted (Carried forward from Section 3.3)

\$ 1,795,581

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

FY 2016

TIF NAME: North Pullman Redevelopment Project Area

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND  
(by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLETED

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)	23,225	
		\$ 23,225
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		\$ -
3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3)	1,608,934	
		\$ 1,608,934
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4)		
		\$ -
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
		\$ -
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		\$ -

## SECTION 3.2 A

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7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)	444,903	
		\$ 444,903
8. Financing costs. Subsection (q) (6) and (o)(8)		
		\$ -
9. Approved capital costs. Subsection (q)(7) and (o)(9)		
		\$ -
10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
11. Relocation costs. Subsection (q)(8) and (o)(10)		
		\$ -
12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11)		
		\$ -
13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)		
		\$ -



SECTION 3.2 A

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14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		\$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 2,077,062</b>



**SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))**

**Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period**

FY 2016

TIF NAME: North Pullman Redevelopment Project Area

**FUND BALANCE, END OF REPORTING PERIOD** \$ 1,795,581

	Amount of Original Issuance	Amount Restricted
<b>1. Description of Debt Obligations</b>		
Restricted for debt service	\$ -	\$ -

**Total Amount Restricted for Obligations** \$ -

<b>2. Description of Project Costs to be Paid</b>		
Restricted for future redevelopment project costs		\$ 1,795,581

**Total Amount Restricted for Project Costs** \$ 1,795,581

**TOTAL AMOUNT RESTRICTED** \$ 1,795,581

**SURPLUS\*/(DEFICIT)** \$ -

\* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing districts (see instructions and statutes).

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

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TIF NAME: North Pullman Redevelopment Project Area

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

X  No property was acquired by the Municipality Within the Redevelopment Project Area

Property Acquired by the Municipality Within the Redevelopment Project Area

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)  
PAGE 1

FY 2016

TIF NAME: North Pullman Redevelopment Project Area

\*Page 1 is to be included with TIF Report. Pages 2-3 are to be included **ONLY** if projects are listed.

Box below must be filled in with either a check or number of projects, not both

Check if **NO** projects were undertaken by the Municipality Within the Redevelopment Project Area: \_\_\_\_\_

**ENTER** total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below\* 4

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
<b>TOTAL:</b>			
Private Investment Undertaken	\$ -	\$ -	\$ 39,364,165
Public Investment Undertaken	\$ 16,245,307	\$ 811,238	\$ 28,003,525
Ratio of Private/Public Investment	0		1 28/69

**Project 1: \*IF PROJECTS ARE LISTED NUMBER MUST BE LISTED ABOVE**

Neighborhood Improvement Fund (NIF) **	Project Completed		
Private Investment Undertaken	\$ -	\$ -	\$ 1,000,000
Public Investment Undertaken	\$ 436,373	\$ -	\$ 500,000
Ratio of Private/Public Investment	0		2

**Project 2:**

Pullman Park	Project is Ongoing ***		
Private Investment Undertaken	\$ -	\$ -	\$ 34,824,097
Public Investment Undertaken	\$ 6,708,934	\$ 578,052	\$ 11,003,525
Ratio of Private/Public Investment	0		3 15/91

**Project 3:**

Method Pullman Factory	Project is Ongoing ***		
Private Investment Undertaken	\$ -	\$ -	\$ 3,540,068
Public Investment Undertaken	\$ 8,100,000	\$ -	\$ 8,100,000
Ratio of Private/Public Investment	0		7/16

**Project 4:**

Whole Foods Warehouse / Distribution Center	Project is Ongoing ***		
Private Investment Undertaken	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 1,000,000	\$ 233,186	\$ 8,400,000
Ratio of Private/Public Investment	0		0

**Project 5:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 6:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 7:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 8:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 9:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 10:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 11:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 12:</b>			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

\*\* Depending on the particular goals of this type of program, the City may: i) make an advance disbursement of the entire public investment amount to the City's program administrator, ii) disburse the amounts through an escrow account, or iii) pay the funds out piecemeal to the program administrator or to the ultimate grantee as each ultimate grantee's work is approved under the program.

\*\*\* As of the last date of the reporting fiscal year, the construction of this Project was ongoing; the Private Investment Undertaken and Ratio figures for this Project will be reported on the Annual Report for the fiscal year in which the construction of the Project is completed and the total Private Investment figure is available.

**General Notes**

(a) Each actual or estimated Public Investment reported here is, to the extent possible, comprised only of payments financed by tax increment revenue, and may include interest amounts paid to finance the Public Investment amount. In contrast, each actual or estimated Private Investment reported here is, to the extent possible, comprised of payments financed by revenues that are not tax increment revenues and, therefore, may include private equity, private lender financing, private grants, other public monies, or other local, state or federal grants or loans.

(b) Each amount reported here under Public Investment Undertaken, Total Estimated to Complete Project, is to the maximum amount of payments financed by tax increment revenue that could be made pursuant to the corresponding Project's operating documents, but not including interest that may later be payable on developers notes, and may not necessarily reflect actual expenditures, if any, as reported in Section 3 herein. The total public investment amount ultimately made under each Project will depend upon the future occurrence of various conditions, including interest that may be payable on developer notes as set forth in the Project's operating documents.

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. \*even though optional MUST be included as part of complete TIF report

**SECTION 6**

FY 2016

TIF NAME: North Pullman Redevelopment Project Area

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV

List all overlapping tax districts in the redevelopment project area. If overlapping taxing district received a surplus, list the surplus.

\_\_\_\_\_ The overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

**SECTION 7**

Provide information about job creation and retention

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

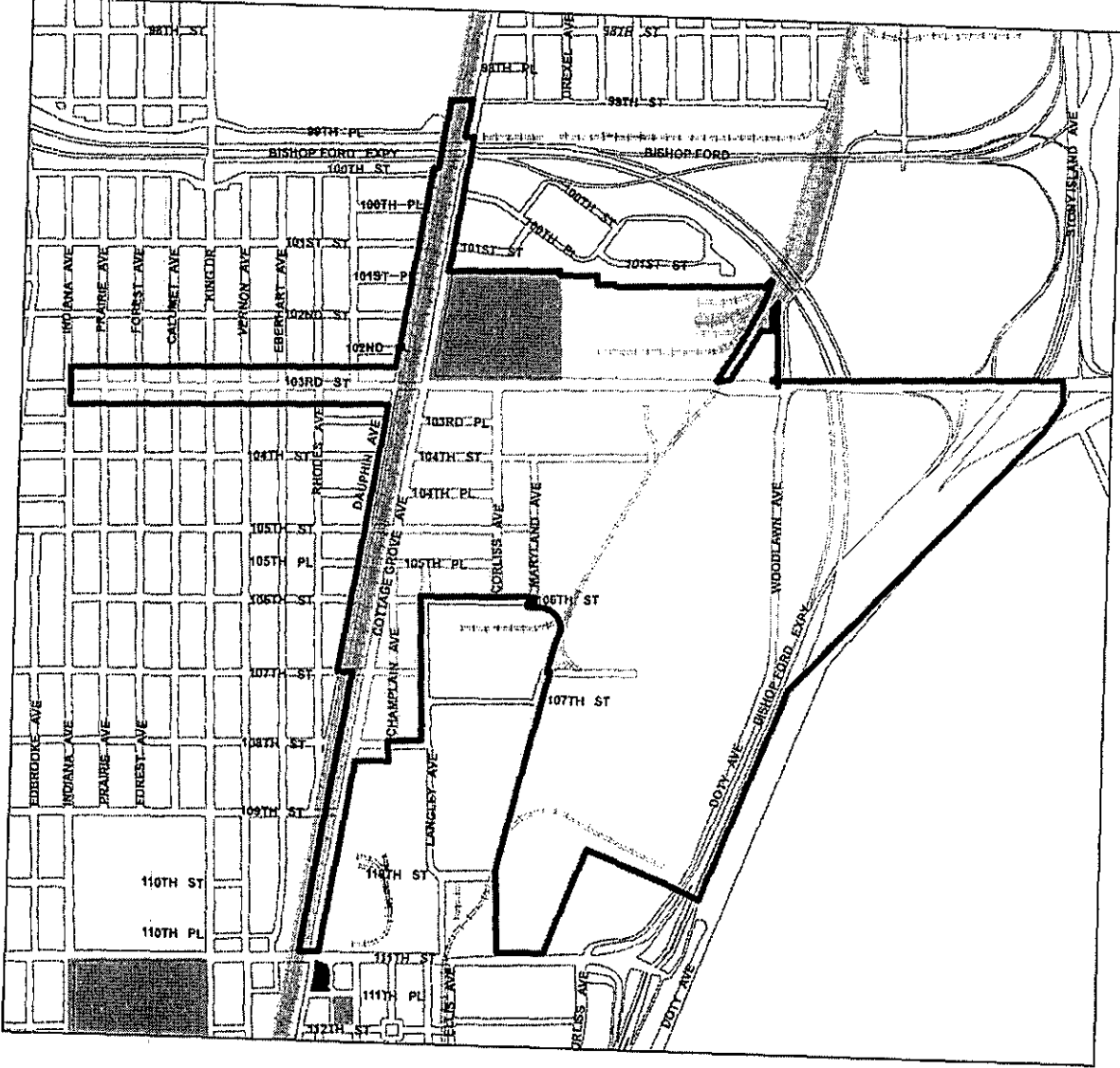
**SECTION 8**

Provide a general description of the redevelopment project area using only major boundaries:

--

Optional Documents	Enclosed
Legal description of redevelopment project area	
Map of District	X

# North Pullman Redevelopment Project Area 2016 Annual Report





STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF COOK     )

**Attachment B**

CERTIFICATION

TO:

Susana Mendoza  
Comptroller of the State of Illinois  
James R. Thompson Center  
100 West Randolph Street, Suite 15-500  
Chicago, Illinois 60601  
Attention: June Canello, Director of Local  
Government

Forrest Claypool  
Chief Executive Officer  
Chicago Board of Education  
42 West Madison Street  
Chicago, Illinois 60603

James R. Dempsey  
Associate Vice Chancellor-Finance  
City Colleges of Chicago  
226 West Jackson Boulevard, Room 1125  
Chicago, Illinois 60606

Jacqueline Torres, Director of Finance  
Metropolitan Water Reclamation District of  
Greater Chicago  
100 East Erie Street, Room 2429  
Chicago, Illinois 60611

Michael Jasso  
Bureau Chief  
Cook County Bureau of Economic Dev.  
69 West Washington Street, Suite 3000  
Chicago, Illinois 60602

Douglas Wright  
South Cook County Mosquito Abatement  
District  
155th & Dixie Highway  
P.O. Box 1030  
Harvey, Illinois 60426

Lawrence Wilson, Comptroller  
Forest Preserve District of Cook County  
69 W. Washington Street, Suite 2060  
Chicago, IL 60602

Michael P. Kelly, General Superintendent &  
CEO  
Chicago Park District  
541 North Fairbanks, 7th Floor  
Chicago, Illinois 60611

I, Rahm Emanuel, in connection with the annual report (the "Report") of information required by Section 11-74.4-5(d) of the Tax Increment Allocation Redevelopment Act, 65 ILCS5/11-74.4-1 et seq., (the "Act") with regard to the North Pullman Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

**Attachment B**

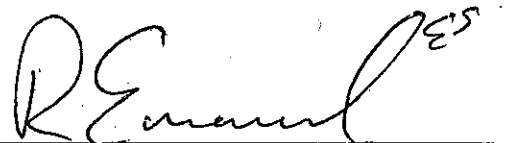
1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

2. During the preceding fiscal year of the City, being January 1 through December 31, 2016, the City complied, in all material respects, with the requirements of the Act, as applicable from time to time, regarding the Redevelopment Project Area.

3. In giving this Certification, I have relied on the opinion of the Corporation Counsel of the City furnished in connection with the Report.

4. This Certification may be relied upon only by the addressees hereof.

IN WITNESS WHEREOF, I have hereunto affixed my official signature as of this 25th day of August, 2017.

A handwritten signature in black ink, appearing to read "R Emanuel", written over a horizontal line. The signature is stylized and includes a small mark resembling "ES" at the end.

Rahm Emanuel, Mayor  
City of Chicago, Illinois



DEPARTMENT OF LAW

August 25, 2017 CITY OF CHICAGO

Attachment C

Susana Mendoza  
Comptroller of the State of Illinois  
James R. Thompson Center  
100 West Randolph Street, Suite 15-500  
Chicago, Illinois 60601  
Attention: June Canello, Director of Local  
Government

Forrest Claypool  
Chief Executive Officer  
Chicago Board of Education  
42 West Madison Street  
Chicago, Illinois 60603

James R. Dempsey  
Associate Vice Chancellor-Finance  
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69 W. Washington Street, Suite 2060  
Chicago, IL 60602

Michael P. Kelly, General Superintendent  
& CEO  
Chicago Park District  
541 North Fairbanks, 7th Floor  
Chicago, Illinois 60611

Re: North Pullman  
Redevelopment Project Area (the "Redevelopment Project Area")

Dear Addressees:

I am the Corporation Counsel of the City of Chicago, Illinois (the "City") and, in such capacity, I am the head of the City's Law Department. In such capacity, I am providing the opinion required by Section 11-74.4-5(d)(4) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"), in connection with the submission of the report (the "Report") in accordance with, and containing the information required by, Section 11-74.4-5(d) of the Act for the Redevelopment Project Area.

August 25, 2017

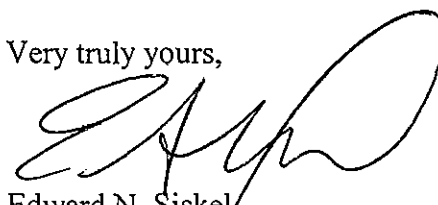
Attorneys, past and present, in the Law Department of the City and familiar with the requirements of the Act, have had general involvement in the proceedings affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following matters: approval of the redevelopment plan and project for the Redevelopment Project Area, designation of the Redevelopment Project Area as a redevelopment project area, and adoption of tax increment allocation financing for the Redevelopment Project Area, all in accordance with the then applicable provisions of the Act. Various departments of the City, including, if applicable, the Law Department, Department of Planning and Development, Department of Finance and Office of Budget and Management (collectively, the "City Departments"), have personnel responsible for and familiar with the activities in the Redevelopment Project Area affecting such Department(s) and with the requirements of the Act in connection therewith. Such personnel are encouraged to seek and obtain, and do seek and obtain, the legal guidance of the Law Department with respect to issues that may arise from time to time regarding the requirements of, and compliance with, the Act.

In my capacity as Corporation Counsel, I have relied on the factual certification of the Commissioner of the Department of Planning and Development attached hereto as Schedule 1, along with the general knowledge and actions of the appropriately designated and trained staff of the Law Department and other applicable City Departments involved with the activities affecting the Redevelopment Project Area. In addition, I have caused to be examined or reviewed by members of the Law Department of the City the certified audit report, to the extent required to be obtained by Section 11-74.4-5(d)(9) of the Act and submitted as part of the Report, which is required to review compliance with the Act in certain respects, to determine if such audit report contains information that might affect my opinion. I have also caused to be examined or reviewed such other documents and records as were deemed necessary to enable me to render this opinion. Nothing has come to my attention that would result in my need to qualify the opinion hereinafter expressed, subject to the limitations hereinafter set forth, unless and except to the extent set forth in an Exception Schedule attached hereto as Schedule 2.

Based on the foregoing, I am of the opinion that, in all material respects, the City is in compliance with the provisions and requirements of the Act in effect and then applicable at the time actions were taken from time to time with respect to the Redevelopment Project Area.

This opinion is given in an official capacity and not personally and no personal liability shall derive herefrom. Furthermore, the only opinion that is expressed is the opinion specifically set forth herein, and no opinion is implied or should be inferred as to any other matter. Further, this opinion may be relied upon only by the addressees hereof and the Mayor of the City in providing his required certification in connection with the Report, and not by any other party.

Very truly yours,



Edward N. Siskel  
Corporation Counsel

## SCHEDULE 1

August 25, 2017

### CERTIFICATION

Commissioner  
Department of Planning and Development  
City of Chicago

I, David L. Reifman, am the Commissioner of the Department of Planning and Development ("DPD") of the City of Chicago, Illinois (the "City") and, in such capacity, I am the head of DPD. I am also the TIF Administrator for the City for purposes of the Report (defined below). In such capacity, I am providing this Certification for the Corporation Counsel of the City to rely upon in connection with the opinion required by either Section 11-74.4-5(d)(4) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"), or by Section 11-74.6-22(d)(4) of the Industrial Jobs Recovery Law, 65 ILCS 5/11-74.6-1 et seq. (the "Law"), as the case may be, in connection with the submission of an annual report (the "Report") containing the information required by Section 11-74.4-5(d) of the Act or Section 11-74.6-22(d) of the Law for each of the Redevelopment Project Areas listed in Section 1 of the Report and hereby incorporated into this Certification (the "Redevelopment Project Areas").

I hereby certify the following to the Corporation Counsel of the City:

1. DPD has overall responsibility for and is familiar with the activities in each of the Redevelopment Project Areas. DPD personnel are familiar with the requirements of the Act and the Law and are encouraged to seek and obtain, and do seek and obtain, the legal guidance of the City's Department of Law with respect to legal issues that may arise from time to time regarding the requirements of, and compliance with, the Act and the Law.
2. DPD personnel have monitored compliance with the requirements of the Act and the Law during the previous fiscal year under my supervision and to my reasonable satisfaction in connection with each of the Redevelopment Project Areas.
3. I have reviewed, or caused to be reviewed by DPD personnel to my reasonable satisfaction, each certified audit report, to the extent such an audit report is required to be obtained by Section 11-74.4-5(d)(9) of the Act or by Section 11-74.6-22(d)(9) of the Law and submitted as part of the Report, which is required to review compliance with the Act or the Law in certain respects, to determine if such audit report contains information that might affect this Certification.
4. I have also reviewed, or caused to be reviewed by DPD personnel to my reasonable satisfaction, such other documents and records as I have deemed reasonably necessary to enable me to provide this Certification.

5. Nothing has come to my attention that would result in my need to qualify this Certification, except for the current, ongoing compliance issues within certain of the Redevelopment Project Areas, which issues are set forth and briefly explained in the Exception Schedule attached hereto as Exhibit A. With respect to these compliance issues, DPD staff continues to monitor and work with the owners and property managers of the projects noted on Exhibit A to correct the issues and bring these projects into full compliance with the Act and the Law.

Based on the foregoing, I hereby certify to the Corporation Counsel of the City that, in all material respects, DPD has taken the appropriate actions to ensure that the City is in compliance with the provisions and requirements of the Act and the Law in effect and then applicable at the time actions were taken from time to time with respect to each of the Redevelopment Project Areas.

This Certification is given in an official capacity and not personally and no personal liability shall derive herefrom. Further, this Certification may be relied upon only by the Corporation Counsel of the City in providing the required legal opinion in connection with the Report, and not by any other party.

Very truly yours,



David L. Reifman  
Commissioner  
Department of Planning and Development

**EXHIBIT A TO SCHEDULE 1**  
**Exception Schedule**

TIF Area		Project Name	Ongoing Compliance Issues as of the Date of this Certification, with Brief Explanation
1.	24 <sup>th</sup> /Michigan	Hilliard Homes II	4 units out of 327 affordable units have rents that exceed the applicable maximum
2.	35 <sup>th</sup> /State	Stateway Gardens Ph. I	5 out of 25 affordable for-sale units were not completed
3.	Archer Courts	Archer Courts Ph. II	*
4.	Bronzeville	Pershing Courts	5 units out of 80 affordable units have rents that exceed the applicable maximum
5.	Central West	Horner Homes Ph. IIA1 Low-rise	*
		Horner Homes Ph. IIA2 Mid-rise	*
6.	Chicago/Central Park	Rosa Parks Apartments	5 units out of 94 affordable units have rents that exceed the applicable maximum
7.	Division Homan	La Estancia	5 units out of 57 affordable units have rents that exceed the applicable maximum
8.	Drexel Boulevard	Jazz on the Boulevard	3 units out of 39 affordable units have rents that exceed the applicable maximum
9.	Fullerton/Milwaukee	Zapata Apartments	*
10.	Hollywood/Sheridan	Hollywood House Apartments	37 units out of 177 affordable units have rents that exceed the applicable maximum
11.	Lakefront	Lake Park Crescent – Ph. I For-Sale	*
12.	Madden Wells	Madden Wells 1A For-Sale	8 units out of 27 not completed
		Madden Wells 1A Rental	6 units out of 163 affordable units have rents that exceed the applicable maximum

		Madden Wells 1B Rental	9 units out of 162 affordable units have rents that exceed the applicable maximum
		Madden Wells 2A Rental	39 units out of 142 affordable units have rents that exceed the applicable maximum
13.	Midwest	Rockwell West End – Ph. IIA Rental – East Lake Apts.	3 units out of 98 affordable units have rents that exceed the applicable maximum
		Renaissance Place Apts.	11 units out of 54 affordable units have rents that exceed the applicable maximum
14.	Pershing/King	Paul G. Stewart Tower 1 & 2 Rehab	*
		Paul G. Stewart Tower 5 Rehab	*

\* Owner has not supplied incomes of affordable units' purchasers to allow the City to verify that TIF funds were used for the 50% cost of construction of affordable units, which cost is allowed by the Act and was required by the respective redevelopment agreements. DPD continues to work with the owners and property managers to obtain the required information and to ensure compliance with the Act.



**SCHEDULE 2**

(Exception Schedule)

No Exceptions

Note the following Exceptions:


ATTACHMENT D

**Activities Statement**

Projects that were implemented during the preceding fiscal year are set forth below:

<b><u>Name of Project</u></b>
Whole Foods Warehouse/Distribution Center

This agreement was prepared by and after recording return to:  
Keith A. May  
City of Chicago Law Department  
121 North LaSalle Street, Room 600  
Chicago, IL 60602



Doc#: 1621816054 Fee: \$316.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/05/2016 08:19 PM Pg: 1 of 140

This space reserved for Recorder's use only

NORTH PULLMAN REDEVELOPMENT PROJECT AREA

CHICAGO NEIGHBORHOOD INITIATIVES, INC.  
REDEVELOPMENT AGREEMENT  
(WHOLE FOODS WAREHOUSE AND DISTRIBUTION FACILITY)

This Chicago Neighborhood Initiatives, Inc. Redevelopment Agreement (the "Agreement") is made as of this 22nd day of July, 2016, between the City of Chicago, an Illinois municipal corporation (the "City"), through its Department of Planning and Development ("DPD"), and Chicago Neighborhood Initiatives, Inc., an Illinois not-for-profit corporation (the "Developer"). Ryan Companies US, Inc., a Minnesota corporation ("Vertical Developer"), is signing a limited joinder hereto with respect to Section 18.27 hereof. The City, the Developer, and the Vertical Developer (but only with respect to Section 18.27 hereof) shall be known herein as the "Parties."

RECITALS:

A. Constitutional Authority: As a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois (the "State"), the City has the power to regulate for the protection of the public health, safety, morals, and welfare of its inhabitants and, pursuant thereto, has the power to encourage private development in order to enhance the local tax base and create employment opportunities, and to enter into contractual agreements with private parties in order to achieve these goals.

B. Statutory Authority: The City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended from time-to-time (the "Act"), to finance projects that eradicate blighted conditions through the use of tax increment allocation financing for redevelopment projects.

C. City Council Authority: To induce certain redevelopment pursuant to the Act, in accordance with the provisions of the Act, pursuant to ordinances adopted on June 30, 2009, and published at pages 65068 through 65179 of the Journal of Proceedings of the City Council (the "Journal") for such date (the "North Pullman TIF Ordinances"), the City Council of the City (the "City Council"): (1) approved and adopted a redevelopment plan (the "North Pullman Redevelopment Plan") for the North Pullman Redevelopment Project Area (the "North Pullman



Redevelopment Area") of the City; (2) designated the North Pullman Redevelopment Area as a "redevelopment project area" pursuant to the Act; and (3) adopted tax increment allocation financing for the North Pullman Redevelopment Area (the "North Pullman TIF Adoption Ordinance"). The North Pullman Area is legally described in Exhibit A. The Roseland/Michigan Redevelopment Project Area (the "Roseland/Michigan Redevelopment Area") of the City is directly adjacent to the North Pullman Redevelopment Area.

D. The Project: The Developer will obtain a right of entry to or acquire from North Pullman 111th, Inc., a wholly-owned subsidiary of U.S. Bank, certain property located within the North Pullman Redevelopment Area in the vicinity of 107th Street and Doty Avenue, as legally described on Exhibit B (the "Property"), together with certain adjacent property on which the Developer will extend an industrial roadway, as legally described on Exhibit B-1 (the "Roadway Extension Parcel"). Within the time frames set forth in Section 3.01, the Developer shall: (i) commence and complete demolition, site grading, utility installation and extension of the industrial roadway on the Roadway Extension Parcel, and (ii) purchase the Property and the Roadway Extension Parcel from North Pullman 111th, Inc. (the "Acquisition") and (iii) convey title to the Property to Ryan Companies US, Inc. (the "Vertical Developer") for construction of an approximately 140,000 square foot LEED Certified facility to be leased by Whole Foods Market Group, Inc., a Delaware corporation and wholly owned subsidiary of Whole Foods Market, Inc., a Texas corporation ("Whole Foods"), for use as a warehouse and distribution facility, together with an easement in the Roadway Extension Parcel for the benefit of the Vertical Developer and its tenants of the Property (the Acquisition, site preparation and work, including construction of the roadway extension, and conveyance of the Property shall be known herein as the "Project"). However, no costs associated with the construction of the roadway that are not directly related to environmental remediation thereof shall be reimbursed by the City unless permitted by the Act. The Parties acknowledge that the Project expressly excludes construction of such warehouse and distribution facility itself, which work is to be performed by the Vertical Developer as set forth in Section 18.27. After conveyance of the Property to the Vertical Developer, the Vertical Developer will be the owner of the Property and all improvements constructed thereon. The City approached Whole Foods seeking agreement by Whole Foods to locate a warehouse and distribution center at the Property. It is anticipated that Whole Foods will maintain at least 80 full-time equivalent employees at the Property upon issuance of the Certificate of Completion (as defined herein). It is also anticipated that 250 temporary construction jobs will be created. The Project PINs consist of unsubdivided land, and include land that is not part of the Property. The Developer will apply for a subdivision to create the Property as a separate legal lot of record and tax parcel. The completion of the Project and the leasing of the Property to Whole Foods would not reasonably be anticipated without the financing contemplated in this Agreement.

E. Redevelopment Plan: The Project will be carried out in accordance with the North Pullman Redevelopment Plan and Planned Development No. 1167, as amended (the "PD").

F. City Financing and Assistance: Subject to Developer fulfilling those obligations under this Agreement that are the applicable conditions precedent to obligate the City to do so, the City will grant the Developer Incremental Taxes as defined in Schedule A in an amount of \$1,000,000 and issue the City Note in a principal amount not to exceed \$7,400,000 (collectively, the "City Funds"). The Developer, and not the Vertical Developer or Whole Foods, will be the sole recipient of the City Funds.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

#### AGREEMENT:

#### ARTICLE ONE: INCORPORATION OF RECITALS

The recitals stated above are an integral part of this Agreement and are hereby incorporated into this Agreement by reference and made a part of this Agreement.

#### ARTICLE TWO: DEFINITIONS

The definitions stated in Schedule A and those definitions stated in the recitals and preamble are hereby incorporated into this Agreement by reference and made a part of this Agreement.

#### ARTICLE THREE: THE PROJECT

3.01 The Project. Developer will commence and complete construction of the Project no later than December 30, 2016, subject to: (a) Section 18.17 (Force Majeure); (b) applicable Change Orders, if any, issued under Section 3.04; (c) the receipt of all applicable permits and Project approvals; and (d) issuance of a "No Further Remediation" letter, which shall not be required to be completed by December 30, 2016, but which shall be diligently pursued to completion.

3.02 Scope Drawings and Plans and Specifications. Developer has delivered the Scope Drawings and Plans and Specifications to DPD, and DPD has approved them. Subsequent proposed changes to the Scope Drawings or Plans and Specifications within the scope of Section 3.04 will be submitted to DPD as a Change Order under Section 3.04. The Scope Drawings and Plans and Specifications will at all times conform to the Redevelopment Plan as in effect on the date of this Agreement, and to all applicable Federal, State and local laws, ordinances and regulations. Developer will submit all necessary documents to the City's Department of Buildings, Department of Transportation, and to such other City departments or governmental authorities as may be necessary to acquire building permits and other required approvals for the Project.

3.03 Project Budget. Developer has furnished to DPD, and DPD has approved, a Project Budget which is Exhibit D-1, showing total costs for the Project in an amount not less than \$8,142,176. The Note Issuance Costs are estimated to be a total of \$1,003,101. The Project Costs and the Note Issuance Costs, together, are estimated to exceed \$8,400,000. The Developer hereby certifies to the City that: (a) it has Lender Financing and/or Equity, along with the City Funds, in an aggregate amount sufficient to pay for all Project costs and Note Issuance Costs; and (b) the Project Budget is true, correct and complete in all material respects. Developer will promptly deliver to DPD copies of any Change Orders with respect to the Project Budget as provided in Section 3.04.

### 3.04 Change Orders.

(a) Except as provided in subparagraph (b) below, all Change Orders (and documentation substantiating the need and identifying the source of funding therefor) relating to changes to the Project must be submitted by Developer to DPD concurrently with the progress reports described in Section 3.07; provided, however, that any Change Orders relating to any of the following must be submitted by Developer to DPD for DPD's prior written approval: (i) a reduction by more than five percent (5%) in the square footage of the Project from the square footage approved by DPD under Section 3.02, or (ii) a change in the primary use of the Project, or (iii) a delay in the Project completion date by more than 30 days, or (iv) change orders resulting in an aggregate increase to the Project Budget of 10% or more. Developer will not authorize or permit the performance of any work relating to any Change Order requiring DPD's prior written approval or the furnishing of materials in connection therewith prior to the receipt by Developer of DPD's written approval. The Construction Contract, and each contract between the General Contractor and any subcontractor, will contain a provision to this effect or for compliance with this Agreement generally. An approved Change Order will not be deemed to imply any obligation on the part of the City to increase the amount of City Funds or to provide any other additional assistance to Developer.

(b) Notwithstanding anything to the contrary in this Section 3.04, Change Orders other than those stated in subsection (a) above do not require DPD's prior written approval as stated in this Section 3.04, but DPD must be notified in writing of all such Change Orders within 10 Business Days after the execution of such change order, and Developer, in connection with such notice, must identify to DPD the source of funding therefor in the progress reports described in Section 3.07.

3.05 DPD Approval. Any approval granted by DPD under this Agreement of the Scope Drawings, Plans and Specifications and the Change Orders is for the purposes of this Agreement only, and any such approval does not affect or constitute any approval required by any other City department or under any City ordinance, code, regulation, or any other governmental approval, nor does any such approval by DPD under this Agreement constitute approval of the utility, quality, structural soundness, safety, habitability, merchantability or investment quality of the Project. Developer will not make any verbal or written representation to anyone to the contrary. Developer shall not undertake construction of the Project unless Developer has obtained all necessary permits and approvals (including but not limited to DPD's approval of the Scope Drawings and Plans and Specifications) and proof of the General Contractor's and each subcontractor's bonding as required under this Agreement.

3.06 Other Approvals. Any DPD approval under this Agreement will have no effect upon, nor will it operate as a waiver of, Developer's obligations to comply with the provisions of Section 5.03 (Other Governmental Approvals).

3.07 Progress Reports and Survey Updates. After the Closing Date, on or before the 15th day of each reporting month, Developer will provide DPD with written quarterly construction progress reports detailing the status of the Project, including a revised completion date, if necessary (with any delay in completion date of more than 30 days being considered a Change Order, requiring DPD's written approval under Section 3.04). Developer must also deliver to the City written monthly progress reports detailing compliance with the requirements of Section 8.08 (Prevailing Wage), Section 10.02 (City Resident Construction Worker Employment Requirement) and Section 10.03 (Developer's MBE/WBE Commitment) (collectively, the "City Requirements"). If the reports reflect a shortfall in compliance with the requirements of

Sections 8.08, 10.02 and 10.03, then there must also be included a written plan from Developer acceptable to DPD to address and cure such shortfall.

3.08 Inspecting Agent or Architect. An independent agent or architect, if any (other than Developer's architect), will also act as the inspecting agent or architect for DPD for the Project, and any fees and expenses connected with its work or incurred by such independent agent or architect will be solely for Developer's account and will be promptly paid by Developer. The inspecting agent or architect shall perform periodic inspections with respect to the Project, providing certifications with respect thereto to DPD, prior to requests for disbursement for costs related to the Project.

3.09 Barricades. Prior to commencing any construction requiring barricades, Developer will install a construction barricade of a type and appearance satisfactory to the City and constructed in compliance with all applicable Federal, State or City laws, ordinances, rules and regulations. DPD retains the right to approve the maintenance, appearance, color scheme, painting, nature, type, content, and design of all barricades (other than the name and logo of Developer or the Project).

3.10 Signs and Public Relations. If requested by DPD, Developer will erect in a conspicuous location on the Property during the Project a sign of size and style approved by the City, indicating that financing has been provided by the City. The City reserves the right to include the name, photograph, artistic rendering of the Project and any other pertinent information regarding Developer and the Project in the City's promotional literature and communications.

3.11 Reserved.

3.12 Reserved.

3.13 Accessibility for Disabled Persons. Developer acknowledges that it is in the public interest to design, construct and maintain the Project in a manner which promotes, enables, and maximizes universal access throughout the Project. Plans for all buildings on the Property and improvements on the Property will be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

#### ARTICLE FOUR: FINANCING

4.01 (a) Total Project Cost and Sources of Funds. The total cost of the Project is estimated to be approximately \$8,142,176 to be applied in the manner set forth in the Project Budget.

Lender Financing/City Note Net Proceeds (to be deposited into Construction Escrow)	\$ 6,396,899.00*
Equity (Property sale proceeds; subject to Section 4.06)	\$ 745,277.00
City Funds – Construction Phase Assistance (to be deposited into Construction Escrow)	\$ 1,000,000.00

ESTIMATED TOTAL

\$ 8,142,176.00

\*Note: Developer reserves the right to use Lender Financing to initially pay for all or any portion of the Project costs, and Developer shall not be required to deposit Lender Financing proceeds into the Construction Escrow.

(b) Note Issuance Costs; Debt Service Reserve Fund; and Source of Funds. The total Note Issuance Costs and Debt Service Reserve Fund are estimated to be \$1,003,101. Such costs shall be funded from the proceeds of the sale of the City Note in accordance with Section 4.04.

4.02 Developer Funds. Equity, Lender Financing and City Funds shall be used to pay all Project costs, including but not limited to Redevelopment Project Costs and costs of TIF-Funded Improvements.

4.03 City Funds.

(a) Uses of City Funds. City Funds may only be used to reimburse the Developer for costs of the Acquisition and of TIF-Funded Improvements that constitute Redevelopment Project Costs. Exhibit E sets forth, by line item, the TIF-Funded Improvements for the Project, and the maximum amount of costs that may be paid by or reimbursed from City Funds for each line item therein (subject to Sections 4.03(b) and 4.03(d)), contingent upon receipt by the City of documentation in form and substance satisfactory to DPD evidencing such cost and its eligibility as a Redevelopment Project Cost. The foregoing notwithstanding, DPD may consent to transfers of costs and expenses from one line item to another. Developer will submit a Requisition Form in the form of Exhibit N (the "Requisition Form") to request payment of City Funds from the Construction Escrow. The Developer shall submit the Requisition Form for the initial payment request no later than 45 days prior to Closing.

(b) Sources of City Funds. Subject to the terms and conditions of this Agreement, including but not limited to this Section 4.03 and Section 5 hereof, the City hereby agrees to provide City funds from the sources and in the amounts described directly below (the "City Funds") to pay for or reimburse the Developer for the costs of the TIF-Funded Improvements, in the manner described herein:

Source of City Funds	Maximum Amount
(Construction Phase Assistance, City Note, Note Issuance Costs and Reserve Account)	\$8,400,000

The City hereby agrees to issue the City Note to Developer on the Closing Date. The principal amount of the City Note shall be in an amount equal to \$7,400,000; provided, however, that payments under the City Note are subject to the amount of Incremental Taxes deposited into the applicable TIF Fund being sufficient for such payments; and further provided, however, that the City has received written acknowledgement from the Phase IB Noteholder of its understanding and acceptance of the City Note structure related to this Project, as set forth in Exhibit G. If the amount of Incremental Taxes is insufficient to make any anticipated payment of City Funds, then: (1) the City will not be in default under this Agreement, and (2) unpaid payments (or portions thereof) will be



paid as provided in this Section 4.03 as promptly as funds become available for their payment.

(c) Construction Phase Assistance. An amount equal to \$1,000,000 in City Funds (the "Construction Phase Assistance") will be deposited into the Construction Escrow (defined below) on the Closing Date as follows: \$500,000 in existing Incremental Taxes from the North Pullman TIF Special Tax Allocation Fund and \$500,000 in existing Incremental Taxes from the Roseland/Michigan TIF Special Tax Allocation Fund. The Construction Phase Assistance will be paid to the Developer pursuant to the terms of the Escrow Agreement, subject to City certification of sufficient costs related to TIF-Funded Improvements incurred by the Developer related to the Project.

(d) The City Funds will be reduced on a dollar-for-dollar basis if the final Project cost (as evidenced by the final owner's sworn statement for the Project submitted pursuant to Section 7.01) is less than \$8,142,176. Any such reduction in the City Note shall occur through the operation of the redemption provisions set forth in the City Note.

(e) The Developer acknowledges and agrees that the City's obligation to pay Construction Phase Assistance, up to a maximum of \$1,000,000, is contingent upon the fulfillment of the conditions set forth above in this Section 4.03 and upon satisfaction of all applicable terms and conditions of this Agreement, including without limitation, compliance with the covenants in Section 8 (Covenants/Representations/ Warranties of the Developer). In the event that such conditions are not fulfilled, the amount of Equity to be contributed pursuant to Section 4.01 hereof shall be increased, as necessary, to complete the Project.

(f) Construction Escrow. On the Closing Date, Developer will enter into the Escrow Agreement with the City and the Title Company, substantially in the form of Exhibit H, creating the "Construction Escrow." The Construction Phase Assistance and the City Note Net Proceeds will each be deposited into the Construction Escrow. Funds on deposit in the Construction Escrow will be used to pay for or reimburse Developer for the costs of TIF-Funded Improvements associated with the Project; provided, however, that the City Note Net Proceeds shall be disbursed prior to the Construction Phase Assistance. Disbursements of funds from the Construction Escrow shall be made through the funding of draw requests upon the approval of a Requisition Form submitted by Developer under the terms of the Escrow Agreement and this Agreement. In the event of any conflict between the terms of this Agreement and the terms of the Escrow Agreement concerning the Project (including the dispersal of funds for the Project through the Escrow), the terms of this Agreement shall control. All costs associated with the Construction Escrow shall be the responsibility of the Developer.

(g) Reserve Escrow. Upon the sale of the City Note, the City and Developer will deposit or cause to be deposited not to exceed 10% of the par amount of the City Note into an escrow account (the "Reserve Escrow") held by a financial institution selected by the Developer and acceptable to the City (the "Bank Trustee"). The Reserve Escrow will be available to cure payment shortfalls in the event there are insufficient Available Incremental Taxes to make any scheduled payment for the City Note. Funds shall be held in the Reserve Escrow until the City Note has been paid in full or at maturity according to its terms and shall be applied to the final payment of the City Note. The Developer shall provide the Reserve Escrow agreement to the City for review and

approval. All costs associated with the Reserve Escrow shall be the responsibility of the Developer.

The City shall enter into the Reserve Escrow with a financial institution selected by Developer and acceptable to the City under which there shall be created a Debt Service Reserve Fund (as defined in such agreement). There shall be deposited into the Debt Service Reserve Fund proceeds from the sale of the City Note in an amount necessary to fund any required reserve for the City Note in an amount not in excess of 10% of the principal amount of the City Note. Amounts on deposit in the Reserve Escrow shall be available to pay debt service owed on the City Note in the event there are insufficient Available Incremental Taxes to pay such debt service and shall be replenished upon receipt of Available Incremental Taxes after payment of debt service owed on City Note.

4.04 Issuance of the City Note. On the Closing Date, the City will issue the City Note to the Developer with the following terms and conditions:

(a) Principal. The Developer expects to sell the City Note to an investor in a transaction on the Note Sale Date for targeted City Note Net Proceeds, up to \$6,396,899. The City Note Net Proceeds shall be deposited in the Construction Escrow.

(b) City Note Interest Rate. When issued, the annual interest rate for the City Note will be equal to the median value of the Baa (municipal market data) G.O. Bond rate (20 year) as published by Thompson-Reuters Municipal Market Data ("MMD") for 15 business days prior to the date of issuance of the City Note plus 250 basis points, but in no event exceeding six and one-eighth percent (6.125%).

(c) Term. The City Note will have the same maturity date as the current termination date of the North Pullman Redevelopment Area, with no future extension of the term allowed.

(d) Payments of Principal and Interest.

(i) Interest on the City Note will begin to accrue at the date of issuance. Amortization of principal will be over the term of the City Note. Upon issuance, the City will issue an amortization schedule for the City Note and make payments annually on March 1st of each year, beginning in 2017.

(ii) Except as may be otherwise provided in this Agreement, Available Incremental Taxes only will be used to pay the principal of and interest on the City Note and on unpaid interest, if any. In the ordinance authorizing the issuance of the City Note, the City established an account denominated the: "Chicago Neighborhood Initiatives, Inc. (Whole Foods Warehouse and Distribution Facility) Debt Service Account" within the North Pullman Redevelopment Project Area Special Tax Allocation Fund (the "CNI Debt Service Account"). All Available Incremental Taxes will be deposited into the CNI Debt Service Account and payments of principal and interest on the City Note will be made therefrom, first to interest due under the City Note; next to scheduled principal payments on the City Note.

(iii) After the principal and interest on the City Note have been paid in full or the term of the City Note has expired, and the City Note has been canceled according to its terms, then the CNI Debt Service Account will be closed and all subsequent Available

Incremental Taxes will be deposited by the City in the North Pullman Redevelopment Project Area Special Tax Allocation Fund.

(iv) If the amount of Available Incremental Taxes pledged under this Agreement is insufficient to make any scheduled payment on the City Note, then: (A) the City will not be in default under this Agreement or the City Note, provided that, to the extent available, the City shall draw on the Reserve Escrow to make up any shortfall, and (B) due but unpaid scheduled payments (or portions thereof) on the City Note will be paid as provided in this Section 4.04 and, if necessary, the Reserve Escrow will be replenished, promptly as funds become available for their payment. Interest per annum at the rate set when the City Note is issued will accrue on any principal or interest payments which are unpaid because of insufficient Available Incremental Taxes.

(v) Prepayment of the City Note by the City. The City may prepay the City Note in whole or in part at any time without premium or penalty, subject to the following conditions:

(A) City Note Lock-Out Period. The City will not prepay the City Note for a 5-year (60 month) period beginning with the first whole month after the date of issuance of the City Note, (the "Lock-Out Period"), unless the Lock-Out Period restriction is formally waived by the City Note registered holder(s) and except from any unexpended proceeds in the Construction Escrow as described in the City Note.

(B) City May Prepay. Upon expiration or formal waiver of the Lock-Out Period, the City may prepay the then current balance of the City Note without any restrictions or conditions, together with any accrued interest.

(vi) Sale or Transfer of the City Note. After the issuance, the City Note may be sold or assigned in accordance with the provisions of Section 18.29 and the City Note.

(vii) No Cessation of City Note Payments. Notwithstanding anything to the contrary contained in this Agreement, after a Qualified Transfer, if an Event of Default occurs, the City will, notwithstanding such Event of Default, continue to make payments with respect to the City Note.

(viii) [Intentionally omitted]

(ix) The City Note shall have a second lien, subordinate only to the Phase IB Note A (subject to the City's receipt of the written acknowledgment from the Phase IB Noteholder referenced in Section 4.03(b) of this Agreement), on the Available Incremental Taxes attributable to the Phase IB Security. The City Note shall have a first lien on the Available Incremental Taxes attributable to the Roseland/Michigan Redevelopment Area and generated area-wide from the North Pullman Redevelopment Area, adjusted to exclude the City Fee, and after payment of principal and interest due under Phase IB Note A.

#### 4.05 Treatment of Prior Expenditures/Administration Fee.

(a) Prior Expenditures. Only those expenditures made by Developer with respect to the Project prior to the Closing Date, evidenced by documentation satisfactory to DPD and

approved by DPD as satisfying costs covered in the Project Budget, will be considered previously contributed Equity or Lender Financing, if any, hereunder (the "Prior Expenditure(s)"). Prior Expenditures made for items other than TIF-Funded Improvements will not be reimbursed to Developer but will reduce the amount of Equity and/or Lender Financing, if any, required to be contributed by Developer under Section 4.01.

(b) TIF District Administration Fee. The City may annually allocate an amount not to exceed five (5%) of the Incremental Taxes, exclusive of Incremental Taxes attributable to the Property, (the "City Fee") for payment of costs incurred by the City for the administration and monitoring of the North Pullman Redevelopment Area and the Roseland/Michigan Redevelopment Area, including the Project. The foregoing fee shall be in addition to and shall not be deducted from or considered a part of the City Funds, and, to the extent Incremental Taxes are disbursed to the Developer, the City shall have the right to receive the City Fee only after payment to Developer of such Incremental Taxes.

4.06 Cost Overruns. If the aggregate cost of the TIF-Funded Improvements exceeds City Funds available under Section 4.03, the City will not be responsible for such excess costs, and the Developer will hold the City harmless from any and all costs and expenses of completing the TIF-Funded Improvements in excess of City Funds and from any and all costs and expenses of completing the Project in excess of the Project Budget.

4.07 Conditional Grant. The \$1,000,000 of Construction Phase Assistance being provided hereunder is being granted on a conditional basis, subject to the Developer's compliance with the provisions of this Agreement.

4.08 Preconditions of Disbursement and Certification of Expenditure. Prior to each disbursement City Funds from the Escrow Account and Certification of Expenditure hereunder, Developer shall submit a Requisition Form, along with documentation regarding the applicable expenditures to DPD, which shall be satisfactory to DPD in its sole discretion. Disbursements shall occur on a monthly basis. Delivery by Developer to DPD of any request for disbursement of City Funds hereunder shall, in addition to the items therein expressly set forth, constitute a certification to the City, as of the date of such request for disbursement, that:

(a) the representations and warranties contained in this Agreement are true and correct and Developer is in compliance with all covenants contained herein (including but not limited to Sections 8.08, 10.02 and 10.03 hereof);

(b) Developer has received no notice and has no knowledge of any lien or claim of lien either filed or threatened against the Property or the Project except for the Permitted Liens;

(c) no Event of Default or condition or event which, with the giving of notice or passage time or both, would constitute an Event of Default exists or has occurred; and

The City shall have the right, in its discretion, to require Developer to submit further documentation as the City may require in order to verify that the matters certified to above are true and correct, and any disbursement by the City shall be subject to the City's review and approval of such documentation and its satisfaction that such certifications are true and correct; provided, however, that nothing in this sentence shall be deemed to prevent the City from relying on such certifications by Developer. In addition, Developer shall have satisfied all other preconditions of disbursement of City Funds for each disbursement, including not limited to the requirements set forth in the TIF Ordinances and this Agreement.

4.09 Retainage. Ten (10%) of the City Funds will not be disbursed from the Escrow Account until the City issues the Certificate of Completion to the Developer, which retainage is partial security for satisfaction of the requirements in Sections 8.08 (Prevailing Wage), 10.02 (City Resident Construction Worker Employment Requirement) and 10.03 (Developer's MBE/WBE Commitment), and for satisfaction of Sections 4.03(d) and 7.01(b) (final certification of Project costs).

4.10 [Intentionally omitted]

#### ARTICLE FIVE: CONDITIONS PRECEDENT TO CLOSING

The following conditions precedent to closing must be complied with to the City's satisfaction within the time periods set forth below or, if no time period is specified, prior to the Closing Date:

5.01 Project Budget. Developer will have submitted to DPD, and DPD will have approved, the Project Budget stated in Exhibit D-1, in accordance with the provisions of Section 3.03. This condition precedent has been satisfied prior to the date hereof.

5.02 Scope Drawings and Plans and Specifications. Developer will have submitted to DPD, and DPD will have approved, the Scope Drawings and Plans and Specifications in accordance with the provisions of Section 3.02. This condition precedent has been satisfied prior to the date hereof.

5.03 Other Governmental Approvals. Not less than 5 Business Days prior to the Closing Date, Developer will have secured or applied for or provided DPD with an application time schedule for all other necessary approvals and permits required by any Federal, State, or local statute, ordinance, rule or regulation to begin or continue construction of the Project, and will submit evidence thereof to DPD.

5.04 Financing.

(a) Developer will have furnished evidence acceptable to the City that Developer has Equity and/or Lender Financing, if any, at least in the amounts stated in Section 4.01, along with City Funds, to complete the Project and satisfy its obligations under this Agreement. If a portion of such financing consists of Lender Financing, Developer will have furnished evidence as of the Closing Date that the proceeds thereof are available to be drawn upon by Developer as needed and are sufficient (along with the Equity and other financing sources, if any, stated in Section 4.01) to complete the Project.

(b) Prior to the Closing Date, Developer will deliver to DPD a copy of the construction escrow agreement, if any, entered into by Developer regarding Developer's Lender Financing, if any. Such construction escrow agreement must provide that the City will receive copies of all construction draw request materials submitted by Developer after the date of this Agreement.

(c) Any financing liens against the Property or the Project in existence at the Closing Date will be subordinated to certain encumbrances of the City stated in this Agreement under a subordination agreement, in the form of Exhibit O, executed on or prior to the Closing Date, which is to be recorded, at the expense of Developer, in the Office of the Recorder of Deeds of Cook County.

5.05 Title. On the Closing Date, Developer will furnish the City with a copy of the Title Policy for the Property, showing North Pullman 111<sup>th</sup>, Inc. or Developer (if the Developer will acquire the Property at or before the Closing Date) as the named insured. The Title Policy will be dated as of the Closing Date and will contain only those title exceptions listed as Permitted Liens on Exhibit I and will evidence the recording of this Agreement under the provisions of Section 8.15. The Title Policy will also contain the following endorsements as required by Corporation Counsel: an owner's comprehensive endorsement and satisfactory endorsements regarding location, access, and survey. On or prior to the Closing Date, Developer will provide to DPD documentation related to the Property and copies of all easements and encumbrances of record with respect to the Property not addressed, to DPD's satisfaction, by the Title Policy and any endorsements thereto.

5.06 Evidence of Clear Title. Not less than 5 Business Days prior to the Closing Date, Developer, at its own expense, will have provided the City with current searches under Developer's name as follows:

Secretary of State (IL)	UCC search
Secretary of State (IL)	Federal tax lien search
Cook County Recorder	UCC search
Cook County Recorder	Fixtures search
Cook County Recorder	Federal tax lien search
Cook County Recorder	State tax lien search
Cook County Recorder	Memoranda of judgments search
U.S. District Court (N.D. IL)	Pending suits and judgments
Clerk of Circuit Court, Cook County	Pending suits and judgments

showing no liens against Developer, the Property or any fixtures now or hereafter affixed thereto, except for the Permitted Liens.

5.07 Surveys. If requested by DPD, not less than 5 Business Days prior to the Closing Date, Developer will have furnished the City with 3 copies of the Survey.

5.08 Insurance. Developer, at its own expense, will have insured the Property as required under Article Twelve. At least 5 Business Days prior to the Closing Date, certificates required under Article Twelve evidencing the required coverages will have been delivered to DPD.

5.09 Opinion of Developer's Counsel. (a) On the Closing Date, Developer will furnish the City with an opinion of counsel, substantially in the form of Exhibit J, with such changes as may be required by or acceptable to Corporation Counsel. If Developer has engaged special counsel in connection with the Project, and such special counsel is unwilling or unable to give some of the opinions stated in Exhibit J, such opinions shall be obtained by Developer from its general corporate counsel.

(b) On the Closing Date, the City has received from Foley & Lardner LLP, special counsel, an opinion regarding the tax-exempt status and enforceability of the City Note, in form and substance acceptable to Corporation Counsel.

5.10 Evidence of Prior Expenditures. Not less than 20 Business Days prior to the Closing Date, Developer will have provided evidence satisfactory to DPD of the Prior

Expenditures as provided in Section 4.05. Such evidence of Prior Expenditures may be updated to the Closing Date by Developer.

5.11 Financial Statements. Not less than 30 days prior to the Closing Date, Developer will have provided Financial Statements to DPD for its 2013 and 2014 fiscal years, if available, and its most recently publicly available unaudited interim Financial Statements, in each case together with any opinions and management letters prepared by auditors.

5.12 Reserved.

5.13 Environmental Reports. Not less than 30 days prior to the Closing Date, Developer will provide DPD with copies of all environmental reports or audits, if any, obtained by Developer with respect to the Property, together with any notices addressed to Developer from any agency regarding environmental issues at the Property. Prior to the Closing Date, Developer will have provided the City with a letter from the environmental engineer(s) who completed such report(s) or audit(s), authorizing the City to rely on such report(s) or audit(s).

5.14 Entity Documents; Economic Disclosure Statement.

(a) Entity Documents. Developer will provide a copy of its current Articles of Incorporation, with all amendments, containing the original certification of the Secretary of State of its state of organization; certificates of good standing from the Secretary of State of Illinois and all other states, if any, in which Developer is registered to do business; its bylaws; a secretary's certificate in such form and substance as the Corporation Counsel may require; and such other organizational documentation as the City may request.

(b) Economic Disclosure Statement. Developer will provide the City an EDS, in the City's then current form, dated as of the Closing Date, which is incorporated by reference and Developer further will provide any other affidavits or certifications as may be required by Federal, State or local law in the award of public contracts, all of which affidavits or certifications are incorporated by reference. Notwithstanding acceptance by the City of the EDS, failure of the EDS to include all information required under the Municipal Code renders this Agreement voidable at the option of the City. Developer and any other parties required by this Section 5.14 to complete an EDS must promptly update their EDS(s) on file with the City whenever any information or response provided in the EDS(s) is no longer complete and accurate, including changes in ownership and changes in disclosures and information pertaining to ineligibility to do business with the City under Chapter 1-23 of the Municipal Code, as such is required under Sec. 2-154-020, and failure to promptly provide the updated EDS(s) to the City will constitute an event of default under this Agreement.

5.15 Litigation. Developer has provided to Corporation Counsel and DPD, in writing, a description of all pending or threatened litigation or administrative proceedings: (a) involving Developer's property located in the City, (b) that Developer is otherwise required to publicly disclose or that may affect the ability of Developer to perform its duties and obligations under this Agreement, or (c) involving the City or involving the payment of franchise, income, sales or other taxes by such party to the State of Illinois or the City. In each case, the description shall specify the amount of each claim, an estimate of probable liability, the amount of any reserves taken in connection therewith, and whether (and to what extent) such potential liability is covered by insurance.

5.16 Right of Entry. Developer has provided the City with a certified copy of the right of entry between North Pullman 111th, Inc. and the Developer, allowing Developer to perform the work on the Property.

5.17 Purchase and Sale Agreement. Developer has provided the City with a certified copy of the purchase contract whereby Developer will purchase the Property from North Pullman 111th, Inc. and convey the Property to the Vertical Developer.

5.18 Whole Foods Lease. Developer has provided the City with a certified copy of the lease of the Property to Whole Foods (the "Whole Foods Lease").

## ARTICLE SIX: AGREEMENTS WITH CONTRACTORS

### 6.01 Bid Requirement for General Contractor and Subcontractors.

(a) DPD acknowledges that Developer may act as general contractor for all or a portion of the Project. To the extent Developer elects to engage a third party to provide general contractor or construction oversight services, the Developer's selection of such third party shall be subject to the City's approval (the "General Contractor"). Developer must solicit, or must cause the General Contractor to solicit, bids from qualified contractors eligible to do business with the City.

(b) For the TIF-Funded Improvements related to hard costs and soft costs, Developer must select or cause the General Contractor to select the subcontractor submitting the lowest responsible and responsive bid who can complete the Project (or phase thereof) in a timely and good and workmanlike manner; provided, however, that Developer may consider a bidder's ability to meet the unique challenges of the Project in evaluating the "lowest responsible and responsive bid" rather than the lowest bid. If the General Contractor selects any subcontractor submitting other than the lowest responsible and responsive bid for the TIF-Funded Improvements, the difference between the lowest responsible and responsive bid and the bid selected may not be paid out of City Funds.

(c) Developer must submit copies of the Construction Contract to DPD as required under Section 6.02 below. Photocopies of all subcontracts entered or to be entered into in connection with the TIF-Funded Improvements related to hard costs and soft costs must be provided to DPD within 20 Business Days of the execution thereof. Developer must ensure that the General Contractor will not (and must cause the General Contractor to ensure that the subcontractors will not) begin work on the Project (or any phase thereof) until the applicable Plans and Specifications for that phase have been approved by DPD and all requisite permits have been obtained.

6.02 Construction Contract. Prior to the execution thereof, Developer must deliver to DPD a copy of the proposed Construction Contract with the General Contractor selected to work on the TIF-Funded Improvements under Section 6.01 above, for DPD's prior written approval. Within 10 Business Days after execution of such contract by Developer, the General Contractor and any other parties thereto, Developer must deliver to DPD and Corporation Counsel a certified copy of such contract together with any modifications, amendments or supplements thereto.

6.03 Performance and Payment Bonds. Prior to commencement of construction of any work in the public way, if any, Developer will require that the General Contractor and any



applicable subcontractor(s) be bonded (as to such work in the public way) for their respective payment and performance by sureties having an AA rating or better using the form of payment and performance bond form attached as Exhibit L. The City will be named as obligee or co-obligee on such bond.

6.04 Employment Opportunity. Developer will contractually obligate and cause the General Contractor to agree and contractually obligate each subcontractor to agree to the provisions of Article Ten. The Parties acknowledge that the contracting, hiring and testing requirements for the MBE/WBE and City Residency obligations in Article Ten are applied by the City's monitoring staff on an aggregate basis, and that it shall not be an event of default under this Agreement, nor shall the payment of the City resident hiring shortfall amount be required, if the Developer or, as applicable, the General Contractor do not impose such obligations on each subcontractor, or if any one subcontractor does not satisfy such obligations, so long as such obligations are satisfied on an aggregate basis.

6.05 Other Provisions. In addition to the requirements of this Article Six, the Construction Contract and each contract with any subcontractor working on the Project must contain provisions required under Section 3.04 (Change Orders), Section 8.08 (Prevailing Wage), Section 10.01(e) (Employment Opportunity), Section 10.02 (City Resident Construction Worker Employment Requirement), Section 10.03 (Developer's MBE/WBE Commitment), Article Twelve (Insurance) and Section 14.01 (Books and Records).

#### ARTICLE SEVEN: COMPLETION OF CONSTRUCTION

7.01 Certificate of Completion of Construction. DPD will issue to Developer a certificate of completion of construction in recordable form (the "Certificate of Completion") certifying that Developer has fulfilled its obligation to complete the Project pursuant to Section 8.02 hereof upon completion of the construction of the Project in compliance with the terms and conditions of this Agreement, and upon Developer's written request, including:

- (a) a final owner's sworn statement for the Project;
- (b) evidence that the Total Project Cost is equal to, or in excess of, \$8,142,176;
- (c) evidence that the Developer has incurred TIF-eligible costs in an equal amount to, or greater than, the total maximum amount of \$8,400,000;
- (d) evidence that the Developer has acquired the Property and conveyed it to the Vertical Developer (or its designee);
- (e) evidence that Whole Foods has entered into a lease with the Vertical Developer (or its designee) and the Vertical Developer (or its designee) has accepted the Property; and

DPD will respond to Developer's written request for a Certificate of Completion within 45 days by issuing either a Certificate of Completion or a written statement detailing the ways in which the Project does not conform to this Agreement or has not been satisfactorily completed and the measures which must be taken by Developer in order to obtain the Certificate of Completion. Developer may resubmit a written request for a Certificate of Completion upon completion of such measures, and the City will respond within 45 days in the same way as the procedure for the initial request. Such process may repeat until the City issues a Certificate of Completion.

## 7.02 Effect of Issuance of Certificate of Completion; Continuing Obligations.

(a) The Certificate of Completion relates only to the construction of the Project, and upon its issuance, the City will certify that the terms of the Agreement specifically related to Developer's obligation to complete such activities have been satisfied. After the issuance of a Certificate of Completion, however, all executory terms and conditions of this Agreement and all representations and covenants contained herein will continue to remain in full force and effect throughout the Term of the Agreement as to the parties described in the following paragraph, and the issuance of the Certificate of Completion must not be construed as a waiver by the City of any of its rights and remedies under such executory terms.

(b) Those covenants specifically described at Section 8.02 as covenants that run with the land comprising the Property are the only covenants in this Agreement intended to be binding throughout the Term of the Agreement upon any transferee of the Developer holding title to the Property or any portion thereof, regardless of whether or to what extent that owner is also an assignee of Developer as described in this paragraph and regardless of whether or not a Certificate of Completion has been issued. Unless a Certificate of Completion has been issued, those covenants specifically described at Section 8.02 (Covenant to Redevelop) as covenants that run with the land comprising the Property are the only other covenants in this Agreement intended to be binding throughout the Term of the Agreement upon any transferee of the Developer holding title to the Property or any portion thereof, regardless of whether or to what extent that owner is also an assignee of Developer as described in this paragraph. The other executory terms of this Agreement that remain after the issuance of a Certificate of Completion, specifically Sections 8.17, will be binding only upon [the Developer] or a permitted assignee of [the Developer].

7.03 Failure to Complete. If Developer fails to complete the Project in accordance with the terms of this Agreement, then the City has, but shall not be limited to, any of the following rights and remedies, subject to the opinion of special counsel that such rights and remedies will not jeopardize the tax-exempt status of the City Note:

(a) the right to terminate this Agreement and cease all disbursement of City Funds not yet disbursed under this Agreement other than principal and interest due under the City Note;

(b) the right (but not the obligation) to complete those TIF-Funded Improvements that are public improvements and to pay for the costs of TIF-Funded Improvements (including interest costs) out of City Funds or other City monies. In the event that the aggregate cost of completing the TIF-Funded Improvements exceeds the amount of City Funds available pursuant to Section 4.01, Developer shall reimburse the City for all reasonable costs and expenses incurred by the City in completing such TIF-Funded Improvements in excess of the available City Funds;

(c) the right to seek reimbursement of the Construction Phase Assistance; and

(d) the right to redeem the City Note from amounts on deposit in the City Note Proceeds Subaccount of the Construction Escrow.

7.04 Notice of Expiration or Termination. Upon the expiration of the Term of the Agreement, DPD will provide Developer, at Developer's written request, with a written notice in recordable form stating that the Term of the Agreement has expired.

ARTICLE EIGHT: REPRESENTATIONS, WARRANTIES AND  
COVENANTS OF DEVELOPER.

8.01 General. Developer represents, warrants, and covenants, as of the date of this Agreement and as of the date of each disbursement of City Funds hereunder, that:

(a) Developer is an Illinois not-for-profit corporation, duly organized, validly existing, qualified to do business in Illinois, and licensed to do business in any other state where, due to the nature of its activities or properties, such qualification or license is required;

(b) Developer has the right, power and authority to enter into, execute, deliver and perform this Agreement;

(c) the execution, delivery and performance by Developer of this Agreement has been duly authorized by all necessary corporate action, and does not and will not violate its Articles of Incorporation as amended and supplemented, its bylaws, any applicable provision of law, or constitute a breach of, default under or require any consent under any agreement, instrument or document to which Developer is now a party or by which Developer or any of its assets is now or may become bound;

(d) Developer has acquired an easement to the Property (and improvements located thereon) free and clear of all liens (except for the Permitted Liens or Lender Financing, if any, as disclosed in the Project Budget, and those liens otherwise bonded or insured over in accordance with the terms of this Agreement).

(e) Developer is now, and for the Term of the Agreement, will remain solvent and able to pay its debts as they mature;

(f) there are no actions or proceedings by or before any court, governmental commission, board, bureau or any other administrative agency pending or, to Developer's actual knowledge threatened or affecting Developer which would impair its ability to perform under this Agreement;

(g) Developer has and will maintain all government permits, certificates and consents (including, without limitation, appropriate environmental approvals) necessary to construct and complete the Project;

(h) Developer is not in default with respect to any indenture, loan agreement, mortgage, deed, note or any other agreement or instrument related to the borrowing of money to which Developer is a party or by which Developer or any of its assets is bound beyond applicable notice and cure periods;

(i) the Financial Statements are, and when hereafter required to be submitted will be, complete, correct in all material respects and accurately present the assets, liabilities, results of operations and financial condition of Developer; and there has been no material adverse change in the assets, liabilities, results of operations or financial condition of Developer since the date of Developer's most recent Financial Statements;

(j) prior to the issuance of a Certificate of Completion, if it would adversely affect Developer's ability to perform its obligations under this Agreement, Developer will not do any of the following without the prior written consent of DPD: (1) be a party to any merger, liquidation

or consolidation; (2) sell, transfer, convey, lease or otherwise dispose (directly or indirectly) of all or substantially all of its assets or any portion of the Property or the Project (including but not limited to any fixtures or equipment now or hereafter attached thereto) except in the ordinary course of business, and except with respect to the sale of the Property to the Vertical Developer; (3) enter into any transaction outside the ordinary course of Developer's business; (4) assume, guarantee, endorse, or otherwise become liable in connection with the obligations of any other person or entity to the extent that such action would have an adverse effect on Developer's ability to perform its obligations under this Agreement; or (5) enter into any transaction that would cause a material and detrimental change to Developer's financial condition.

(k) Developer has not incurred and, prior to the issuance of a Certificate of Completion, will not, without the prior written consent of the Commissioner of DPD, allow the existence of any liens against the Property other than the Permitted Liens; or incur any indebtedness secured or to be secured by the Property or the Project or any fixtures now or hereafter attached thereto;

(l) Developer has not made or caused to be made, directly or indirectly, any payment, gratuity or offer of employment in connection with the Agreement or any contract paid from the City treasury or under City ordinance, for services to any City agency ("City Contract") as an inducement for the City to enter into the Agreement or any City Contract with Developer in violation of Chapter 2-156-120 of the Municipal Code of the City, as amended; and

(m) neither Developer nor any Affiliate thereof is listed on any of the following lists maintained by the Office of Foreign Assets Control of the U.S. Department of the Treasury, the Bureau of Industry and Security of the U.S. Department of Commerce or their successors, or on any other list of persons or entities with which the City may not do business under any applicable law, rule, regulation, order or judgment: the Specially Designated Nationals List, the Denied Persons Lists, the Unverified List, the Entity List and the Debarred List. For purposes of this subparagraph (m) only, the term "affiliate," when used to indicate a relationship with a specified person or entity, means a person or entity that, directly or indirectly, through one or more intermediaries, controls, is controlled by or is under common control with such specified person or entity, and a person or entity shall be deemed to be controlled by another person or entity, if controlled in any manner whatsoever that results in control in fact by that other person or entity (or that other person or entity and any persons or entities with whom that other person or entity is acting jointly or in concert), whether directly or indirectly and whether through share ownership, a trust, a contract or otherwise.

(n) Developer understands that (i) the City Funds are limited obligations of the City, payable solely from moneys on deposit in the TIF Fund; (ii) the City Funds do not constitute indebtedness of the City within the meaning of any constitutional or statutory provision or limitation; (iii) Developer will have no right to compel the exercise of any taxing power of the City for payment of the City Funds; and (iv) the City Funds do not and will not represent or constitute a general obligation or a pledge of the faith and credit of the City, the State of Illinois or any political subdivision thereof;

(o) Developer has sufficient knowledge and experience in financial and business matters, including municipal projects and revenues of the kind represented by the City Funds, and has been supplied with access to information to be able to evaluate the risks associated with the receipt of City Funds;

(p) Developer understands that there is no assurance as to the amount or timing of receipt of City Funds, and that the amounts of City Funds actually received by such party may be less than the maximum amounts set forth in Section 4.03(b);

(q) Developer understands it may not sell, assign, pledge or otherwise transfer its interest in this Agreement or City Funds in whole or in part except in accordance with the terms of Section 18.15 and Section 18.29 of this Agreement, and, to the fullest extent permitted by law, agrees to indemnify the City for any losses, claims, damages or expenses relating to or based upon any sale, assignment, pledge or transfer of City Funds in violation of this Agreement; and

(r) Developer acknowledges that with respect to City Funds, the City has no obligation to provide any continuing disclosure to the Electronic Municipal Market Access System maintained by the Municipal Securities Rulemaking Board, to any holder of a note relating to City Funds or any other person under Rule 15c2-12 of the Commission promulgated under the Securities Exchange Act of 1934 or otherwise, and shall have no liability with respect thereto.

8.02 Covenant to Redevelop. Upon DPD's approval of the Scope Drawings and Plans and Specifications, and the Project Budget as provided in Sections 3.02 and 3.03, and Developer's receipt of all required building permits and governmental approvals, Developer will redevelop the Property and the Project in compliance with this Agreement and all exhibits attached hereto, the TIF Ordinances, the Scope Drawings, the Plans and Specifications, the Project Budget and all amendments thereto, and all Federal, State and local laws, ordinances, rules, regulations, executive orders and codes applicable to the Property, the Project and/or Developer. The covenants set forth in this Section 8.02 will run with the land comprising the Property (as defined herein) and will be binding upon any transferee, until fulfilled as evidenced by the issuance of a Certificate of Completion.

8.03 Redevelopment Plan. Developer represents that the Project is and will be in compliance with all applicable terms of the Redevelopment Plan, as in effect on the date of this Agreement.

8.04 Use of City Funds. City Funds disbursed to Developer will be used by Developer solely to reimburse Developer for its payment for the TIF-Funded Improvements as provided in this Agreement.

8.05 Other Bonds. At the request of the City, Developer will agree to any reasonable amendments to this Agreement that are necessary or desirable in order for the City to issue (in its sole and absolute discretion) any Bonds in connection with the Redevelopment Area, the proceeds of which may be used to reimburse the City for expenditures made in connection with or provided a source of funds for the payment for the TIF-Funded Improvements (the "Bonds"); provided, however, that any such amendments will not have a material adverse effect on Developer or the Project. Developer will, at Developer's expense, cooperate and provide reasonable assistance in connection with the marketing of any such Bonds, including but not limited to providing written descriptions of the Project, making representations, providing information regarding its financial condition (but not including proprietary sales and operating information), and assisting the City in its preparation of an offering statement with respect thereto. Developer will not have any liability with respect to any disclosures made in connection with any such issuance that are actionable under applicable securities laws unless such

disclosures are based on factual information provided by Developer that is determined to be false and misleading.

#### 8.06 Employment Opportunity.

(a) Developer covenants and agrees to abide by, and contractually obligate and use reasonable efforts to contractually obligate, and, as applicable, to cause the General Contractor to contractually obligate, each subcontractor to abide by the terms set forth in Section 8.08 (Prevailing Wage) and Article Ten (Developer's Employment Obligations). Developer will submit a plan to DPD describing its compliance program prior to the Closing Date.

(b) Developer will deliver to the City written quarterly progress reports detailing compliance with the requirements of Sections 8.08, (Prevailing Wage) 10.02 (City Resident Construction Worker Employment Requirement) and 10.03 (Developer's MBE/WBE Commitment) of this Agreement. If any such reports indicate a shortfall in compliance, Developer will also deliver a plan to DPD which will outline, to DPD's satisfaction, the manner in which Developer will correct any shortfall.

8.07 Employment Profile. Developer will submit, and contractually obligate and cause the General Contractor to submit and contractually obligate any subcontractor to submit, to DPD, from time to time, statements of its employment profile upon DPD's request.

8.08 Prevailing Wage. Developer covenants and agrees to pay, and to contractually obligate and cause the General Contractor to pay and to contractually cause each subcontractor to pay, the prevailing wage rate as ascertained by the State Department of Labor (the "Labor Department"), to all of their respective employees working on constructing the Project or otherwise completing the TIF-Funded Improvements. All such contracts will list the specified rates to be paid to all laborers, workers and mechanics for each craft or type of worker or mechanic employed under such contract, or alternatively Developer will provide applicable schedules evidencing wage rates paid. If the Labor Department revises such prevailing wage rates, the revised rates will apply to all such contracts. Upon the City's request, Developer will provide the City with copies of all such contracts entered into by Developer or the General Contractor to evidence compliance with this Section 8.08.

8.09 Arms-Length Transactions. Unless DPD shall have given its prior written consent with respect thereto, no Affiliate of Developer may receive any portion of City Funds, directly or indirectly, in payment for work done, services provided or materials supplied in connection with any TIF-Funded Improvement. Developer will provide information with respect to any entity to receive City Funds directly or indirectly (whether through payment to an Affiliate by Developer and reimbursement to Developer for such costs using City Funds, or otherwise), upon DPD's request, prior to any such disbursement.

8.10 Financial Statements. Developer will obtain and provide to DPD Financial Statements for 2014 and 2015, if available, and each year thereafter for the Term of the Agreement.

8.11 Insurance. Solely at its own expense, Developer will comply with all applicable provisions of Article Twelve (Insurance) hereof.

## 8.12 Non-Governmental Charges.

(a) Payment of Non-Governmental Charges. Except for the Permitted Liens, and subject to subsection (b) below, Developer agrees to pay or cause to be paid when due any Non-Governmental Charges assessed or imposed upon the Property or the Project or the or any fixtures that are or may become attached thereto and which are owned by Developer, which creates, may create, or appears to create a lien upon all or any portion of the Property; provided however, that if such Non-Governmental Charges may be paid in installments, Developer may pay the same together with any accrued interest thereon in installments as they become due and before any fine, penalty, interest, or cost may be added thereto for nonpayment. Developer will furnish to DPD, within thirty (30) days of DPD's request, official receipts from the appropriate entity, or other evidence satisfactory to DPD, evidencing payment of the Non-Governmental Charges in question.

(b) Right to Contest. Developer will have the right, before any delinquency occurs:

(i) to contest or object in good faith to the amount or validity of any Non-Governmental Charges by appropriate legal proceedings properly and diligently instituted and prosecuted, in such manner as shall stay the collection of the contested Non-Governmental Charges, prevent the imposition of a lien or remove such lien, or prevent the transfer or forfeiture of the Property (so long as no such contest or objection shall be deemed or construed to relieve, modify or extend Developer's covenants to pay any such Non-Governmental Charges at the time and in the manner provided in this Section 8.12); or

(ii) at DPD's sole option, to furnish a good and sufficient bond or other security satisfactory to DPD in such form and amounts as DPD will require, or a good and sufficient undertaking as may be required or permitted by law to accomplish a stay of any such transfer or forfeiture of the Property or any portion thereof or any fixtures that are or may be attached thereto, during the pendency of such contest, adequate to pay fully any such contested Non-Governmental Charges and all interest and penalties upon the adverse determination of such contest.

8.13 Developer's Liabilities. Developer will not enter into any transaction that would materially and adversely affect its ability to: (i) perform its obligations under this Agreement or (ii) repay any material liabilities or perform any material obligations of Developer to any other person or entity. Developer will immediately notify DPD of any and all events or actions which may materially affect Developer's ability to carry on its business operations or perform its obligations under this Agreement or under any other documents and agreements.

## 8.14 Compliance with Laws.

(a) Representation. To Developer's knowledge, after diligent inquiry, the Property and the Project are in compliance with all applicable Federal, State and local laws, statutes, ordinances, rules, regulations, executive orders and codes pertaining to or affecting the Property and the Project. Upon the City's request, Developer will provide evidence reasonably satisfactory to the City of such current compliance.

(b) Covenant. Developer covenants that the Property and the Project will be operated and managed in compliance with all applicable Federal, State and local laws, statutes, ordinances, rules, regulations, executive orders and codes pertaining to or affecting the

Property or the Project, including the following Municipal Code Sections: 7-28-390, 7-28-440, 11-4-1410, 11-4-1420, 11-4-1450, 11-4-1500, 11-4-1530, 11-4-1550 or 11-4-1560, whether or not in performance of this Agreement. Upon the City's request, Developer will provide evidence to the City of its compliance with this covenant.

8.15 Recording and Filing. Developer will cause this Agreement, certain exhibits (as specified by Corporation Counsel) and all amendments and supplements hereto to be recorded and filed on the date hereof in the conveyance and real property records of Cook County, Illinois against the Property. Such recordings shall be recorded prior to any mortgage made in connection with Lender Financing, if any. Developer will pay all fees and charges incurred in connection with any such recording. Upon recording, Developer will immediately transmit to the City an executed original of this Agreement showing the date and recording number of record.

8.16 Real Estate Provisions.

(a) Governmental Charges.

(i) Payment of Governmental Charges. Subject to subsection (ii) below, Developer agrees to pay or cause to be paid when due all Governmental Charges (as defined below) which are assessed or imposed upon Developer, the Property or the Project, or become due and payable, and which create, may create, or appear to create a lien upon Developer or all or any portion of the Property or the Project, provided, however, that this section shall not impose on Developer any obligation to be personally liable on any tax that does not generally impose personal liability (except that the City's rights and remedies attributable to the Construction Phase Assistance shall not be affected). "Governmental Charge" means all Federal, State, county, the City, or other governmental (or any instrumentality, division, agency, body, or department thereof) taxes, levies, assessments, charges, liens, claims or encumbrances relating to Developer, the Property or the Project, including but not limited to real estate taxes.

(ii) Right to Contest. Developer has the right before any delinquency occurs to contest or object in good faith to the amount or validity of any Governmental Charge by appropriate legal proceedings properly and diligently instituted and prosecuted in such manner as shall stay the collection of the contested Governmental Charge and prevent the imposition of a lien or the sale or transfer or forfeiture of the Property or the Project. No such contest or objection will be deemed or construed in any way as relieving, modifying or extending Developer's covenants to pay any such Governmental Charge at the time and in the manner provided in this Agreement unless Developer has given prior written notice to DPD of Developer's intent to contest or object to a Governmental Charge and, unless, at DPD's sole option:

(x) Developer will demonstrate to DPD's satisfaction that legal proceedings instituted by Developer contesting or objecting to a Governmental Charge will conclusively operate to prevent or remove a lien against, or the sale or transfer or forfeiture of, all or any part of the Property or the Project to satisfy such Governmental Charge prior to final determination of such proceedings, and/or;

(y) Developer will furnish a good and sufficient bond or other security satisfactory to DPD in such form and amounts as DPD may require, or a good and sufficient undertaking as may be required or permitted by law to accomplish



a stay of any such sale or transfer or forfeiture of the Property or the Project during the pendency of such contest, adequate to pay fully any such contested Governmental Charge and all interest and penalties upon the adverse determination of such contest.

(b) **Developer's Failure To Pay Or Discharge Lien.** If Developer fails to pay or contest any Governmental Charge or to obtain discharge of the same, Developer will advise DPD thereof in writing, at which time DPD may, but will not be obligated to, and without waiving or releasing any obligation or liability of Developer under this Agreement, in DPD's sole discretion, make such payment, or any part thereof, or obtain such discharge and take any other action with respect thereto which DPD deems advisable. All sums so paid by DPD, if any, and any expenses, if any, including reasonable attorneys' fees, court costs, expenses and other charges relating thereto, will be promptly disbursed to DPD by Developer. Notwithstanding anything contained herein to the contrary, this paragraph must not be construed to obligate the City to pay any such Governmental Charge. Additionally, if Developer fails to pay any Governmental Charge, the City, in its sole discretion, may require Developer to submit to the City audited Financial Statements at Developer's own expense.

This Agreement will be recorded by Developer against the Property as a memorandum thereof, at Developer's expense, with the Cook County Recorder of Deeds on the Closing Date. These restrictions will be binding upon any owner of the Property, from and after the date hereof, provided however, that the covenants will be released upon the earlier of when the North Pullman Redevelopment Area is no longer in effect, or upon expiration of the Term of Agreement. Developer agrees that any sale, transfer, lease, conveyance, or transfer of title to all or any portion of the Property or the Project from and after the date hereof shall be made explicitly subject to such covenants and restrictions.

8.17 **Annual Reports.** (a) Developer or Vertical Developer, for the ten-year period of time from the Commencement Date through and including the tenth anniversary of the Commencement Date, shall submit to DPD the Annual Compliance Report within 30 days after the end of the calendar year to which the Annual Compliance Report relates. For purposes of this Section 8.17, "Commencement Date" shall mean the date on which the City issues a certificate of occupancy for the Whole Foods Facility.

(b) Beginning with the issuance of the Certificate and continuing throughout the Term of the Agreement, Developer shall cause to be submitted to DPD each calendar year an Annual Report of Incremental Taxes not later than February 1st of the subsequent calendar year. Failure by the Developer to submit the Annual Report of Incremental Taxes before February 15th of a relevant year shall constitute an Event of Default under Section 15.01 hereof, without notice or opportunity to cure pursuant to Section 15.03 hereof. If the Developer defaults in submitting the Annual Report of Incremental Taxes in any year, the City may engage its own financial consultant to prepare the report and the cost thereof shall be reimbursed to the City from City Funds to the extent available for payments on the City Note.

8.18 **Reserved.**

8.19 **Broker's Fees.** Developer has no liability or obligation to pay any fees or commissions to any broker, finder, or agent with respect to any of the transactions contemplated by this Agreement for which the City could become liable or obligated.

8.20 No Conflict of Interest. Under Section 5/11-74.4-4(n) of the Act, Developer represents, warrants and covenants that to the best of its knowledge, no member, official, or employee of the City, or of any commission or committee exercising authority over the Project, the Redevelopment Area or the Redevelopment Plan, or any consultant hired by the City, (a "City Group Member") owns or controls, has owned or controlled or will own or control any interest, and no such City Group Member will represent any person, as agent or otherwise, who owns or controls, has owned or controlled, or will own or control any interest, direct or indirect, in Developer, the Property, the Property, the Project, or to Developer's actual knowledge, any other property in the Redevelopment Area.

8.21 Disclosure of Interest. Developer's counsel has no direct or indirect financial ownership interest in Developer, the Property or any other feature of the Project.

8.22 No Business Relationship with City Elected Officials. Developer acknowledges receipt of a copy of Section 2-156-030(b) of the Municipal Code and that Developer has read and understands such provision. Under Section 2-156-030(b) of the Municipal Code of Chicago, it is illegal for any elected official of the City, or any person acting at the direction of such official, to contact, either orally or in writing, any other City official or employee with respect to any matter involving any person with whom the elected official has a "Business Relationship" (as defined in Section 2-156-080(b)(2) of the Municipal Code), or to participate in any discussion of any City Council committee hearing or in any City Council meeting or to vote on any matter involving the person with whom an elected official has a Business Relationship. Violation of Section 2-156-030(b) by any elected official, or any person acting at the direction of such official, with respect to this Agreement, or in connection with the transactions contemplated thereby, will be grounds for termination of this Agreement and the transactions contemplated thereby. Developer hereby represents and warrants that, to the best of its knowledge after due inquiry, no violation of Section 2-156-030(b) has occurred with respect to this Agreement or the transactions contemplated thereby.

8.23 Inspector General. It is the duty of Developer and the duty of any bidder, proposer, contractor, subcontractor, and every applicant for certification of eligibility for a City contract or program, and all of Developer's officers, directors, agents, partners, and employees and any such bidder, proposer, contractor, subcontractor or such applicant: (a) to cooperate with the Inspector General in any investigation or hearing undertaken pursuant to Chapter 2-56 of the Municipal Code and (b) to cooperate with the Legislative Inspector General in any investigation undertaken pursuant to Chapter 2-55 of the Municipal Code. Developer represents that it understands and will abide by all provisions of Chapters 2-56 and 2-55 of the Municipal Code and that it will inform subcontractors of this provision and require their compliance.

8.24 Prohibition on Certain Contributions – Mayoral Executive Order No. 2011-4. Neither Developer or any person or entity who directly or indirectly has an ownership or beneficial interest in Developer of more than 7.5% ("Owners"), spouses and domestic partners of such Owners, Developer's Subcontractors, any person or entity who directly or indirectly has an ownership or beneficial interest in any Subcontractor of more than 7.5% ("Sub-owners") and spouses and domestic partners of such Sub-owners (Developer and all the other preceding classes of persons and entities are together, the "Identified Parties"), shall make a contribution of any amount to the Mayor of the City of Chicago (the "Mayor") or to his political fundraising committee during: (i) the bid or other solicitation process for this Agreement or Other Agreement, including while this Agreement or Other Agreement is executory, (ii) the term of this Agreement or any Other Agreement between City and Developer, and/or (iii) any period in

which an extension of this Agreement or Other Agreement with the City is being sought or negotiated.

Developer represents and warrants that since the date of public advertisement of the specification, request for qualifications, request for proposals or request for information (or any combination of those requests) or, if not competitively procured, from the date the City approached the Developer or the date the Developer approached the City, as applicable, regarding the formulation of this Agreement, no Identified Parties have made a contribution of any amount to the Mayor or to his political fundraising committee.

Developer shall not: (a) coerce, compel or intimidate its employees to make a contribution of any amount to the Mayor or to the Mayor's political fundraising committee; (b) reimburse its employees for a contribution of any amount made to the Mayor or to the Mayor's political fundraising committee; or (c) bundle or solicit others to bundle contributions to the Mayor or to his political fundraising committee.

The Identified Parties must not engage in any conduct whatsoever designed to intentionally violate this provision or Mayoral Executive Order No. 2011-4 or to entice, direct or solicit others to intentionally violate this provision or Mayoral Executive Order No. 2011-4.

Violation of, non-compliance with, misrepresentation with respect to, or breach of any covenant or warranty under this provision or violation of Mayoral Executive Order No. 2011-4 constitutes a breach and default under this Agreement, and under any Other Agreement for which no opportunity to cure will be granted. Such breach and default entitles the City to all remedies (including without limitation termination for default) under this Agreement, under any Other Agreement, at law and in equity. This provision amends any Other Agreement and supersedes any inconsistent provision contained therein.

If applicable, if Developer violates this provision or Mayoral Executive Order No. 2011-4 prior to award of the Agreement resulting from this specification, then DPD may reject Developer's bid.

For purposes of this provision:

"Other Agreement" means any agreement entered into between the Developer and the City that is (i) formed under the authority of MCC Ch. 2-92; (ii) for the purchase, sale or lease of real or personal property; or (iii) for materials, supplies, equipment or services which are approved and/or authorized by the City Council.

"Contribution" means a "political contribution" as defined in MCC Ch. 2-156, as amended.

"Political fundraising committee" means a "political fundraising committee" as defined in MCC Ch. 2-156, as amended.

#### 8.25 Shakman Accord.

(a) The City is subject to the June 24, 2011 "City of Chicago Hiring Plan" (the "City Hiring Plan") entered in *Shakman v. Democratic Organization of Cook County*, Case No 69 C 2145 (United States District Court for the Northern District of Illinois). Among other things, the

City Hiring Plan prohibits the City from hiring persons as governmental employees in non-exempt positions on the basis of political reasons or factors.

(b) Developer is aware that City policy prohibits City employees from directing any individual to apply for a position with Developer, either as an employee or as a subcontractor, and from directing Developer to hire an individual as an employee or as a subcontractor. Accordingly, Developer must follow its own hiring and contracting procedures, without being influenced by City employees. Any and all personnel provided by Developer under this Agreement are employees or subcontractors of Developer, not employees of the City of Chicago. This Agreement is not intended to and does not constitute, create, give rise to, or otherwise recognize an employer-employee relationship of any kind between the City and any personnel provided by Developer.

(c) Developer will not condition, base, or knowingly prejudice or affect any term or aspect of the employment of any personnel provided under this Agreement, or offer employment to any individual to provide services under this Agreement, based upon or because of any political reason or factor, including, without limitation, any individual's political affiliation, membership in a political organization or party, political support or activity, political financial contributions, promises of such political support, activity or financial contributions, or such individual's political sponsorship or recommendation. For purposes of this Agreement, a political organization or party is an identifiable group or entity that has as its primary purpose the support of or opposition to candidates for elected public office. Individual political activities are the activities of individual persons in support of or in opposition to political organizations or parties or candidates for elected public office.

(d) In the event of any communication to Developer by a City employee or City official in violation of paragraph (b) above, or advocating a violation of paragraph (c) above, Developer will, as soon as is reasonably practicable, report such communication to the Hiring Oversight Section of the City's Office of the Inspector General ("IGO Hiring Oversight"), and also to the Commissioner of DPD. Developer will also cooperate with any inquiries by IGO Hiring Oversight or the Shakman Monitor's Office related to this Agreement.

#### 8.26 FOIA and Local Records Act Compliance.

(a) FOIA. Developer acknowledges that the City is subject to the Illinois Freedom of Information Act, 5 ILCS 140/1 et. seq., as amended ("FOIA"). The FOIA requires the City to produce records (very broadly defined in the FOIA) in response to a FOIA request in a very short period of time, unless the records requested are exempt under the FOIA. If Developer receives a request from the City to produce records within the scope of FOIA, that would be otherwise required under this Agreement then Developer covenants to comply with such request within two (2) Business Days of the date of such request. Failure by Developer to timely comply with such request will be a breach of this Agreement.

(b) Exempt Information. Documents that Developer submits to the City under Section 8.20, (Annual Compliance Report) or otherwise during the Term of the Agreement that contain trade secrets and commercial or financial information may be exempt if disclosure would result in competitive harm. However, for documents submitted by Developer to be treated as a trade secret or information that would cause competitive harm, FOIA requires that Developer mark any such documents as "proprietary, privileged or confidential." If Developer marks a document

as "proprietary, privileged and confidential", then DPD will evaluate whether such document may be withheld under the FOIA. DPD, in its discretion, will determine whether a document will be exempted from disclosure, and that determination is subject to review by the Illinois Attorney General's Office and/or the courts.

(c) Local Records Act. Developer acknowledges that the City is subject to the Local Records Act, 50 ILCS 205/1 et. seq, as amended (the "Local Records Act"). The Local Records Act provides that public records may only be disposed of as provided in the Local Records Act. If requested by the City, Developer covenants to use its best efforts consistently applied to assist the City in its compliance with the Local Records Act concerning records arising under or in connection with this Agreement and the transactions contemplated in the Agreement.

8.27 Employment Plan. The Developer must meet with the Workforce Solutions Unit of DPD to discuss the Project and to formulate an Employment Plan for the Project. In addition, the Developer shall provide in its purchase and sale agreement with the Vertical Developer, a requirement that the Vertical Developer will require through its lease that any subsequent tenant on the Property meet with Workforce Solutions to prepare an Employment Plan.

8.28 Continuing Information Agreement. The Developer covenants and agrees as follows:

(a) For each tax collection year following the date the Certificate is issued pursuant to Section 7.01 hereof, the Developer shall engage a recognized financial consultant to prepare an annual continuing information report (the "Consultant's Report") that sets forth as of its date the following information:

- (i) a description of the Redevelopment Area, including all redevelopment agreements relating to the Redevelopment Area;
- (ii) a description of the Project;
- (iii) a status update of the Project, including information on construction, occupancy, leasing or sales, as applicable;
- (iv) a listing of the top ten taxpayers in the Redevelopment Area; and
- (v) for the property within the Redevelopment Area from which incremental taxes will be used to pay the City Note(s), by tax codes or PINs, as applicable, for the last five collection years:
  - (A) the equalized assessed value;
  - (B) the initial equalized assessed value;
  - (C) the incremental equalized assessed value;
  - (D) the composite tax rates;
  - (E) the available incremental taxes;
  - (F) the debt service of the City Note(s); and

(G) the debt service coverage ratio.

(b) The Consultant's Report shall be signed by the consultant and available to the Developer no later than February 1 following each tax collection year. If the Developer fails to obtain the Consultant's report by the date required, DPD may engage its own financial consultant to prepare the report and the cost thereof shall be reimbursed to the City from monies available in the TIF Fund.

(c) Each Consultant's Report shall include in a prominent place the following disclaimer:

"The City's Office of Budget and Management ("OBM") produces five year District Projection Reports for each TIF district in the City for the purpose of evaluating resources and project balances. This information is used by the OBM to determine how much funding has been committed and how much funding is available for potential projects. The reports and the projections including therein are not audited and do not represent a final accounting of funds. The reports are not prepared for investors or as a basis for making investment decisions with respect to any notes, bonds or other debt obligations of the City that are payable from Available Incremental Taxes. Investors in such obligations are cautioned not to rely on any of the information contained in the District Projection Reports."

(d) If any Consultant's Report contains projections, the consultant shall consider the publicly available TIF-wide projections from the OBM and provide an explanation as to the discrepancy, if any, between the consultant's projections and those of OBM. In addition, the consultant shall state in the Consultant's Report all assumptions used in formulating the projections.

(e) The Developer shall cause the following documents to be disseminated through the Electronic Municipal Market Access ("EMMA") system for municipal securities disclosure maintained by the Municipal Securities Rulemaking Board (the "MSRB") or through any other electronic format or system prescribed by the MSRB for purposes of Rule 15c2-12 under the Securities Exchange Act of 1934, as amended:

(i) Within five (5) days of the issuance of the Certificate:

(A) The Redevelopment Agreement, including the specimen of the City Note;

(B) The original feasibility study delivered to DPD; and

(C) On the date of the closing of any third party sale of the City Note or any beneficial interests therein by the Developer: the private placement or limited offering memorandum used by or on behalf of the Developer in connection with the sale.

(ii) By February 15 of each year:

(A) All redevelopment agreements with respect to the Redevelopment Area that have been made publicly available by DPD;

(B) Annual financial statements of the Redevelopment Area that have been made publicly available by DPD; and

(C) The Consultant's Report.

(f) The Developer shall deliver to DPD each of the documents set forth in subparagraph (e) above on the date such documents are disseminated through EMMA.

(g) The Developer shall be responsible to pay or make provision for all costs and expenses relating to Developer's obligations hereunder, including but not limited to the fees and expenses of the Consultant and the costs of filing with EMMA. In addition to and not in limitation of the other provisions of this Agreement, Developer agrees to pay upon demand the City's out-of-pocket expenses, including attorney's fees, incurred in connection with the enforcement of the provisions of this Agreement. This includes, subject to any limits under applicable law, attorney's fees and legal expenses.

8.29 Survival of Covenants. All warranties, representations, covenants and agreements of Developer contained in this Article Eight and elsewhere in this Agreement are true, accurate and complete at the time of Developer's execution of this Agreement, and will survive the execution, delivery and acceptance by the parties and (except as provided in Article Seven upon the issuance of a Certificate of Completion) will be in effect throughout the Term of the Agreement.

ARTICLE NINE: REPRESENTATIONS, WARRANTIES AND COVENANTS OF CITY

9.01 General Covenants. The City represents that it has the authority as a home rule unit of local government to execute and deliver this Agreement and to perform its obligations hereunder.

9.02 Survival of Covenants. All warranties, representations, and covenants of the City contained in this Article Nine or elsewhere in this Agreement shall be true, accurate, and complete at the time of the City's execution of this Agreement, and shall survive the execution, delivery and acceptance hereof by the parties hereto and be in effect throughout the Term of the Agreement.

ARTICLE TEN: DEVELOPER'S EMPLOYMENT OBLIGATIONS

10.01 Employment Opportunity. Developer, on behalf of itself and its successors and assigns, hereby agrees, and will contractually obligate its or their various contractors, subcontractors or any Affiliate of Developer on the Project (collectively, with Developer, such parties are defined herein as the "Employers", and individually defined herein as an "Employer") to agree, that for the Term of this Agreement with respect to Developer and during the period of any other party's provision of services in connection with the construction of the Project:

(a) No Employer shall discriminate against any employee or applicant for employment based upon race, religion, color, sex, national origin or ancestry, age, handicap or disability, sexual orientation, military discharge status, marital status, parental status or source of income as defined in the City of Chicago Human Rights Ordinance, Chapter 2-160, Section 2-160-010 et seq., Municipal Code, except as otherwise provided by said ordinance and as amended from time-to-time (the "Human Rights Ordinance"). Each Employer shall take affirmative action to ensure that applicants are hired and employed without discrimination based upon race, religion, color, sex, national origin or ancestry, age, handicap or disability, sexual

orientation, military discharge status, marital status, parental status or source of income and are treated in a non-discriminatory manner with regard to all job-related matters, including without limitation: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Each Employer agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the City setting forth the provisions of this nondiscrimination clause. In addition, the Employers, in all solicitations or advertisements for employees, shall state that all qualified applicants shall receive consideration for employment without discrimination based upon race, religion, color, sex, national origin or ancestry, age, handicap or disability, sexual orientation, military discharge status, marital status, parental status or source of income.

(b) To the greatest extent feasible, each Employer is required to present opportunities for training and employment of low- and moderate-income residents of the City and preferably of the Redevelopment Area; and to provide that contracts for work in connection with the construction of the Project be awarded to business concerns that are located in, or owned in substantial part by persons residing in, the City and preferably in the Redevelopment Area.

(c) Each Employer will comply with all applicable Federal, State and local equal employment and affirmative action statutes, rules and regulations, including but not limited to the City's Human Rights Ordinance and the State Human Rights Act, 775 ILCS 5/1-101 et. seq. (2006 State Bar Edition), as amended, and any subsequent amendments and regulations promulgated thereto.

(d) Each Employer, in order to demonstrate compliance with the terms of this Section, will cooperate with and promptly and accurately respond to inquiries by the City, which has the responsibility to observe and report compliance with equal employment opportunity regulations of Federal, State and municipal agencies.

(e) Each Employer will include the foregoing provisions of subparagraphs (a) through (d) in every construction contract entered into in connection with the Project, after the Closing Date, and will require inclusion of these provisions in every subcontract entered into by any subcontractors, after the Closing Date, and every agreement with any Affiliate operating on the Property or at the Project, after the Closing Date, so that each such provision will be binding upon each contractor, subcontractor or Affiliate, as the case may be.

(f) Failure to comply with the employment obligations described in this Section 10.01 will be a basis for the City to pursue remedies under the provisions of Section 15.02 hereof, subject to the cure rights under Section 15.03.

#### 10.02 City Resident Construction Worker Employment Requirement.

(a) Developer agrees for itself and its successors and assigns, and will contractually obligate its General Contractor and will cause the General Contractor to contractually obligate its subcontractors, as applicable, to agree, that during the construction of the Project they will comply with the minimum percentage of total worker hours performed by actual residents of the City as specified in Section 2-92-330 of the Municipal Code of Chicago (at least 50 percent of the total worker hours worked by persons on the site of the Project will be performed by actual residents of the City); provided, however, that in addition to complying with this percentage, Developer, its General Contractor and each subcontractor will be required to make good faith



efforts to utilize qualified residents of the City in both unskilled and skilled labor positions. Developer, the General Contractor and each subcontractor will use their respective best efforts to exceed the minimum percentage of hours stated above, and to employ neighborhood residents in connection with the Project.

(b) Developer may request a reduction or waiver of this minimum percentage level of Chicagoans as provided for in Section 2-92-330 of the Municipal Code of Chicago in accordance with standards and procedures developed by the Chief Procurement Officer of the City.

(c) "Actual residents of the City" means persons domiciled within the City. The domicile is an individual's one and only true, fixed and permanent home and principal establishment.

(d) Developer, the General Contractor and each subcontractor will provide for the maintenance of adequate employee residency records to show that actual Chicago residents are employed on the Project. Each Employer will maintain copies of personal documents supportive of every Chicago employee's actual record of residence.

(e) Weekly certified payroll reports (U.S. Department of Labor Form WH-347 or equivalent) will be submitted to the Commissioner of DPD in triplicate, which will identify clearly the actual residence of every employee on each submitted certified payroll. The first time that an employee's name appears on a payroll, the date that the Employer hired the employee should be written in after the employee's name.

(f) Upon 2 Business Days prior written notice, Developer, the General Contractor and each subcontractor will provide full access to their employment records related to the construction of the Project to the Chief Procurement Officer, the Commissioner of DPD, the Superintendent of the Chicago Police Department, the Inspector General or any duly authorized representative of any of them. Developer, the General Contractor and each subcontractor will maintain all relevant personnel data and records related to the construction of the Project for a period of at least 3 years after final acceptance of the work constituting the Project.

(g) At the direction of DPD, affidavits and other supporting documentation will be required of Developer, the General Contractor and each subcontractor to verify or clarify an employee's actual address when doubt or lack of clarity has arisen.

(h) Good faith efforts on the part of Developer, the General Contractor and each subcontractor to provide utilization of actual Chicago residents (but not sufficient for the granting of a waiver request as provided for in the standards and procedures developed by the Chief Procurement Officer) will not suffice to replace the actual, verified achievement of the requirements of this Section concerning the worker hours performed by actual Chicago residents.

(i) When work at the Project is completed, in the event that the City has determined that Developer has failed to ensure the fulfillment of the requirement of this Article concerning the worker hours performed by actual residents of the City or failed to report in the manner as indicated above, the City will thereby be damaged in the failure to provide the benefit of demonstrable employment to Chicagoans to the degree stipulated in this Article. Therefore, in such a case of non-compliance, it is agreed that 1/20 of 1 percent (0.0005) of the aggregate hard construction costs set forth in the Project Budget (the product of .0005 x such aggregate

hard construction costs) (as the same will be evidenced by approved contract value for the actual contracts) will be surrendered by Developer to the City in payment for each percentage of shortfall toward the stipulated residency requirement. Failure to report the residency of employees entirely and correctly will result in the surrender of the entire liquidated damages as if no Chicago residents were employed in either of the categories. The willful falsification of statements and the certification of payroll data may subject Developer, the General Contractor and/or the subcontractors to prosecution. Any retainage to cover contract performance that may become due to Developer pursuant to Section 2-92-250 of the Municipal Code of Chicago may be withheld by the City pending the Chief Procurement Officer's determination as to whether Developer must surrender damages as provided in this paragraph.

(j) Nothing herein provided will be construed to be a limitation upon the "Notice of Requirements for Affirmative Action to Ensure Equal Employment Opportunity, Executive Order 11246" and "Standard Federal Equal Employment Opportunity, Executive Order 11246," or other affirmative action required for equal opportunity under the provisions of this Agreement or related documents.

(k) Developer will cause or require the provisions of this Section 10.02 to be included in all construction contracts and subcontracts related to the Project, entered into after the Closing Date.

10.03 Developer's MBE/WBE Commitment. Developer agrees for itself and its successors and assigns, and, if necessary to meet the requirements stated in this section, will contractually obligate the General Contractor to agree that during the construction of the Project:

(a) Consistent with the findings which support, as applicable: (i) the Minority-Owned and Women-Owned Business Enterprise Procurement Program, Section 2-92-420 et seq., Municipal Code of Chicago (the "Procurement Program"), and (ii) the Minority- and Women-Owned Business Enterprise Construction Program, Section 2-92-650 et seq., Municipal Code of Chicago (the "Construction Program", and collectively with the Procurement Program, the "MBE/WBE Program"), and in reliance upon the provisions of the MBE/WBE Program to the extent contained in, and as qualified by, the provisions of this Section 10.03, during the course of the Project, at least the following percentages of the MBE/WBE Budget (as stated in Exhibit D-2) must be expended for contract participation by Minority-Owned Businesses ("MBEs") and by Women-Owned Businesses ("WBEs"):

- (1) At least 26 percent by MBEs.
- (2) At least six percent by WBEs.

(b) For purposes of this Section 10.03 only:

(i) Developer (and any party to whom a contract is let by Developer in connection with the Project) is deemed a "contractor" and this Agreement (and any contract let by Developer in connection with the Project) is deemed a "contract" or a "construction contract" as such terms are defined in Sections 2-92-420 and 2-92-670, Municipal Code of Chicago, as applicable.

(ii) The term "minority-owned business" or "MBE" shall mean a business identified in the Directory of Certified Minority Business Enterprises published by the City's Department of Procurement Services, or otherwise certified by the City's

Department of Procurement Services as a minority-owned business enterprise, related to the Procurement Program or the Construction Program, as applicable.

(iii) The term "women-owned business" or "WBE" shall mean a business identified in the Directory of Certified Women Business Enterprises published by the City's Department of Procurement Services, or otherwise certified by the City's Department of Procurement Services as a women-owned business enterprise, related to the Procurement Program or the Construction Program, as applicable.

(c) Consistent with Sections 2-92-440 and 2-92-720, Municipal Code of Chicago, Developer's MBE/WBE commitment may be achieved in part by Developer's status as an MBE or WBE (but only to the extent of any actual work performed on the Project by Developer) or by a joint venture with one or more MBEs or WBEs (but only to the extent of the lesser of: (i) the MBE or WBE participation in such joint venture or (ii) the amount of any actual work performed on the Project by the MBE or WBE), by Developer utilizing a MBE or a WBE as the General Contractor (but only to the extent of any actual work performed on the Project by the General Contractor), by subcontracting or causing the General Contractor to subcontract a portion of the Project to one or more MBEs or WBEs, or by the purchase of materials or services used in the Project from one or more MBEs or WBEs, or by any combination of the foregoing. Those entities which constitute both a MBE and a WBE shall not be credited more than once with regard to Developer's MBE/WBE commitment as described in this Section 10.03. In compliance with Section 2-92-730, Municipal Code of Chicago, Developer will not substitute any MBE or WBE General Contractor or subcontractor without the prior written approval of DPD.

(d) Developer must deliver monthly reports to the City's monitoring staff during the Project describing its efforts to achieve compliance with this MBE/WBE commitment. Such reports will include, inter alia: the name and business address of each MBE and WBE solicited by Developer or the General Contractor to work on the Project, and the responses received from such solicitation; the name and business address of each MBE or WBE actually involved in the Project; a description of the work performed or products or services supplied; the date and amount of such work, product or service; and such other information as may assist the City's monitoring staff in determining Developer's compliance with this MBE/WBE commitment. Developer will maintain records of all relevant data with respect to the utilization of MBEs and WBEs in connection with the Project for at least 5 years after completion of the Project, and the City's monitoring staff will have access to all such records maintained by Developer, on 5 Business Days' notice, to allow the City to review Developer's compliance with its commitment to MBE/WBE participation and the status of any MBE or WBE performing any portion of the Project.

(e) Upon the disqualification of any MBE or WBE General Contractor or subcontractor, if such status was misrepresented by the disqualified party, Developer is obligated to discharge or cause to be discharged the disqualified General Contractor or subcontractor, and, if possible, identify and engage a qualified MBE or WBE as a replacement. For purposes of this subsection (e), the disqualification procedures are further described in Sections 2-92-540 and 2-92-730, Municipal Code of Chicago, as applicable.

(f) Any reduction or waiver of Developer's MBE/WBE commitment as described in this Section 10.03 shall be undertaken in accordance with Sections 2-92-450 and 2-92-730, Municipal Code of Chicago, as applicable.

(g) Prior to the commencement of the Project, Developer shall be required to meet with the City's monitoring staff with regard to Developer's compliance with its obligations under this Section 10.03. The General Contractor and all major subcontractors are required to attend this pre-construction meeting. During said meeting, Developer will demonstrate to the City's monitoring staff its plan to achieve its obligations under this Section 10.03, the sufficiency of which will be approved by the City's monitoring staff. During the Project, Developer shall submit the documentation required by this Section 10.03 to the City's monitoring staff, including the following: (i) subcontractor's activity report; (ii) contractor's certification concerning labor standards and prevailing wage requirements; (iii) contractor letter of understanding; (iv) monthly utilization report; (v) authorization for payroll agent; (vi) certified payroll; (vii) evidence that MBE/WBE contractor associations have been informed of the Project via written notice and hearings; and (viii) evidence of compliance with job creation/job retention requirements. Failure to submit such documentation on a timely basis, or a determination by the City's monitoring staff, upon analysis of the documentation, that Developer is not complying with its obligations under this Section 10.03, will, upon the delivery of written notice to Developer, be deemed an Event of Default. Upon the occurrence of any such Event of Default, in addition to any other remedies provided in this Agreement, the City may: (1) issue a written demand to Developer to halt the Project, (2) withhold any further payment of any City Funds to Developer or the General Contractor, or (3) seek any other remedies against Developer available at law or in equity.

#### ARTICLE ELEVEN: ENVIRONMENTAL MATTERS

11.01 Environmental Matters. Developer hereby represents and warrants to the City that Developer has conducted environmental studies sufficient to conclude that the Project may be constructed, completed and operated in accordance with all Environmental Laws.

Without limiting any other provisions hereof, Developer agrees to indemnify, defend and hold the City harmless from and against any and all losses, liabilities, damages, injuries, costs, expenses or claims of any kind whatsoever including, without limitation, any losses, liabilities, damages, injuries, costs, expenses or claims asserted or arising under any Environmental Laws incurred, suffered by or asserted against the City as a direct or indirect result of any of the following, regardless of whether or not caused by, or within the control of Developer: (i) the presence of any Hazardous Materials on or under, or the escape, seepage, leakage, spillage, emission, discharge or release of any Hazardous Materials from: (A) all or any portion of the Property, or (B) any other real property in which Developer, or any person directly or indirectly controlling, controlled by or under common control with Developer, holds any estate or interest whatsoever (including, without limitation, any property owned by a land trust in which the beneficial interest is owned, in whole or in part, by Developer), or (ii) any liens against the Property permitted or imposed by any Environmental Laws, or any actual or asserted liability or obligation of the City or Developer or any of its Affiliates under any Environmental Laws relating to the Property.

#### ARTICLE TWELVE: INSURANCE

12.01 Insurance Requirements. Developer's insurance requirements are stated in Schedule B which is hereby incorporated into this Agreement by reference and made a part of this Agreement.

## ARTICLE THIRTEEN: INDEMNIFICATION

13.01 General Indemnity. Developer agrees to indemnify, pay and hold the City, and its elected and appointed officials, employees, agents and affiliates (individually an "Indemnitee," and collectively the "Indemnitees") harmless from and against, any and all liabilities, obligations, losses, damages (arising out of a third party action against the City), penalties, actions, judgments, suits, claims, costs, expenses and disbursements of any kind or nature whatsoever, (and including, without limitation, the reasonable fees and disbursements of counsel for such Indemnitees in connection with any investigative, administrative or judicial proceeding commenced or threatened, whether or not such Indemnitees shall be designated a party thereto), that may be imposed on, suffered, incurred by or asserted against the Indemnitees by a third party in any manner relating to or arising out of:

- (i) Any cost overruns as described in Section 4.06; or
- (ii) Developer's failure to comply with any of the terms, covenants and conditions contained within this Agreement; or
- (iii) Developer's or any contractor's failure to pay General Contractors, subcontractors or materialmen in connection with the TIF-Funded Improvements or any other Project improvement; or
- (iv) the existence of any material misrepresentation or omission in this Agreement, any offering memorandum or information statement or the Redevelopment Plan or any other document related to this Agreement that is the result of information supplied or omitted by Developer or its agents, employees, contractors or persons acting under the control or at the request of Developer or any affiliate of Developer; or
- (v) Developer's failure to cure any misrepresentation in this Agreement or any other document or agreement relating hereto; or
- (vi) any act or omission by Developer or any Affiliate of Developer;

provided, however, that Developer shall have no obligation to an Indemnitee arising from the wanton or willful misconduct of that Indemnitee. To the extent that the preceding sentence may be unenforceable because it is violative of any law or public policy, Developer will contribute the maximum portion that it is permitted to pay and satisfy under applicable law, to the payment and satisfaction of all indemnified liabilities incurred by the Indemnitees or any of them. The provisions of the undertakings and indemnification set out in this Section 13.01 will survive the termination of this Agreement.

## ARTICLE FOURTEEN: MAINTAINING RECORDS/RIGHT TO INSPECT

14.01 Books and Records. Developer will keep and maintain separate, complete, accurate and detailed books and records necessary to reflect and fully disclose the total actual costs of the Project and the disposition of all funds from whatever source allocated thereto, and to monitor the Project. All such books, records and other documents, including but not limited to Developer's loan statements, if any, General Contractors' and contractors' sworn statements, general contracts, subcontracts, purchase orders, waivers of lien, paid receipts and invoices, will be available at Developer's offices for inspection, copying, audit and examination by an authorized representative of the City, at Developer's expense. Developer will not pay for

salaries or fringe benefits of auditors or examiners. Developer must incorporate this right to inspect, copy, audit and examine all books and records into all contracts entered into by Developer with respect to the Project. The City shall provide three (3) Business Days' prior written notice to Developer in accordance with Section 17. The notice shall indicate the date and time of the inspection. All inspections shall be conducted between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday.

14.02 Inspection Rights. Upon three (3) Business Days' notice, any authorized representative of the City shall have access to all portions of the Property or the Project during normal business hours for the Term of the Agreement. The City shall provide three (3) Business Days' prior written notice to Developer in accordance with Section 17. The notice shall indicate the date and time of the inspection. All inspections shall be conducted between the hours 9:00 a.m. and 5:00 p.m., Monday through Friday.

#### ARTICLE FIFTEEN: DEFAULT AND REMEDIES

15.01 Events of Default. Subject to the terms of Section 15.04 below, the occurrence of any one or more of the following events, subject to the provisions of Section 15.03, will constitute an "Event of Default" by Developer hereunder:

(a) the failure of Developer to perform, keep or observe any of the covenants, conditions, promises, agreements or obligations of Developer under this Agreement or any related agreement;

(b) the failure of Developer to perform, keep or observe any of the covenants, conditions, promises, agreements or obligations of Developer under any other agreement with any person or entity if such failure may have a material adverse effect on Developer's business, property (including the Property or the Project), assets (including the Property or the Project), operations or condition, financial or otherwise;

(c) the making or furnishing by Developer to the City of any representation, warranty, certificate, schedule, report or other communication within or in connection with this Agreement or any related agreement which is untrue or misleading in any material respect;

(d) except as otherwise permitted hereunder, the creation (whether voluntary or involuntary) of, or any attempt by Developer to create, any lien or other encumbrance upon the Property or the Project, including any fixtures now or hereafter attached thereto, other than the Permitted Liens or any Permitted Mortgage, or the making or any attempt to make any levy, seizure or attachment thereof;

(e) the commencement of any proceedings in bankruptcy by or against Developer or Developer's ultimate parent entity, if any, or for the liquidation or reorganization of Developer or Developer's ultimate parent entity, if any, or alleging that Developer or Developer's ultimate parent entity, if any, is insolvent or unable to pay its debts as they mature, or for the readjustment or arrangement of Developer's or Developer's ultimate parent entity's, if any, debts, whether under the United States Bankruptcy Code or under any other state or Federal law, now or hereafter existing for the relief of debtors, or the commencement of any analogous statutory or non-statutory proceedings involving Developer or Developer's ultimate parent entity, if any; provided, however, that if such commencement of proceedings is involuntary, such action will not constitute an Event of Default unless such proceedings are not dismissed within 60 days after the commencement of such proceedings;

(f) the appointment of a receiver or trustee for Developer or Developer's ultimate parent entity, if any, for any substantial part of Developer's or Developer's ultimate parent entity's, if any, assets or the institution of any proceedings for the dissolution, or the full or partial liquidation, or the merger or consolidation, of Developer or Developer's ultimate parent entity, if any; provided, however, that if such appointment or commencement of proceedings is involuntary, such action will not constitute an Event of Default unless such appointment is not revoked or such proceedings are not dismissed within 60 days after the commencement thereof;

(g) the entry of any judgment or order against Developer, not covered by insurance for an amount in excess of \$1.0 million which remains unsatisfied or undischarged and in effect for 60 days after such entry without a stay of enforcement or execution;

(h) [reserved];

(i) the dissolution of Developer or Developer's ultimate parent entity, if any;

(j) the institution in any court of a criminal proceeding (other than a misdemeanor) against Developer or any natural person who owns a material interest in Developer, which is not dismissed within 30 days, or the indictment of Developer or any natural person who owns a material interest in Developer, for any crime (other than a misdemeanor);

(k) [reserved]; or

(l) The failure of Developer, or the failure by any party that is a Controlling Person (defined in Section 1-23-010 of the Municipal Code) with respect to Developer, to maintain eligibility to do business with the City in violation of Section 1-23-030 of the Municipal Code; such failure shall render this Agreement voidable or subject to termination, at the option of the Chief Procurement Officer.

For purposes of Section 15.01(j), hereof, a natural person with a material interest in Developer is one owning in excess of seven and a half percent (7.5%) of Developer's or Developer's ultimate parent entity, if any, issued and outstanding ownership shares or interests. For purposes of Section 15.01, "ultimate parent entity" does not mean a person or entity that is a Member of Developer.

15.02 Remedies. Upon the occurrence of an Event of Default, the City may terminate this Agreement and all related agreements, may suspend disbursement of City Funds, and recover the Construction Phase Assistance, provided, however, that, notwithstanding any conflicting provision herein, upon issuance of the City Note, the City's obligation to make payments on the City Note shall be vested without defense to payment (other than insufficiency of Available Incremental Taxes), including as a result of an Event of Default hereunder, and the City's obligation to make payments on the City Note shall survive any termination of this Agreement. Subject to the foregoing, the City may, in any court of competent jurisdiction by any action or proceeding at law or in equity, pursue and secure any available remedy, including but not limited to injunctive relief or the specific performance of the agreements contained herein. To the extent permitted by law, the City may also lien the Property.

15.03 Curative Period.

(a) In the event Developer fails to perform a monetary covenant which Developer is required to perform under this Agreement, notwithstanding any other provision of this Agreement to the contrary, an Event of Default will not be deemed to have occurred unless Developer or a Lender has failed to perform such monetary covenant within 10 days of its receipt of a written notice from the City specifying that it has failed to perform such monetary covenant.

(b) In the event Developer fails to perform a non-monetary covenant which Developer is required to perform under this Agreement, an Event of Default will not be deemed to have occurred unless Developer or Lender has failed to cure such default within 30 days of its receipt of a written notice from the City specifying the nature of the default; provided, however, with respect to those non-monetary defaults which are not capable of being cured within such 30 day period, Developer will not be deemed to have committed an Event of Default under this Agreement if the Developer or a Lender has commenced to cure the alleged default within such 30 day period and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

15.04 Reserved.

ARTICLE SIXTEEN: MORTGAGING OF THE PROJECT

16.01 Mortgaging of the Project. Any and all mortgages or deeds of trust in place as of the date hereof with respect to the Property or Project or any portion thereof are listed on Exhibit I hereto (including but not limited to mortgages made prior to or on the date hereof in connection with Lender Financing, if any) and are referred to herein as the "Existing Mortgages." Any mortgage or deed of trust that Developer may hereafter elect to execute and record or execute and permit to be recorded against the Property or Project or any portion thereof without obtaining the prior written consent of the City is referred to herein as a "New Mortgage." Any mortgage or deed of trust that Developer may hereafter elect to execute and record or execute and permit to be recorded against the Property or Project or any portion thereof with the prior written consent of the City is referred to herein as a "Permitted Mortgage." It is hereby agreed by and between the City and Developer as follows:

(a) If a mortgagee or any other party shall succeed to Developer's interest in the Property or any portion thereof by the exercise of remedies under a mortgage or deed of trust (other than an Existing Mortgage or a Permitted Mortgage) whether by foreclosure or deed in lieu of foreclosure, and in conjunction therewith accepts an assignment of Developer's interest hereunder in accordance with Section 18.15 hereof, the City may, but will not be obligated to, attorn to and recognize such party as the successor in interest to Developer for all purposes under this Agreement and, unless so recognized by the City as the successor in interest, such party will be entitled to no rights or benefits under this Agreement, but such party will be bound by those provisions of this Agreement that are covenants expressly running with the land comprising the Property (as defined herein).

(b) Notwithstanding any provision of this Agreement to the contrary, the exercise of the remedies of foreclosure of a mortgage or any sale of Developer's interest in the Property in connection with a foreclosure, whether by judicial proceedings or by virtue of any power of sale contained in the mortgage, or any conveyance of Developer's interest in the Property to the mortgagee or its nominee or designee by virtue of or in lieu of foreclosure or other appropriate



proceedings, or any conveyance of Developer's interest in the Property by the mortgagee or its nominee or designee, or any other exercise of remedies under the documents evidencing Lender Financing shall not require the consent or approval of the City or constitute a breach of any provision of or a default under this Agreement.

(c) If any mortgagee or any other party shall succeed to Developer's interest in the Property or any portion thereof by the exercise of remedies under an Existing Mortgage or a Permitted Mortgage, whether by foreclosure or deed in lieu of foreclosure, and in conjunction therewith accepts an assignment of Developer's interest hereunder in accordance with Section 18.15 hereof, then the City hereby agrees to attorn to and recognize such party as the successor in interest to Developer for all purposes under this Agreement so long as such party accepts all of the executory obligations and liabilities of "Developer" hereunder. Notwithstanding any other provision of this Agreement to the contrary, it is understood and agreed that if such party accepts an assignment of Developer's interest under this Agreement, such party will have no liability under this Agreement for any Event of Default of Developer which occurred prior to the time such party succeeded to the interest of Developer under this Agreement, in which case Developer will be solely responsible. However, if such mortgagee under a Permitted Mortgage or an Existing Mortgage does not expressly accept an assignment of Developer's interest hereunder, such party will be entitled to no rights and benefits under this Agreement, and such party will be bound only by those provisions of this Agreement, if any, which are covenants expressly running with the land.

(d) Prior to the issuance by the City to Developer of a Certificate of Completion under Article Seven hereof, no New Mortgage will be executed with respect to the Property or the Project or any portion thereof without the prior written consent of the Commissioner of DPD. A feature of such consent will be that any New Mortgage will subordinate its mortgage lien to the covenants in favor of the City that run with the land. After the issuance of a Certificate of Completion, consent of the Commissioner of DPD is not required for any such New Mortgage.

#### ARTICLE SEVENTEEN: NOTICES

17.01 Notices. All notices and any other communications under this Agreement will: (A) be in writing; (B) be sent by: (i) telecopier/fax machine, (ii) delivered by hand, (iii) delivered by an overnight courier service which maintains records confirming the receipt of documents by the receiving party, or (iv) registered or certified U.S. Mail, return receipt requested; (c) be given at the following respective addresses:

If to the City:	City of Chicago Department of Planning and Development Attn: Commissioner 121 North LaSalle Street, Room 1000 Chicago, IL 60602 312/744-4190 (Main No.) 312/744-2271 (Fax)
With Copies To:	City of Chicago Corporation Counsel Attn: Finance and Economic Development Division 121 North LaSalle Street, Room 600 Chicago, IL 60602

312/744-0200 (Main No.)  
312/742-0277 (Fax)

If to Developer: Chicago Neighborhood Initiatives, Inc.  
1000 E. 111<sup>th</sup> Street – 10<sup>th</sup> Floor  
Chicago, IL 60628  
Attn: David Doig

With Copies To: DLA Piper LLP (US)  
203 North LaSalle Street  
19<sup>th</sup> Floor  
Chicago, IL 60601  
Attn: Mariah F. DiGrino, Esq.

If to Vertical Developer: Ryan Companies US, Inc.  
50 South Tenth Street  
Minneapolis, MN 55403  
Attn: Timothy Hennelly

or at such other address or telecopier/fax or telephone number or to the attention of such other person as the party to whom such information pertains may hereafter specify for the purpose in a notice to the other specifically captioned "Notice of Change of Address" and, (D) be effective or deemed delivered or furnished: (i) if given by telecopier/fax, when such communication is confirmed to have been transmitted to the appropriate telecopier/fax number specified in this section, and confirmation is deposited into the U.S. Mail, postage prepaid to the recipient's address shown herein; (ii) if given by hand delivery or overnight courier service, when left at the address of the addressee, properly addressed as provided above.

17.02 Developer Requests for City or DPD Approval. Any request under this Agreement for City or DPD approval submitted by Developer will comply with the following requirements:

(a) be in writing and otherwise comply with the requirements of Section 17.01 (Notices);

(b) expressly state the particular document and section thereof relied on by Developer to request City or DPD approval;

(c) if applicable, note in bold type that failure to respond to Developer's request for approval by a certain date will result in the requested approval being deemed to have been given by the City or DPD;

(d) if applicable, state the outside date for the City's or DPD's response; and

(e) be supplemented by a delivery receipt or time/date stamped notice or other documentary evidence showing the date of delivery of Developer's request.

#### ARTICLE EIGHTEEN: ADDITIONAL PROVISIONS

18.01 Amendments. This Agreement and the Schedules and Exhibits attached hereto may not be modified or amended except by an agreement in writing signed by the parties;

provided, however, that the City in its sole discretion, may amend, modify or supplement the Redevelopment Plan. For purposes of this Agreement, Developer is only obligated to comply with the Redevelopment Plan as in effect on the date of this Agreement. It is agreed that no material amendment or change to this Agreement shall be made or be effective unless ratified or authorized by an ordinance duly adopted by the City Council. The term "material" for the purpose of this Section 18.01 shall be defined as any deviation from the terms of the Agreement which operates to cancel or otherwise reduce any developmental, construction or job-creating obligations of Developer (including those set forth in Sections 10.02 and 10.03 hereof) by more than five percent (5%) or materially changes the Project site or character of the Project or any activities undertaken by Developer affecting the Project site, the Project, or both, or increases any time agreed for performance by Developer by more than 90 days.

18.02 Complete Agreement, Construction, Modification. This Agreement, including any exhibits and the other agreements, documents and instruments referred to herein or contemplated hereby, constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all previous negotiations, commitments and writings with respect to such subject matter. This Agreement and the Schedules and Exhibits attached hereto may not be contradicted by evidence of prior, contemporaneous, or subsequent verbal agreements of the parties. There are no unwritten verbal agreements between the parties.

18.03 Limitation of Liability. No member, elected or appointed official or employee or agent of the City shall be individually, collectively or personally liable to Developer or any successor in interest to Developer in the event of any default or breach by the City or for any amount which may become due to Developer or any successor in interest, from the City or on any obligation under the terms of this Agreement.

18.04 Further Assurances. Developer agrees to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications as may become necessary or appropriate to carry out the terms, provisions and intent of this Agreement, and to accomplish the transactions contemplated in this Agreement.

18.05 Waivers. No party hereto will be deemed to have waived any rights under this Agreement unless such waiver is given in writing and signed by such party. No delay or omission on the part of a party in exercising any right will operate as a waiver of such right or any other right unless pursuant to the specific terms hereof. A waiver by a party of a provision of this Agreement will not prejudice or constitute a waiver of such party's right otherwise to demand strict compliance with that provision or any other provision of this Agreement. No prior waiver by a party, nor any course of dealing between the parties hereto, will constitute a waiver of any of such parties' rights or of any obligations of any other party hereto as to any future transactions.

18.06 Remedies Cumulative. The remedies of a party hereunder are cumulative and the exercise of any one or more of the remedies provided for herein must not be construed as a waiver of any other remedies of such party unless specifically so provided herein.

18.07 Parties in Interest/No Third Party Beneficiaries. The terms and provisions of this Agreement are binding upon and inure to the benefit of, and are enforceable by, the respective successors and permitted assigns of the parties hereto. This Agreement will not run to the benefit of, or be enforceable by, any person or entity other than a party to this Agreement and its successors and permitted assigns. This Agreement should not be deemed to confer upon third parties any remedy, claim, right of reimbursement or other right. Nothing contained in this

Agreement, nor any act of the City, Developer or Vertical Developer, will be deemed or construed by any of the parties hereto or by third persons, to create any relationship of third party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving the City or Developer.

18.08 Titles and Headings. The Article, section and paragraph headings contained herein are for convenience of reference only and are not intended to limit, vary, define or expand the content thereof.

18.09 Counterparts. This Agreement may be executed in any number of counterparts and by different parties hereto in separate counterparts, with the same effect as if all parties had signed the same document. All such counterparts shall be deemed an original, must be construed together and will constitute one and the same instrument.

18.10 Counterpart Facsimile Execution. For purposes of executing this Agreement, a document signed and transmitted by facsimile machine will be treated as an original document. The signature of any party thereon will be considered as an original signature, and the document transmitted will be considered to have the same binding legal effect as an original signature on an original document. At the request of either party, any facsimile document will be re-executed by other parties in original form. No party hereto may raise the use of a facsimile machine as a defense to the enforcement of this Agreement or any amendment executed in compliance with this section. This section does not supersede the requirements of Article Seventeen: Notices.

18.11 Severability. If any provision of this Agreement, or the application thereof, to any person, place or circumstance, is held by a court of competent jurisdiction to be invalid, unenforceable or void, the remainder of this Agreement and such provisions as applied to other persons, places and circumstances will remain in full force and effect only if, after excluding the portion deemed to be unenforceable, the remaining terms will provide for the consummation of the transactions contemplated hereby in substantially the same manner as originally set forth herein. In such event, the parties will negotiate, in good faith, a substitute, valid and enforceable provision or agreement which most nearly affects the parties' intent in entering into this Agreement.

18.12 Conflict. In the event of a conflict between any provisions of this Agreement and the provisions of the TIF Ordinances in effect as of the date of this Agreement, such ordinance(s) will prevail and control.

18.13 Governing Law. This Agreement is governed by and construed in accordance with the internal laws of the State, without regard to its conflicts of law principles.

18.14 Form of Documents. All documents required by this Agreement to be submitted, delivered or furnished to the City will be in form and content satisfactory to the City.

18.15 Assignment. Prior to the issuance by the City to Developer of a Certificate of Completion, Developer may not sell, assign or otherwise transfer its interest in this Agreement in whole or in part without the written consent of the City; provided, however, that Developer may assign, on a collateral basis, the right to receive City Funds to a lender providing Lender Financing, if any, which has been identified to the City as of the Closing Date. Any successor in interest to Developer under this Agreement (excluding any Lender that has been assigned only the right to received City Funds on a collateral basis) will certify in writing to the City its

agreement to abide by all remaining executory terms of this Agreement, including but not limited to Section 8.25 (Survival of Covenants) hereof, for the Term of the Agreement. Developer hereby consents to the City's assignment or other transfer of this Agreement at any time in whole or in part.

18.16 Binding Effect. This Agreement is binding upon Developer, the City and their respective successors and permitted assigns (as provided herein) and will inure to the benefit of Developer, the City and their respective successors and permitted assigns (as provided herein).

18.17 Force Majeure. Neither the City nor Developer nor any successor in interest to either of them will be considered in breach of or in default of its obligations under this Agreement in the event of any delay caused by damage or destruction by fire or other casualty, war, acts of terrorism, imposition of martial law, plague or other illness, bank holidays or stock or commodity exchange closures or wire transfer interruptions, capital controls, civil disorders, rebellions or revolutions, strike, shortage of material, power interruptions or blackouts, cyber-attacks, electromagnetic pulse ("EMP") attacks, fuel shortages or rationing, adverse weather conditions such as, by way of illustration and not limitation, severe rain storms or below freezing temperatures of abnormal degree or for an abnormal duration, tornadoes or cyclones, and other events or conditions beyond the reasonable control of the party affected which in fact interferes with the ability of such party to discharge its obligations hereunder, except to the extent that, the non-performing party is at fault in failing to prevent or causing such default or delay; and provided that such default or delay cannot reasonably be circumvented by the non-performing party through the use of alternative sources, work around plans or other means. The individual or entity relying on this section with respect to any such delay will, upon the occurrence of the event causing such delay, immediately give written notice to the other parties to this Agreement. The individual or entity relying on this section with respect to any such delay may rely on this section only to the extent of the actual number of days of delay affected by any such events described above.

18.18 Exhibits and Schedules. All of the exhibits and schedules to this Agreement are incorporated herein by reference. Any exhibits and schedules to this Agreement will be construed to be an integral part of this Agreement to the same extent as if the same has been set forth verbatim herein.

18.19 Business Economic Support Act. Under the Business Economic Support Act (30 ILCS 760/1 et seq. (2006 State Bar Edition), as amended), if Developer is required to provide notice under the WARN Act, Developer will, in addition to the notice required under the WARN Act, provide at the same time a copy of the WARN Act notice to the Governor of the State, the Speaker and Minority Leader of the House of Representatives of the State, the President and Minority Leader of the Senate of State, and the Mayor of each municipality where Developer has locations in the State. Failure by Developer to provide such notice as described above may result in the termination of all or a part of the payment or reimbursement obligations of the City set forth herein.

18.20 Approval. Wherever this Agreement provides for the approval or consent of the City, DPD or the Commissioner, or any matter is to be to the City's, DPD's or the Commissioner's satisfaction, unless specifically stated to the contrary, such approval, consent or satisfaction shall be made, given or determined by the City, DPD or the Commissioner in writing and in the reasonable discretion thereof. The Commissioner or other person designated by the Mayor of the City shall act for the City or DPD in making all approvals, consents and

determinations of satisfaction, granting the Certificate of Completion or otherwise administering this Agreement for the City.

18.21 Construction of Words. The use of the singular form of any word herein includes the plural, and vice versa. Masculine, feminine and neuter pronouns are fully interchangeable, where the context so requires. The words "herein", "hereof" and "hereunder" and other words of similar import refer to this Agreement as a whole and not to any particular Article, Section or other subdivision. The term "include" (in all its forms) means "include, without limitation" unless the context clearly states otherwise. The word "shall" means "has a duty to."

18.22 Date of Performance. If any date for performance under this Agreement falls on a Saturday, Sunday or other day which is a holiday under Federal law or under State Law, the date for such performance will be the next succeeding Business Day.

18.23 Survival of Agreements. All covenants and agreements of the parties contained in this Agreement will survive the Closing Date in accordance with the provisions of this Agreement.

18.24 Equitable Relief. In addition to any other available remedy provided for hereunder, at law or in equity, to the extent that a party fails to comply with the terms of this Agreement, any of the other parties hereto shall be entitled to injunctive relief with respect thereto, without the necessity of posting a bond or other security, the damages for such breach hereby being acknowledged as unascertainable.

18.25 Venue and Consent to Jurisdiction. If there is a lawsuit under this Agreement, each party hereto agrees to submit to the jurisdiction of the courts of Cook County, the State of Illinois and the United States District Court for the Northern District of Illinois.

18.26 Costs and Expenses. In addition to and not in limitation of the other provisions of this Agreement, Developer agrees to pay upon demand the City's out-of-pocket expenses, including attorneys' fees, incurred in connection with the enforcement of the provisions of this Agreement but only if the City is determined to be the prevailing party in an action for enforcement. This includes, subject to any limits under applicable law, reasonable attorneys' fees and legal expenses, whether or not there is a lawsuit, including reasonable attorneys' fees for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services. Developer also will pay any court costs, in addition to all other sums provided by law.

18.27 Purchase of Property and Construction of Whole Foods Facility. Upon completion of certain initial work on the Project, the Vertical Developer intends to purchase the Property and construct a warehouse and distribution facility thereon for Whole Foods, including without limitation the installation of environmental barriers (the "Whole Foods Facility") and lease the Whole Foods Facility to Whole Foods. After conveyance of the Property to the Vertical Developer, the Vertical Developer will be the owner of the Property and all improvements constructed thereon. In the event that the Vertical Developer fails to so purchase the Property for any reason other than a default by the Developer, or to so construct the Whole Foods Facility thereon by March 1, 2018, subject to Force Majeure, such failure shall be considered an Event of Default by Vertical Developer, and Vertical Developer hereby agrees and shall be obligated to reimburse the City \$8,400,000 plus interest. Any amounts owed to the City pursuant to this Section 18.27 are being paid as liquidated damages and in no event shall any

liquidated damages or amounts received pursuant to this Section 18.27 be made available to pay debt service owed on the City Note.


18.28 Reserved.

18.29 Restrictions on Transfer. The City Note(s) may only be offered, sold, pledged or otherwise transferred in principal amounts of not less than \$100,000 and only to (a) an institutional "accredited investor" within the meaning of rule 501(a) (1), (2), (3) or (7) under the Securities Act of 1933 (the "Securities Act") that delivers to the City an Investor Letter in the form of Exhibit P hereto, or (b) a person (other than a dealer) who the seller reasonably believes is a "qualified institutional buyer" within the meaning of Rule 144A(a)(1) of the Securities Act. Any holder of the City Note(s) is required to notify any purchaser of the City Note(s) of the resale restrictions referred to above. Notwithstanding the forgoing, if any transfer of the City Note(s) is to a dealer meeting the requirements of Section 144A(a)(1)(ii) or (iii), such dealer shall deliver to the City an Investor Letter with the modifications set forth on the Exhibit P.

[The remainder of this page is intentionally left  
blank and the signature page follows]

IN WITNESS WHEREOF, the parties hereto have caused this Redevelopment Agreement to be signed on or as of the day and year first above written.

CHICAGO NEIGHBORHOOD INITIATIVES, INC.,  
an Illinois not-for-profit corporation

By:  \_\_\_\_\_

David Doig  
President

CITY OF CHICAGO

By: \_\_\_\_\_

David L. Reifman  
Commissioner,  
Department of Planning and Development

Limited Joinder of Ryan Companies US, Inc.

Ryan Companies US, Inc., a Minnesota corporation ("Vertical Developer"), has caused this Limited Joinder hereto to be signed on behalf of itself, and hereby joins solely for the purpose of making those obligations, covenants and promises of performance which are made by and to the extent applicable to Vertical Developer in Section 18.27 hereof.

Ryan Companies US, Inc.  
a Minnesota corporation

By: \_\_\_\_\_  
Name: Timothy Hennelly  
Title: Executive Vice President



IN WITNESS WHEREOF, the parties hereto have caused this Redevelopment Agreement to be signed on or as of the day and year first above written.

CHICAGO NEIGHBORHOOD INITIATIVES, INC.,  
an Illinois not-for-profit corporation

By: \_\_\_\_\_

David Doig  
President

CITY OF CHICAGO

By: \_\_\_\_\_

David L. Reifman  
Commissioner,  
Department of Planning and Development

Limited Joinder of Ryan Companies US, Inc.

Ryan Companies US, Inc., a Minnesota corporation ("Vertical Developer"), has caused this Limited Joinder hereto to be signed on behalf of itself, and hereby joins solely for the purpose of making those obligations, covenants and promises of performance which are made by and to the extent applicable to Vertical Developer in Section 18.27 hereof.

Ryan Companies US, Inc.  
a Minnesota corporation

By: \_\_\_\_\_  
Name: Timothy Hennelly  
Title: Executive Vice President

IN WITNESS WHEREOF, the parties hereto have caused this Redevelopment Agreement to be signed on or as of the day and year first above written.

CHICAGO NEIGHBORHOOD INITIATIVES, INC.,  
an Illinois not-for-profit corporation

By: \_\_\_\_\_

David Doig  
President

CITY OF CHICAGO

By: \_\_\_\_\_

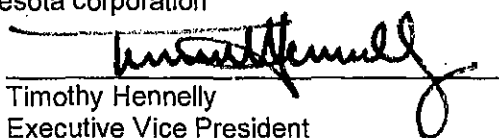
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Ryan Companies US, Inc., a Minnesota corporation ("Vertical Developer"), has caused this Limited Joinder hereto to be signed on behalf of itself, and hereby joins solely for the purpose of making those obligations, covenants and promises of performance which are made by and to the extent applicable to Vertical Developer in Section 18.27 hereof.

Ryan Companies US, Inc.  
a Minnesota corporation

By: \_\_\_\_\_

  
Name: Timothy Hennelly  
Title: Executive Vice President

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

I, Maria G. Meduga, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David Doig, personally known to me to be the President of Chicago Neighborhood Initiatives, Inc., an Illinois not-for-profit corporation (the "Developer"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered said instrument, pursuant to the authority given to him/her by Developer, as his free and voluntary act and as the free and voluntary act of Developer, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 22 day of July, 2016.



Maria G. Meduga  
Notary Public

My Commission Expires OCT-12-2018

(SEAL)

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

I, Catherine L. Peters, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy Hennelly, personally known to me to be the Executive Vice President of Ryan Companies US, Inc., a Minnesota corporation ("Vertical Developer"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed, and delivered said instrument, pursuant to the authority given to him/her by Vertical Developer, as his/her free and voluntary act and as the free and voluntary act of Vertical Developer, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 25<sup>th</sup> day of July, 2016.

Catherine L. Peters

Notary Public

My Commission Expires 03/08/17



STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

I, Julie A Bengston, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David L. Reifman, personally known to me to be the Commissioner of the Department of Planning and Development of the City of Chicago (the "City"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed; sealed, and delivered said instrument pursuant to the authority given to him by the City, as his free and voluntary act of the City, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 22<sup>nd</sup> day of July, 2016.

Julie A Bengston  
Notary Public

My Commission Expires \_\_\_\_\_

(SEAL)



NORTH PULLMAN REDEVELOPMENT PROJECT AREA  
CHICAGO NEIGHBORHOOD INITIATIVES INC.  
REDEVELOPMENT PROJECT  
(WHOLE FOODS WAREHOUSE AND DISTRIBUTION FACILITY)

Redevelopment Agreement  
dated as of July 22, 2016

SCHEDULE A

DEFINITIONS

For purposes of this Agreement the following terms shall have the meanings stated forth below:

"Acquisition" has the meaning defined in Recital D.

"Act" has the meaning defined in Recital B.

"Actual Residents of the City" has the meaning defined for such phrase in Section 10.02(c).

"Affiliate(s)" when used to indicate a relationship with a specified person or entity, means a person or entity that, directly or indirectly, through one or more intermediaries, controls, is controlled by or is under common control with such specified person or entity, and a person or entity shall be deemed to be controlled by another person or entity, if controlled in any manner whatsoever that results in control in fact by that other person or entity (or that other person or entity and any person or entities with whom that other person or entity is acting jointly or in concert), whether directly or indirectly and whether through share ownership, a trust, a contract or otherwise.

"Agreement" has the meaning defined in the Agreement preamble.

"Annual Compliance Report" shall mean a signed report from the Developer or Vertical Developer to the City identifying the number of employees (both full-time and part-time) employed at the Whole Foods Facility; provided, however, that if Developer or Vertical Developer is unable to secure such information but evidences good faith efforts to secure such information in such signed report, such report shall also constitute an Annual Compliance Report for purposes herein.

"Annual Report of Incremental Taxes" means a signed report from a recognized financial consultant approved by the City that sets forth as of its date (i) a description of the Redevelopment Area, (ii) a description of the Project, (iii) a status update of the Project, including information on construction, occupancy, leasing or sales, as applicable; and (iv) a calculation of the Available Incremental Taxes constituting the source of funds for payment on any City Note, showing for the Property or applicable tax codes the current year equalized assessed value, the initial equalized assessed value, the incremental equalized assessed value and the composite tax rates for the last five years.

"Available Incremental Taxes" shall mean Incremental Taxes (as defined below) deposited in the TIF Fund attributable to, and payable from, the following in order: (1) the taxes levied on the Property, after payment of principal and interest due under Phase IB Note A; (2) increment generated area-wide from the Roseland/Michigan Redevelopment Area, adjusted to exclude the City Fee (defined below), which is currently unallocated to other purposes; (3) if necessary, increment generated area-wide from the North Pullman Redevelopment Area, adjusted to exclude the City Fee (defined below), and excluding increment attributable to the Phase IB Security; and (4) if necessary, increment attributable to the Phase IB Security, after payment of principal and interest due under Phase IB Note A.

"Bonds" has the meaning defined in Section 8.05.

"Bond Ordinance" means the City Ordinance authorizing the issuance of Bonds.

"Business Day" means any day other than Saturday, Sunday or a legal holiday in the State.

"Certificate of Completion" has the meaning defined in Section 7.01.

"Certification of Expenditure" shall mean any Certification of Expenditure referenced in the City Note pursuant to which the principal amount of the City Note will be established.

"Change Order" means any amendment or modification to the Scope Drawings, the Plans and Specifications, or the Project Budget (all as defined below) within the scope of Section 3.03, 3.04 and 3.05.

"Chicago Neighborhood Initiatives" has the meaning defined in the Agreement Preamble.

"City" has the meaning defined in the Agreement preamble.

"City Contract" has the meaning defined in Section 8.01(l).

"City Council" means the City Council of the City of Chicago as defined in Recital C.

"City Fee" has the meaning defined in Section 4.05(b).

"City Funds" means a) with respect to the Construction Phase Assistance, the funds described in Section 4.03(b) hereof and (b) with respect to the City Note, the funds paid to the registered owner of the City Note.

"City Note" shall mean the Tax Increment Allocation Revenue Note (North Pullman Chicago Neighborhood Initiatives, Inc. Redevelopment Project - Whole Foods Warehouse and Distribution Facility), Tax Exempt Series A, to be in the form attached hereto as Exhibit M, in an initial principal amount of \$7,400,000. Interest on the City Note shall accrue upon issuance at the City Note Interest Rate. The City Note shall be tax exempt and shall have a first lien on the Available Incremental Taxes. Upon issuance, the City will issue an amortization schedule for the City Note. The City Note shall be issued on the Closing Date.

"City Note Interest Rate" shall mean an annual interest rate equal to the median value of the Baa (municipal market data) G.O. Bond rate (20 year) as published by Thompson-Reuters

Municipal Market Data ("MMD") for 15 business days prior to the date of issuance of the City Note plus 250 basis points, but in no event exceeding six and one-eighth percent (6.125%) per annum.

"City Note Net Proceeds" means the par value of the City Note less Note Issuance Costs.

"City Group Member" has the meaning defined in Section 8.20.

"City Requirements" has the meaning defined in Section 3.07.

"Closing Date" means the date of execution and delivery of this Agreement by all parties hereto, which shall be deemed to be the date appearing in the first paragraph of this Agreement.

"Commissioner" or "Commissioner of DPD" means that individual holding the office and exercising the responsibilities of the Commissioner or Acting Commissioner of the City's Department of Planning and Development and any successor City Department.

"Construction Escrow" shall mean the construction escrow established under the terms of the Escrow Agreement.

"Contribution" and "political contribution" each has the meaning defined in Section 8.24.

"Construction Contract" means that certain contract, if any, to be entered into between Developer and the General Contractor (as defined below) providing for construction of, among other things, the TIF-Funded Improvements. The parties to this Agreement may agree that the Construction Contract may be provided after Closing Date.

"Construction Phase Assistance" has the meaning defined in Section 4.03(c).

"Construction Program" has the meaning defined in Section 10.03(a).

"Corporation Counsel" means the City's Department of Law.

"Developer" has the meaning defined in the Agreement preamble.

"DPD" has the meaning defined in the Agreement preamble.

"EDS" means the City's Economic Disclosure Statement and Affidavit, on the City's then-current form, whether submitted in paper or via the City's online submission process.

"Employer(s)" has the meaning defined in Section 10.01.

"Environmental Laws" means any and all Federal, State or local statutes, laws, regulations, ordinances, codes, rules, orders, licenses, judgments, decrees or requirements relating to public health and safety and the environment now or hereafter in force, as amended and hereafter amended, including but not limited to: (i) the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. Section 9601 et seq.); (ii) any so-called "Superfund" or "Superlien" law; (iii) the Hazardous Materials Transportation Act (49 U.S.C. Section 1802 et seq.); (iv) the Resource Conservation and Recovery Act (42 U.S.C. Section 6902 et seq.); (v) the Clean Air Act (42 U.S.C. Section 7401 et seq.); (vi) the Clean



Water Act (33 U.S.C. Section 1251 et seq.); (vii) the Toxic Substances Control Act (15 U.S.C. Section 2601 et seq.); (viii) the Federal Insecticide, Fungicide and Rodenticide Act (7 U.S.C. Section 136 et seq.); (ix) the Illinois Environmental Protection Act (415 ILCS 5/1 et seq.); and (x) the Municipal Code of Chicago (as defined below), and including the following Municipal Code Sections: 7-28-390, 7-28-440, 11-4-1410, 11-4-1420, 11-4-1450, 11-4-1500, 11-4-1530, 11-4-1550 or 11-4-1560.

"Equity" means net proceeds received by Developer from the sale of the Property to the Vertical Developer (defined below) irrevocably available for the Project, in the amount stated in Section 4.01 hereof, which amount may be increased under Section 4.06 (Cost Overruns), and excluding without limitation funds derived from Lender Financing (as defined below).

"Escrow Agreement" shall mean the Escrow Agreement substantially in the form of Exhibit H establishing a construction escrow for the Project, to be entered into as of even date with this Agreement by and among the Title Company (or an affiliate of the Title Company), Developer, the General Contractor and the City. The Escrow Agreement shall provide among other things, that all draw requests from the Escrow must be accompanied by invoices, cancelled checks, lien waivers, owner's sworn statements, contractor sworn statements, MBE/WBE subcontractor, contract amounts, and certification letters as a prerequisite to disbursements. The Escrow Agreement shall also provide that the City Note Net Proceeds shall be disbursed prior to the Construction Phase Assistance.

"Event of Default" has the meaning defined in Section 15.01.

"Excess Profit" has the meaning defined in Section 4.05(c).

"Existing Mortgages" has the meaning defined in Section 16.01.

"Financial Statements" means the financial statements regularly prepared by Developer, if any, and including, but not limited to, a balance sheet, income statement and cash-flow statement, in accordance with generally accepted accounting principles and practices consistently applied throughout the appropriate periods, for business enterprises operating for profit in the United States of America, and also includes financial statements (both audited and unaudited) prepared by a certified public accountant, together with any audit opinion and management letter issued by Developer's auditor.

"General Contractor" means the general contractor(s) hired by Developer under Section 6.01.

"Governmental Charge" has the meaning defined in Section 8.16(a)(i).

"Hazardous Materials" means any toxic substance, hazardous substance, hazardous material, hazardous chemical or hazardous, toxic or dangerous waste defined or qualifying as such in (or for the purposes of) any Environmental Law, or any pollutant or contaminant, and shall include, but not be limited to, petroleum (including crude oil), any radioactive material or by-product material, polychlorinated biphenyls and asbestos in any form or condition.

"Human Rights Ordinance" has the meaning defined in Section 10.01(a).

"Incremental Taxes" means such ad valorem taxes which, pursuant to the North Pullman TIF Adoption Ordinance and Section 5/11-74.4-8(b) of the Act, are allocated to, and when

collected are paid to, the Treasurer of the City for deposit by the Treasurer into a special tax allocation fund established to pay Redevelopment Project Costs (as defined below) and obligations incurred in the payment thereof, such fund for the purposes of this Agreement being the North Pullman Redevelopment Project Area Special Tax Allocation Fund, and shall also include funds which the City shall transfer into the North Pullman Redevelopment Project Area Special Tax Allocation Fund pursuant to Section 5/11-74.4-4(q) of the Act from the Roseland/Michigan Area (or any other redevelopment project area allowed by law).

"Indemnitee" and "Indemnitees" have the respective meanings defined in Section 13.01.

"Labor Department" has the meaning defined in Section 8.08.

"Lender" means a provider of Lender Financing.

"Lender Financing" means funds borrowed by Developer from lenders, if any, and available to pay for costs of the Project, in the amount stated in Section 4.01.

"MBE(s)" has the meaning defined in Section 10.03(b).

"MBE/WBE Program" has the meaning defined in Section 10.03(a).

"Minority-Owned Business" has the meaning defined in Section 10.03(b).

"MOPD" has the meaning defined in Section 3.13.

"Municipal Code" means the Municipal Code of the City of Chicago as presently in effect and as hereafter amended from time to time.

"New Mortgage" has the meaning defined in Section 16.01.

"Non-Governmental Charges" means all non-governmental charges, liens, claims, or encumbrances relating to Developer, the Property or the Project.

"North Pullman Redevelopment Project Area Special Tax Allocation Fund" means the special tax allocation fund created by the City in connection with the North Pullman Redevelopment Area into which the Incremental Taxes (as defined below) will be deposited.

"North Pullman TIF Adoption Ordinance" has the meaning stated in Recital C.

"Note Issuance Costs" means those note issuance costs and the costs of the Developer's sale or assignment of the City Note to an investor in accordance with Sections 4.04 and 18.29, identified in Exhibit E in an amount not to exceed \$1,003,101.

"Note Sale Date" means the date the Developer sells or assigns the City Note to an investor in accordance with the provisions of Sections 4.04 and 18.29.

"Other Agreement" has the meaning defined in Section 8.24.

"Permitted Liens" means those liens and encumbrances against the Property and/or the Project stated in Exhibit I.

"Permitted Mortgage" has the meaning defined in Section 16.01.

"Phase IB Note A" shall mean that certain City Note A issued pursuant to that certain Pullman Park Development, LLC and Chicago Neighborhood Initiatives, Inc. Redevelopment Agreement, dated June 7, 2013 and recorded on June 7, 2013 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 1315829080, as amended by that certain First Amendment to Pullman Park Development, LLC and Chicago Neighborhood Initiatives, Inc. Redevelopment Agreement, dated October 1, 2013 and recorded on October 9, 2013 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 1328210057 (as amended, the "Pullman Park RDA").

"Phase IB Noteholder" shall mean the registered holder of the Phase IB Note A.

"Phase IB Security" shall mean the Incremental Taxes pledged to payment of principal and interest on the Phase IB Note A, as described in the Pullman Park RDA. The Phase IB Security consists of incremental taxes attributed to the taxes levied on the former Ryerson Steel site, excluding certain property, with a roster of applicable PINs scheduled in an exhibit attached to the Pullman Park RDA. The Phase IB Security includes incremental taxes attributable to the Property.

"Plan Adoption Ordinance" has the meaning defined in Recital C.

"Plans and Specifications" means final construction documents containing a site plan and working drawings and specifications for the Project, as submitted to the City as the basis for obtaining building permits for the Project.

"Political fundraising committee" has the meaning defined in Section 8.24.

"Prior Expenditure(s)" has the meaning defined in Section 4.04.

"Procurement Program" has the meaning defined in Section 10.03(a).

"Project" has the meaning defined in Recital D.

"Project Budget" means the budget stated in Exhibit D-1, showing the total cost of the Project by line item, as furnished by Developer to DPD, in accordance with Section 3.03.

"Property" has the meaning defined in Recital D.

"Redevelopment Area" means the North Pullman Redevelopment Project Area as legally described in Exhibit A, and defined in Recital C.

"Redevelopment Plan" has the meaning defined in Recital E.

"Redevelopment Project Costs" means redevelopment project costs as defined in Section 5/11-74.4-3(q) of the Act that are included in the budget stated in the Redevelopment Plan or otherwise referenced in the Redevelopment Plan.

"Requisition Form" has the meaning defined in Section 4.03(a).

"Reserve Escrow" shall mean an escrow to cure payment shortfalls if there are insufficient Available Incremental Taxes to make payments on the City Note.

"Scope Drawings" means preliminary construction documents containing a site plan and preliminary drawings and specifications for the Project.

"State" means the State of Illinois as defined in Recital A.

"Survey" means a plat of survey in the most recently revised form of ALTA/ACSM land title survey of the Property meeting the 2011 minimum standard detail requirements for ALTA/ACSM Land Title Surveys, effective February 23, 2011, dated within 75 days prior to the Closing Date, acceptable in form and content to the City and the Title Company, prepared by a surveyor registered in the State, certified to the City and the Title Company, and indicating whether the Property is in a flood hazard area as identified by the United States Federal Emergency Management Agency (and any updates thereof to reflect improvements to the Property as required by the City or the lender(s) providing Lender Financing, if any).

"Term of the Agreement" means the period of time commencing on the Closing Date and ending on December 31, 2033 (such date being the last date of the calendar year in which taxes levied in the year that is 23 years after the creation of the North Pullman Redevelopment Area are paid) or such later date as the North Pullman Redevelopment Area expires in accordance with the North Pullman TIF Ordinances.

"TIF District Administration Fee" has the meaning described in Section 4.05(b).

"TIF Fund" shall mean the special tax allocation fund created by the City in connection with the Redevelopment Area into which the Incremental Taxes will be deposited.

"TIF-Funded Improvements" means those improvements of the Project and Note Issuance Costs listed in Exhibit E, all of which have been determined by the City prior to the date hereof to be qualified Redevelopment Project Costs and costs that are eligible under the Redevelopment Plan for reimbursement by the City out of the City Funds, subject to the terms of this Agreement.

"TIF Ordinances" has the meaning stated in Recital C.

"Title Company" means Chicago Title Insurance Company or such other title insurance company agreed to by Developer and the City.

"Title Policy" means a title insurance policy in the most recently revised ALTA or equivalent form, showing Developer as the insured, noting the recording of this Agreement as an encumbrance against the Property, and a subordination agreement in favor of the City with respect to previously recorded liens against the Property related to Lender Financing, if any, issued by the Title Company.

"WARN Act" means the Worker Adjustment and Retraining Notification Act (29 U.S.C. Section 2101 et seq.).

"WBE(s)" has the meaning defined in Section 10.03(b).

"Women-Owned Business" has the meaning defined in Section 10.03(b).

NORTH PULLMAN REDEVELOPMENT PROJECT AREA

CHICAGO NEIGHBORHOOD INITIATIVES INC.  
REDEVELOPMENT PROJECT  
(WHOLE FOODS WAREHOUSE AND DISTRIBUTION FACILITY)

Redevelopment Agreement  
dated as of July 22, 2016

SCHEDULE B

ARTICLE TWELVE: INSURANCE REQUIREMENTS

12.01 Insurance. Developer will provide and maintain, or cause to be provided and maintained, at Developer's own expense, during the Term of this Agreement, the insurance coverages and requirements specified below, insuring all operations related to the Agreement.

(a) Prior to Execution and Delivery of this Agreement

(i) Workers' Compensation and Employers Liability Insurance

Workers Compensation and Employers Liability Insurance, as prescribed by applicable law covering all employees who are to provide a service under this Agreement in statutorily prescribed limits and Employers Liability coverage with limits of not less than \$100,000 each accident or illness.

(ii) Commercial General Liability Insurance (Primary and Umbrella)

Commercial General Liability Insurance or equivalent with limits of not less than \$1,000,000 per occurrence for bodily injury, personal injury, and property damage liability. Coverages must include the following: All premises and operations, products/completed operations, independent contractors, separation of insureds, defense, and contractual liability (with no limitation endorsement). The City is to be named as an additional insured on a primary, non-contributory basis for any liability arising directly or indirectly from the work.

(b) Construction. Prior to the construction of any portion of the Project, Developer will cause its architects, contractors, sub-contractors, project managers and other parties constructing the Project to procure and maintain the following kinds and amounts of insurance:

(i) Workers Compensation and Employers Liability Insurance

Workers Compensation and Employers Liability Insurance, as prescribed by applicable law covering all employees who are to provide a service under this Agreement in statutorily prescribed limits and Employers Liability coverage with limits of not less than \$500,000 each accident or illness.

(ii) Commercial General Liability Insurance (Primary and Umbrella)

Commercial General Liability Insurance or equivalent with limits of not less than \$2,000,000 per occurrence for bodily injury, personal injury, and property damage liability. Coverages must include the following: All premises and operations, products/completed operations (for a minimum of 2 years following Project completion), explosion, collapse, underground, independent contractors, separation of insureds, defense, and contractual liability (with no limitation endorsement). The City is to be named as an additional insured on a primary, non-contributory basis for any liability arising directly or indirectly from the work.

(iii) Automobile Liability Insurance (Primary and Umbrella)

When any motor vehicles (owned, non-owned and hired) are used in connection with work to be performed, Developer must cause each contractor to provide Automobile Liability Insurance with limits of not less than \$2,000,000 per occurrence for bodily injury and property damage. The City is to be named as an additional insured on a primary, non-contributory basis.

(iv) Railroad Protective Liability Insurance

When any work is to be done adjacent to or on railroad or rail transit property or within 50 feet of railroad or rail transit property, contractor must provide, or cause to be provided with respect to the operations that the contractor performs, Railroad Protective Liability Insurance in the name of railroad or transit entity. The policy must have limits of not less than \$2,000,000 per occurrence and \$6,000,000 in the aggregate for losses arising out of injuries to or death of all persons, and for damage to or destruction of property, including the loss of use thereof.

(v) All Risk Builders Risk Insurance

When the contractor undertakes any construction, including improvements, betterments, and/or repairs, Developer must cause each contractor to provide, or cause to be provided All Risk Blanket Builders Risk Insurance at replacement cost for materials, supplies, equipment, machinery and fixtures that are or will be part of the Project. Coverages shall include but are not limited to the following: collapse, boiler and machinery if applicable, flood including surface water backup. The City will be named as an additional insured and loss payee.

(vi) Professional Liability

When any architects, engineers, construction managers or other professional consultants perform work in connection with this Agreement, Developer must cause such parties to maintain Professional Liability Insurance covering acts, errors, or omissions which shall be maintained with limits of not less than \$1,000,000. Coverage must include contractual liability. When policies are renewed or replaced, the policy

retroactive date must coincide with, or precede, start of work performed in connection with this Agreement. A claims-made policy which is not renewed or replaced must have an extended reporting period of 2 years.

(vii) Valuable Papers Insurance

When any plans, designs, drawings, specifications and documents are produced or used under this Agreement by Developer's architects, contractors, sub-contractors, project managers and other parties constructing the Project, Developer will cause such parties to maintain Valuable Papers Insurance which must be maintained in an amount to insure against any loss whatsoever, and which must have limits sufficient to pay for the re-creations and reconstruction of such records.

(viii) Contractor's Pollution Liability.

When any environmental remediation work is performed which may cause a pollution exposure, Developer will cause the party performing such work to maintain contractor's Pollution Liability insurance with limits of not less than \$1,000,000 insuring bodily injury, property damage and environmental remediation, cleanup costs and disposal. When policies are renewed, the policy retroactive date must coincide with or precede, start of work on the Agreement. A claims-made policy which is not renewed or replaced must have an extended reporting period of 1 year. The City is to be named as an additional insured on a primary, non-contributory basis.

(ix) Blanket Crime

Developer must provide Crime Insurance or equivalent covering all persons handling funds under this Agreement, against loss by dishonesty, robbery, destruction or disappearance, computer fraud, credit card forgery, and other related crime risks. The policy limit must be written to cover losses in the amount of the maximum monies collected or received and in the possession of Developer at any given time.

(c) Other Insurance Required.

- (i) Prior to the execution and delivery of this Agreement and during construction of the Project, All Risk Property Insurance in the amount of the full replacement value of the Project. The City is to be named as an additional insured.
- (ii) Post-construction, throughout the Term of the Agreement, All Risk Property Insurance, including improvements and betterments in the amount of full replacement value of the Project. Coverage extensions shall include business interruption/loss of rents, flood and boiler and machinery, if applicable. The City is to be named as an additional insured.

(d) Other Requirements

- (i) Developer will furnish the City of Chicago, Department of Planning and Development, City Hall, Room 1000, 121 North LaSalle Street, Chicago, Illinois 60602, original Certificates of Insurance evidencing the required coverage to be in force on the date of this Agreement, and Renewal Certificates of Insurance, or such similar evidence, if the coverages have an expiration or renewal date occurring during the Term of this Agreement. Developer will submit evidence of insurance on the City Insurance Certificate Form or commercial equivalent prior to closing. The receipt of any certificate does not constitute agreement by the City that the insurance requirements in the Agreement have been fully met or that the insurance policies indicated on the certificate are in compliance with all Agreement requirements. The failure of the City to obtain certificates or other insurance evidence from Developer must not be deemed to be a waiver by the City. Developer will advise all insurers of the Agreement provisions regarding insurance. Non-conforming insurance will not relieve Developer of the obligation to provide insurance as specified herein. Nonfulfillment of the insurance conditions may constitute a violation of the Agreement, and the City retains the right to terminate this Agreement until proper evidence of insurance is provided.
- (ii) The insurance will provide for 60 days prior written notice to be given to the City in the event coverage is substantially changed, canceled, or non-renewed.
- (iii) Any and all deductibles or self-insured retentions on referenced insurance coverages are borne by Developer.
- (iv) Developer agrees that insurers must waive rights of subrogation against the City, its employees, elected officials, agents, or representatives.
- (v) Developer expressly understands and agrees that any coverages and limits furnished by Developer will in no way limit Developer's liabilities and responsibilities specified within the Agreement documents or by law.
- (vi) Developer expressly understands and agrees that Developer's insurance is primary and any insurance or self-insurance programs maintained by the City will not contribute with insurance provided by Developer under the Agreement.
- (vii) The required insurance will not be limited by any limitations expressed in the indemnification language herein or any limitation placed on the indemnity therein given as a matter of law.
- (viii) Developer will require its general contractor and all subcontractors to provide the insurance required herein or Developer may provide the coverages for the contractor or subcontractors. All contractors and subcontractors will be subject to the same requirements of Developer unless otherwise specified herein.



- (ix) If Developer, contractor or subcontractor desires additional coverages, Developer, contractor and each subcontractor will be responsible for the acquisition and cost of such additional protection.
- (x) The City Risk Management Department maintains the right to modify, delete, alter or change these requirements, so long as such action does not, without Developer's written consent, increase such requirements.

NORTH PULLMAN REDEVELOPMENT PROJECT AREA

CHICAGO NEIGHBORHOOD INITIATIVES INC.  
REDEVELOPMENT PROJECT  
(WHOLE FOODS WAREHOUSE AND DISTRIBUTION FACILITY)

Redevelopment Agreement  
dated as of July 22, 2016

EXHIBIT A

REDEVELOPMENT AREA LEGAL DESCRIPTION

A legal description of the Redevelopment Area is attached to this exhibit cover sheet.

[See attached]

## NORTH PULMAN TIF LEGAL DESCRIPTION

ALL THAT PART OF SECTIONS 10, 11 AND 15 IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF SECTION 14 NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND THE SOUTHERLY EXTENSION OF THE EAST LINE OF SOUTH INDIANA AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF SOUTH INDIANA AVENUE TO THE NORTH LINE OF THE 16 FOOT PUBLIC ALLEY LYING NORTH OF EAST 103RD STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE 16 FOOT PUBLIC ALLEY LYING NORTH OF EAST 103RD STREET AND ALONG THE EASTERLY EXTENSIONS THEREOF TO THE WESTERLY LINE OF SOUTH DAUPHIN AVENUE;

THENCE NORTHERLY ALONG SAID WESTERLY LINE OF SOUTH DAUPHIN AVENUE AND THE NORTHERLY EXTENSIONS THEREOF TO THE NORTH LINE OF EAST 100TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 100TH STREET TO THE WESTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY;

THENCE NORTHERLY ALONG SAID WESTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10;

THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10 TO THE EASTERLY LINE OF THE MICHIGAN CENTRAL RAILROAD RIGHT OF WAY;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF THE MICHIGAN CENTRAL RAILROAD RIGHT OF WAY TO THE NORTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-10-419-013 EXTENDED WEST;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-10-419-013 TO THE EASTERLY LINE OF SOUTH COTTAGE GROVE AVENUE;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SOUTH COTTAGE GROVE AVENUE TO THE NORTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-10-419-004, BEING THE NORTH LINE OF GATELY PARK;

THENCE EAST ALONG SAID THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10 TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SOUTH COTTAGE GROVE AVENUE;

THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION OF SOUTH COTTAGE GROVE AVENUE AND ALONG THE EASTERLY LINE, THEREOF, TO THE NORTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-10-419-004, BEING THE NORTH LINE OF GATELY PARK;

## NORTH PULMAN TIF LEGAL DESCRIPTION

THENCE EAST ALONG SAID NORTH LINE OF GATELY PARK TO A POINT ON THE WEST LINE OF SAID SECTION 11, BEING 1064.05 NORTH OF THE SOUTH LINE THEREOF;

THENCE CONTINUING EAST ALONG THE NORTH LINE OF GATELY PARK TO THE EAST LINE OF GATELY PARK, BEING A LINE 616.95 FEET EAST OF THE WEST LINE OF SAID SECTION 11;

THENCE SOUTH ALONG SAID EAST LINE OF GATELY PARK TO A POINT ON THE NORTH LINE OF THE SOUTH 1025.46 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 11;

THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 1025.46 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 11, BEING A LINE 100 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF THE TRACT OF LAND CONVEYED TO THE DEFENSE PLANT CORPORATION BY DEED DATED JUNE 16, 1941 AND RECORDED JUNE 17, 1941 AS DOCUMENT NUMBER 12704008 IN BOOK 3674, PAGE 248 THEREOF, TO A POINT 961.95 FEET EAST OF THE WEST LINE SAID SOUTHWEST QUARTER OF SECTION 11;

THENCE SOUTH 0 DEGREES 09 MINUTES 10 SECONDS EAST, 85 FEET; TO THE NORTH LINE OF THE SOUTH 940.47 FEET OF SAID SOUTHWEST QUARTER OF SECTION 11;

THENCE EAST, 165 FEET, ALONG SAID NORTH LINE OF THE SOUTH 940.47 FEET OF THE SOUTHWEST QUARTER OF SECTION 11;

THENCE SOUTH 0 DEGREES 09 MINUTES 10 SECONDS EAST, 15 FEET, TO A LINE 925.47 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 11;

THENCE EAST ON SAID LINE 925.47 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 11, 1392.62 FEET;

THENCE NORTH 44 DEGREES 02 MINUTES 25 SECONDS EAST, 50.88 FEET TO THE SOUTH LINE OF THE DAN RYAN EXPRESSWAY;

THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE OF THE DAN RYAN EXPRESSWAY TO THE WESTERLY LINE OF THE PULLMAN RAILROAD COMPANY'S RIGHT OF WAY BEARING THE PIN 25-11-501-003;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF THE PULLMAN RAILROAD COMPANY'S RIGHT OF WAY BEARING PIN 25-11-501-003 TO THE NORTH LINE OF EAST 103RD STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 103RD STREET TO THE EASTERLY LINE OF THE PULLMAN RAILROAD COMPANY'S RIGHT OF WAY BEARING PIN 25-11-501-003;

THENCE NORTHERLY ALONG SAID EASTERLY LINE OF THE PULLMAN RAILROAD COMPANY'S RIGHT OF WAY BEARING PIN 25-11-501-003 TO THE NORTH LINE OF THE SOUTH 517 FEET OF SAID SECTION 11;

THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 517 FEET OF SAID SECTION 11 TO A LINE 50 WEST OF AND PARALLEL WITH THE SOUTHEAST QUARTER OF SAID SECTION 11;

## NORTH PULMAN TIF LEGAL DESCRIPTION

THENCE NORTH ALONG SAID PARALLEL LINE TO A POINT 678 FEET NORTH OF (AS MEASURED ALONG SAID PARALLEL LINE) OF THE SOUTH LINE OF SAID SECTION 11, BEING THE MOST NORTHWESTLY CORNER OF THE PARCEL OF PROPERTY BEARING THE PIN 25-11-300-035;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL OF PROPERTY BEARING THE PIN 25-11-300-035 TO THE MOST NORTHERLY CORNER THEREOF, BEING A POINT ON THE EAST LINE OF THE WEST 20 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 11 ;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 20 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 11 TO A POINT 441.07 NORTH OF AND 20 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 11 ( AS MEASURED ON THE WEST LINE, THEREOF, ON A LINE AT RIGHT ANGLES, THERETO);

THENCE SOUTHERLY TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 11, 40 FEET NORTH OF THE NORTH LINE OF THE SOUTH 57 FEET THEREOF;

THENCE SOUTHWESTERLY TO A POINT ON SAID NORTH LINE OF THE SOUTH 57 FEET OF SECTION 11, 40 FEET WEST OF THE WEST LINE OF THE SOUTHEAST QUARTER THEREOF;

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 57 FEET OF SECTION 11 TO THE EAST LINE OF THE WEST 29.5 FEET OF THE EAST 79.5 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 11;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 29.5 FEET OF THE EAST 79.5 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 11 TO THE NORTH LINE OF EAST 103RD STREET (47 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 11);

THENCE EAST ALONG SAID NORTH LINE OF EAST 103RD STREET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11;

THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 11, BEING ALSO A WEST LINE OF SAID PARCEL OF PROPERTY BEARING THE PIN 25-11-400-006, TO THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID PARCEL;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF PROPERTY BEARING THE PIN 25-11-400-006 TO THE NORTH LINE OF EAST 103RD STREET, BEING 47 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11;

THENCE EAST ALONG SAID NORTH LINE OF EAST 103RD STREET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION SAID 14;

THENCE SOUTH ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14 TO THE SOUTHEASTERLY LINE OF DOTY AVENUE;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF DOTY AVENUE TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-14-300-010;

## NORTH PULMAN TIF LEGAL DESCRIPTION

THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND ALONG THE NORTHERLY LINE, THEREOF, TO THE WESTERLY LINE OF SAID PARCEL OF PROPERTY BEARING PIN 25-14-300-010;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL OF PROPERTY BEARING PIN 25-14-300-010, FORMING AN ANGLE 90 DEGREES 03 MINUTES 28 SECONDS FROM THE EAST TO SOUTH FROM THE NORTHERLY LINE OF SAID PARCEL, 1040.43 FEET, TO THE NORTH LINE OF EAST 111TH STREET (BEING A LINE DRAWN PARALLEL WITH AND 50 FEET NORTH THE SOUTH LINE OF SAID SECTION 14;

THENCE WEST ALONG SAID NORTH LINE OF EAST 111TH STREET, 435.68 FEET,- TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14;

THENCE NORTH ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14 TO A POINT ON THE EASTERLY LINE THE ROCK ISLAND RAILROAD RIGHT OF WAY, SAID POINT BEING 814.55 FEET NORTH OF THE NORTH LINE OF SAID EAST 111TH STREET;

THENCE NORTHERLY ALONG SAID EASTERLY LINE OF THE ROCK ISLAND RAILROAD RIGHT OF WAY TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14;

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 TO THE WESTERLY LINE OF THE ROCK ISLAND RAILROAD RIGHT OF WAY, BEING ALSO THE EASTERLY LINE OF LOT 2 IN ENJAY CONSTRUCTION COMPANY'S PULLMAN INDUSTRIAL DISTRICT, BEING A SUBDIVISION OF PARTS OF THE WEST HALF OF SECTION 14 AND THE EAST HALF OF SECTION 15, AFORESAID, EXTENDED SOUTHERLY;

THENCE NORTHERLY ALONG SAID EASTERLY LINE OF LOT 2 IN ENJAY CONSTRUCTION COMPANY'S PULLMAN INDUSTRIAL DISTRICT, AFORESAID, TO THE NORTHEASTERLY LINE OF SAID LOT 2;

THENCE NORTHWESTERLY AND WEST ALONG SAID NORTHEASTERLY LINE OF LOT 2 IN ENJAY CONSTRUCTION COMPANY'S PULLMAN INDUSTRIAL DISTRICT, AFORESAID, TO THE EAST LINE OF SAID LOT 2;

THENCE NORTH ALONG SAID EAST LINE OF LOT 2 IN ENJAY CONSTRUCTION COMPANY'S PULLMAN INDUSTRIAL DISTRICT, AFORESAID, TO THE SOUTH LINE OF EAST 106TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF EAST 106TH STREET TO THE EAST LINE OF SOUTH MARYLAND AVENUE;

THENCE NORTH ALONG THE EAST LINE OF SOUTH MARYLAND AVENUE TO THE NORTH LINE OF EAST 106TH STREET EXTENDED EAST;

THENCE WEST ALONG SAID OF THE NORTH LINE OF EAST 106TH STREET EXTENDED EAST AND ALONG THE NORTH LINE THEREOF TO THE WEST LINE OF SOUTH LANGLEY AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH LANGLEY AVENUE EXTENDED SOUTH TO THE NORTH LINE OF EAST 108TH STREET;

## NORTH PULMAN TIF LEGAL DESCRIPTION

THENCE WEST ALONG SAID NORTH LINE OF EAST 108TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN LYN HUGHES NORTH PULLMAN SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15, AFORESAID;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND ALONG THE EAST LINE OF LOT 1 IN LYN HUGHES NORTH PULLMAN SUBDIVISION TO THE SOUTH LINE OF SAID LOT 1;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 1 IN LYN HUGHES NORTH PULLMAN SUBDIVISION AND ALONG THE WESTERLY EXTENSION, THEREOF, TO THE WEST LINE OF SOUTH COTTAGE GROVE AVENUE;

THENCE SOUTHERLY ALONG SAID WEST LINE OF SOUTH COTTAGE GROVE AVENUE AND SAID EAST LINE EXTENDED SOUTH TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15;

THENCE WEST ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15 TO THE WESTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD PARCEL BEARING PIN 25-15-501-002;

THENCE NORTHERLY ALONG SAID WESTERLY LINE OF ILLINOIS CENTRAL RAILROAD PARCEL BEARING PIN 25-15-501-002 TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15;

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15 TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SOUTH DAUPHIN AVENUE;

THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SOUTH DAUPHIN AVENUE, THE WESTERLY LINE, THEREOF AND THE NORTHERLY EXTENSIONS, THEREOF, TO THE SOUTH LINE OF THE 16 FOOT PUBLIC ALLEY LYING SOUTH OF 103RD STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT PUBLIC ALLEY LYING SOUTH OF 103RD STREET AND THE WESTERLY EXTENSIONS, THEREOF, TO THE EAST LINE OF SOUTH INDIANA AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF SOUTH INDIANA AVENUE AND THE NORTH EXTENSION, THEREOF, TO THE POINT OF BEGINNING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10.

ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.  
THIS LEGAL DESCRIPTION FOR THE NORTH PULLMAN TIF, DATED FEBRUARY 27, 2009, WAS PREPARED BY:  
NAKAWATASE WYNS & ASSOCIATES, INC.

JAMES E. ROES  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2394  
LICENSE EXPIRES NOVEMBER 30, 2010

NORTH PULLMAN REDEVELOPMENT PROJECT AREA

CHICAGO NEIGHBORHOOD INITIATIVES INC.  
REDEVELOPMENT PROJECT  
(WHOLE FOODS WAREHOUSE AND DISTRIBUTION FACILITY)

Redevelopment Agreement  
dated as of July 22, 2016

EXHIBIT B

LEGAL DESCRIPTION OF THE PROPERTY

A PARCEL OF LAND IN PART OF THE WEST HALF OF SECTION 14, IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 15, OR THE WEST LINE OF SAID WEST HALF OF SECTION 14, WITH THE NORTH LINE OF 111TH STREET (BEING A LINE DRAWN PARALLEL WITH AND 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTIONS 14 AND 15); RUNNING THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 365.73 FEET TO A POINT ON A CURVE 75.00 FEET EASTERLY AND CONCENTRIC WITH THE EASTERLY LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY (30 FEET WIDE, FORMERLY THE PULLMAN RAILROAD); THENCE NORTHEASTERLY ALONG LINES 75.00 FEET EASTERLY AND CONCENTRIC OR PARALLEL WITH SAID EASTERLY LINE FOR THE NEXT FIVE COURSES; (1) THENCE NORTHEASTERLY 279.86 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 626.50 FEET AND WHOSE CHORD BEARS NORTH 29 DEGREES 20 MINUTES 17 SECONDS EAST, 277.54 FEET TO A POINT OF TANGENCY; (2) THENCE NORTH 42 DEGREES 08 MINUTES 06 SECONDS EAST, 61.73 FEET TO A POINT OF CURVATURE; (3) THENCE NORTHEASTERLY 217.98 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 1356.57 FEET AND WHOSE CHORD BEARS NORTH 37 DEGREES 31 MINUTES 54 SECONDS EAST, 217.75 FEET TO A POINT OF COMPOUND CURVATURE; (4) THENCE NORTHEASTERLY 115.05 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 345.04 FEET AND WHOSE CHORD BEARS NORTH 23 DEGREES 22 MINUTES 34 SECONDS EAST, 114.52 FEET TO A POINT OF TANGENCY; (5) THENCE NORTH 13 DEGREES 49 MINUTES 25 SECONDS EAST, 1688.44 FEET TO THE NORTHWEST CORNER OF LOT 5 IN PULLMAN PARK - PHASE 2 RECORDED DECEMBER 6, 2013 AS DOCUMENT 1334039070, ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 13 DEGREES 49 MINUTES 25 SECONDS EAST, ALONG SAID PARALLEL LINE, 578.86 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY 259.52 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 2656.00 FEET AND WHOSE CHORD BEARS NORTH 16 DEGREES 37



MINUTES 22 SECONDS EAST, 259.42 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 68 DEGREES 24 MINUTES 59 SECONDS EAST, 919.31 FEET; TO A POINT ON THE WEST LINE OF PULLMAN PARK - PHASE 1 RECORDED JUNE 19, 2011 AS DOCUMENT 1120029049; THENCE SOUTH 21 DEGREES 35 MINUTES 01 SECONDS WEST, ALONG SAID WEST LINE, 832.00 FEET TO THE NORTHEAST CORNER OF LOT 5 IN PULLMAN PARK - PHASE 2 RECORDED DECEMBER 6, 2013 AS DOCUMENT 1334039070; THENCE NORTH 68 DEGREES 24 MINUTES 59 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 818.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

NORTH PULLMAN REDEVELOPMENT PROJECT AREA

CHICAGO NEIGHBORHOOD INITIATIVES INC.  
REDEVELOPMENT PROJECT  
(WHOLE FOODS WAREHOUSE AND DISTRIBUTION FACILITY)

Redevelopment Agreement  
dated as of July 22, 2016

EXHIBIT B-1

LEGAL DESCRIPTION OF THE ROAD EXTENSION PARCEL

A PARCEL OF LAND IN PART OF THE WEST HALF OF SECTION 14, IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 15, OR THE WEST LINE OF SAID WEST HALF OF SECTION 14, WITH THE NORTH LINE OF 111TH STREET (BEING A LINE DRAWN PARALLEL WITH AND 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTIONS 14 AND 15); RUNNING THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 365.73 FEET TO A POINT ON A CURVE 75.00 FEET EASTERLY AND CONCENTRIC WITH THE EASTERLY LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY (30 FEET WIDE, FORMERLY THE PULLMAN RAILROAD); THENCE NORTHEASTERLY ALONG LINES 75.00 FEET EASTERLY AND CONCENTRIC OR PARALLEL WITH SAID EASTERLY LINE FOR THE NEXT FIVE COURSES; (1) THENCE NORTHEASTERLY 279.86 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 626.50 FEET AND WHOSE CHORD BEARS NORTH 29 DEGREES 20 MINUTES 17 SECONDS EAST, 277.54 FEET TO A POINT OF TANGENCY; (2) THENCE NORTH 42 DEGREES 08 MINUTES 06 SECONDS EAST, 61.73 FEET TO A POINT OF CURVATURE; (3) THENCE NORTHEASTERLY 217.98 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 1356.57 FEET AND WHOSE CHORD BEARS NORTH 37 DEGREES 31 MINUTES 54 SECONDS EAST, 217.75 FEET TO A POINT OF COMPOUND CURVATURE; (4) THENCE NORTHEASTERLY 115.05 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 345.04 FEET AND WHOSE CHORD BEARS NORTH 23 DEGREES 22 MINUTES 34 SECONDS EAST, 114.52 FEET TO A POINT OF TANGENCY; (5) THENCE NORTH 13 DEGREES 49 MINUTES 25 SECONDS EAST, 1688.44 FEET TO THE NORTHWEST CORNER OF LOT 5 IN PULLMAN PARK - PHASE 2 RECORDED DECEMBER 6, 2013 AS DOCUMENT 1334039070, ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 68 DEGREES 24 MINUTES 59 SECONDS WEST, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 69.64 FEET TO A POINT ON A LINE 6.00 FEET EASTERLY AND CONCENTRIC WITH THE EASTERLY LINE OF SAID CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF

WAY; THENCE NORTH 13 DEGREES 49 MINUTES 25 SECONDS EAST, ALONG SAID PARALLEL LINE, 569.45 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY 268.87 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT BEING 6.00 FEET SOUTHEASTERLY OF AND CONCENTRIC WITH THE EASTERLY LINE OF SAID CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY, HAVING A RADIUS OF 2725.00 FEET AND WHOSE CHORD BEARS NORTH 16 DEGREES 39 MINUTES 00 SECONDS EAST, 268.76 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 68 DEGREES 24 MINUTES 59 SECONDS EAST, 69.05 FEET TO A POINT ON A CURVE THAT IS 75.00 FEET EASTERLY AND CONCENTRIC WITH THE EASTERLY LINE OF SAID CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY; THENCE SOUTHERLY 259.52 FEET, ALONG SAID CONCENTRIC CURVE BEING THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 2656.00 FEET AND WHOSE CHORD BEARS SOUTH 16 DEGREES 37 MINUTES 22 SECONDS WEST, 259.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 13 DEGREES 49 MINUTES 25 SECONDS WEST, ALONG A LINE 75.00 FEET EASTERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY, 578.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

NORTH PULLMAN REDEVELOPMENT PROJECT AREA  
CHICAGO NEIGHBORHOOD INITIATIVES INC.  
REDEVELOPMENT PROJECT  
(WHOLE FOODS WAREHOUSE AND DISTRIBUTION FACILITY)

Redevelopment Agreement  
dated as of July 22, 2016

EXHIBIT C

RESERVED

NORTH PULLMAN REDEVELOPMENT PROJECT AREA  
 CHICAGO NEIGHBORHOOD INITIATIVES INC.  
 REDEVELOPMENT PROJECT  
 (WHOLE FOODS WAREHOUSE AND DISTRIBUTION FACILITY)

Redevelopment Agreement  
 dated as of July 22, 2016

EXHIBIT D-1  
 PROJECT BUDGET

<b>Land Acquisition</b>	<b>\$2,215,301</b>
<b>Hard Costs</b>	
Miscellaneous Hard Costs	\$560,939
Pad Construction	\$630,053
Site Prep- Earthwork	\$2,617,442
Construction Management	\$200,000
Hard Cost Contingency	<u>\$344,971</u>
<b>Total Hard Costs</b>	<b>\$4,353,405</b>
<b>Soft Costs/Fees</b>	
Architecture and Engineering	\$125,000
Legal, Title, Closing Costs	\$450,000
Environmental Consulting	\$150,000
Geotech/Soils/Testing	\$110,000
Insurance	\$55,000
Appraisal	\$5,000
Utility Consulting	\$25,000
Entitlement- site planning	\$10,000
IEPA Fees	\$10,000
TIF Consulting	\$25,000
Financing Costs	\$150,000
Developer Fee	\$233,470
Permits	\$85,000
Contingency	<u>\$140,000</u>
<b>Total Soft Costs</b>	<b>\$1,573,470</b>
<b>Total Project Budget</b>	<b>\$8,142,176</b>

NORTH PULLMAN REDEVELOPMENT PROJECT AREA  
CHICAGO NEIGHBORHOOD INITIATIVES INC.  
REDEVELOPMENT PROJECT  
(WHOLE FOODS WAREHOUSE AND DISTRIBUTION FACILITY)

Redevelopment Agreement  
dated as of July 22, 2016

EXHIBIT D-2

CONSTRUCTION (MBE/WBE) BUDGET

Hard Costs	\$2,468,259
Soft Costs	<u>\$125,000</u>
<b>MBE/WBE Project Budget</b>	<b>\$2,593,259</b>
<b>MBE Total at 26%</b>	<b>\$674,247</b>
<b>WBE Total at 6%</b>	<b>\$155,596</b>

NORTH PULLMAN REDEVELOPMENT PROJECT AREA  
 CHICAGO NEIGHBORHOOD INITIATIVES INC.  
 REDEVELOPMENT PROJECT  
 (WHOLE FOODS WAREHOUSE AND DISTRIBUTION FACILITY)

Redevelopment Agreement  
 dated as of July 22, 2016

EXHIBIT E  
 SCHEDULE OF TIF-FUNDED IMPROVEMENTS

<b>Total Acquisition</b>	<b>\$2,215,301</b>
<b>Hard Costs</b>	
Miscellaneous Hard Costs	\$560,939
Pad Construction	\$455,053
Site Prep- Earthwork	\$2,617,442
Construction Management	\$200,000
Hard Cost Contingency	\$344,971
<b>Total Hard Costs</b>	<b>\$4,178,405</b>
<b>Soft Costs/Fees</b>	
	<b>Amount</b>
Architecture and Engineering	\$125,000
Legal, Title, Closing Costs	\$400,000
Environmental Consulting	\$150,000
Geotech/Soils/Testing	\$110,000
Insurance	\$55,000
Appraisal	\$5,000
Entitlement- site planning	\$10,000
IEPA Fees	\$10,000
Financing Costs	\$45,000
Permits	\$85,000
Contingency	\$140,000
<b>Total Soft Costs</b>	<b>\$1,135,000</b>
<b>Note Issuance Costs</b>	
	<b>Amount</b>
Reserve	\$740,000
Costs of Issuance	\$263,101
<b>Total Issuance Costs</b>	<b>\$1,003,101</b>
<b>Total TIF Funded Improvements*</b>	<b>\$8,531,807</b>

\*Notwithstanding the total of TIF-Funded Improvements or the amount of TIF-eligible costs, the assistance to be provided by the City shall not exceed \$8,400,000.

NORTH PULLMAN REDEVELOPMENT PROJECT AREA

CHICAGO NEIGHBORHOOD INITIATIVES INC.  
REDEVELOPMENT PROJECT  
(WHOLE FOODS WAREHOUSE AND DISTRIBUTION FACILITY)

Redevelopment Agreement  
dated as of July 22, 2016

EXHIBIT F

RESERVED



NORTH PULLMAN REDEVELOPMENT PROJECT AREA  
CHICAGO NEIGHBORHOOD INITIATIVES INC.  
REDEVELOPMENT PROJECT  
(WHOLE FOODS WAREHOUSE AND DISTRIBUTION FACILITY)

Redevelopment Agreement  
dated as of July 22, 2016

EXHIBIT G

ACKNOWLEDGEMENT OF PHASE 1B NOTEHOLDER

A form of the Phase 1B Noteholder's acknowledgement is attached to this exhibit cover sheet.

[See attached]

July 28, 2016

City of Chicago  
Department of Planning and Development  
Attn: Commissioner  
121 North LaSalle Street, Room 1000  
Chicago, Illinois 60602

Re: Tax Increment Allocation Revenue Note (North Pullman Chicago Neighborhood Initiatives, Inc. Redevelopment Project - Whole Foods Warehouse and Distribution Facility), Tax Exempt Series A ("City Note 2016A")

The undersigned, on behalf of Amalgamated Bank of Chicago (the "Phase IB Noteholder"), as the holder of the Phase IB Note A (as hereinafter defined), does hereby consent to the issuance by the City of Chicago, Illinois (the "City") of City Note 2016A in the initial principal amount of \$7,400,000. The Phase IB Noteholder further acknowledges and agrees as follows:

1. City Note 2016A is being issued under and pursuant to that certain Chicago Neighborhood Initiatives, Inc. Redevelopment Agreement (Whole Foods Warehouse and Distribution Facility) dated July 22, 2016 (the "Redevelopment Agreement") by and between the City and Chicago Neighborhood Initiatives, Inc., an Illinois not-for-profit corporation. Capitalized terms used and not specifically defined herein shall bear the same meaning as in the Redevelopment Agreement.

2. The Redevelopment Agreement requires that, prior to the issuance of City Note 2016A, the City must receive the written acknowledgement from the holder of Phase IB Note A of its understanding and acceptance of the structure of City Note 2016A as described in the Redevelopment Agreement. As used herein, "Phase IB Note A" shall mean that certain City Note A issued pursuant to that certain Pullman Park Development, LLC and Chicago Neighborhood Initiatives, Inc. Redevelopment Agreement, dated June 7, 2013, as amended by that certain First Amendment to Pullman Park Development, LLC and Chicago Neighborhood Initiatives, Inc. Redevelopment Agreement, dated October 1, 2013.

3. City Note 2016A shall have a second lien, subordinate only to Phase IB Note A, on the Available Incremental Taxes attributable to the Phase IB Security.

4. The Available Incremental Taxes for City Note 2016A are the Incremental Taxes deposited in the TIF Fund attributable to, and payable from, the following in order: (a) the taxes levied on the Property, after payment of principal and interest due under Phase IB Note A; (b) increment generated area-wide from the Roseland/Michigan Redevelopment Area, adjusted to exclude the City Fee, which is currently unallocated to other purposes; (c) if necessary,

increment generated area-wide from the North Pullman Redevelopment Area, adjusted to exclude the City Fee, and excluding increment attributable to the Phase IB Security; and (d) if necessary, increment attributable to the Phase IB Security, after payment of principal and interest due under Phase IB Note A.

5. The Phase IB Noteholder understands and accepts the structure of City Note 2016A set forth herein and in the Redevelopment Agreement.

**AMALGAMATED BANK OF CHICAGO**

By: *Yvonne Martell*  
Its: Senior Vice President

July 28, 2016

Amalgamated Bank of Chicago  
30 North LaSalle Street, 38<sup>th</sup> Floor  
Chicago, Illinois 60602

Re: Tax Increment Allocation Revenue Note (North Pullman Chicago Neighborhood Initiatives, Inc. Redevelopment Project - Whole Foods Warehouse and Distribution Facility), Tax Exempt Series A ("City Note 2016A")

The undersigned, on behalf of Nuveen High Yield Municipal Bond Fund and Nuveen Municipal Total Return Managed Accounts Portfolio (collectively, the "Phase IB Certificate Holders"), as holders of all of the Certificates of Participation under CUSIP #16752QAP3 (the "Certificates") representing undivided proportionate interests in the principal and interest payments to be made with respect to the Phase IB Note A (as hereinafter defined), hereby direct you to consent to the issuance by the City of Chicago, Illinois (the "City") of City Note 2016A in the initial principal amount of \$7,400,000 (as provided in the attached consent).

Pursuant to that certain Trust Agreement and Assignment of Note dated October 15, 2013 (the "Trust Agreement") by and among Pullman Park Development, LLC, an Illinois limited liability company, Chicago Neighborhood Initiatives, Inc., an Illinois not-for-profit corporation (the "Seller"), and Amalgamated Bank of Chicago, as trustee, the Seller assigned all of its right, title and interest in, to and under Phase IB Note A to you. As used herein, "Phase IB Note A" is the Note as defined in the Trust Agreement. Pursuant to the Trust Agreement, you are the registered owner and holder of Phase IB Note A for the benefit of the Certificates.

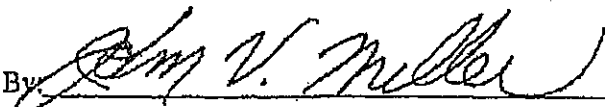
The Phase IB Certificate Holders further acknowledge and agree as follows:

1. City Note 2016A is being issued under and pursuant to that certain Chicago Neighborhood Initiatives, Inc. Redevelopment Agreement (Whole Foods Warehouse and Distribution Facility) dated July 22, 2016 (the "Redevelopment Agreement") by and between the City and the Seller. Capitalized terms used and not specifically defined herein shall bear the same meaning as in the Redevelopment Agreement.
2. The Redevelopment Agreement requires that, prior to the issuance of City Note 2016A, the City must receive the written acknowledgement from the holder of Phase IB Note A of its understanding and acceptance of the structure of City Note 2016A as described in the Redevelopment Agreement.
3. City Note 2016A will have a second lien, subordinate only to Phase IB Note A, on the Available Incremental Taxes attributable to the Phase IB Security.

4. The Available Incremental Taxes for City Note 2016A are the Incremental Taxes deposited in the TIF Fund attributable to, and payable from, the following in order: (a) the taxes levied on the Property, after payment of principal and interest due under Phase IB Note A; (b) increment generated area-wide from the Roseland/Michigan Redevelopment Area, adjusted to exclude the City Fee, which is currently unallocated to other purposes; (c) if necessary, increment generated area-wide from the North Pullman Redevelopment Area, adjusted to exclude the City Fee, and excluding increment attributable to the Phase IB Security; and (d) if necessary, increment attributable to the Phase IB Security, after payment of principal and interest due under Phase IB Note A.

5. The Phase IB Certificate Holders understand and accept the structure of City Note 2016A set forth herein and in the Redevelopment Agreement, and hereby direct you to provide your consent thereto to the City.

**NUVEEN HIGH YIELD MUNICIPAL BOND FUND**

By:   
Its: John V. Miller, MD, Co-Head of Fixed Income

**NUVEEN MUNICIPAL TOTAL RETURN  
MANAGED ACCOUNTS PORTFOLIO**

By: \_\_\_\_\_  
Its: \_\_\_\_\_

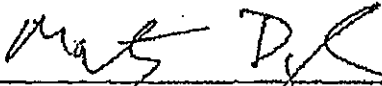
4. The Available Incremental Taxes for City Note 2016A are the Incremental Taxes deposited in the TIF Fund attributable to, and payable from, the following in order: (a) the taxes levied on the Property, after payment of principal and interest due under Phase IB Note A; (b) increment generated area-wide from the Roseland/Michigan Redevelopment Area, adjusted to exclude the City Fee, which is currently unallocated to other purposes; (c) if necessary, increment generated area-wide from the North Pullman Redevelopment Area, adjusted to exclude the City Fee, and excluding increment attributable to the Phase IB Security; and (d) if necessary, increment attributable to the Phase IB Security, after payment of principal and interest due under Phase IB Note A.

5. The Phase IB Certificate Holders understand and accept the structure of City Note 2016A set forth herein and in the Redevelopment Agreement, and hereby direct you to provide your consent thereto to the City:

**NUVEEN HIGH YIELD MUNICIPAL BOND FUND**

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**NUVEEN MUNICIPAL TOTAL RETURN  
MANAGED ACCOUNTS PORTFOLIO**

By:  \_\_\_\_\_  
Its: Martin Doyle, Director Portfolio Manager

NORTH PULLMAN REDEVELOPMENT PROJECT AREA  
CHICAGO NEIGHBORHOOD INITIATIVES INC.  
REDEVELOPMENT PROJECT  
(WHOLE FOODS WAREHOUSE AND DISTRIBUTION FACILITY)

Redevelopment Agreement  
dated as of July 22, 2016

EXHIBIT H

ESCROW AGREEMENT

A form of Escrow Agreement is attached to this exhibit cover sheet.

[See attached]

## CONSTRUCTION ESCROW AGREEMENT

THIS CONSTRUCTION ESCROW AGREEMENT (this "Construction Escrow Agreement") is made and entered into as of the \_\_\_ day of \_\_\_\_\_, 2016 by and among CHICAGO NEIGHBORHOOD INITIATIVES, INC., an Illinois not-for-profit corporation ("Developer"), the CITY OF CHICAGO, an Illinois municipal corporation acting by and through its Department of Planning and Development (the "City"), and FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation (the "Escrow Agent").

### RECITALS

A. North Pullman 111th, Inc. ("NP 111th") is the owner of certain property located within the City of Chicago, as more particularly described on Exhibit A attached hereto (the "Real Estate"). Pursuant to a right of entry granted by NP 111th, Developer intends to perform certain site development work, including the extension of an industrial roadway, as more particularly described and defined as the "Project" in that certain Chicago Neighborhood Initiatives, Inc. Redevelopment Agreement (Whole Foods Warehouse and Distribution Facility) by and between Developer and the City, dated as of \_\_\_\_\_, 2016 (the "RDA Agreement").

B. Pursuant to the RDA Agreement, the City intends to issue the following: (i) construction phase assistance in the amount equal to \$1,000,000 (the "Construction Phase Assistance"); and (ii) a tax-exempt tax increment financing note to Developer in an amount equal to \$7,400,000 (defined in the RDA Agreement and hereinafter referred to as "City Note"), which the Developer expects to sell to an investor in a transaction that is targeted to produce net proceeds of up to \$6,453,329 (described and defined in the RDA Agreement as the "City Note Net Proceeds"). The RDA Agreement provides for the Construction Phase Assistance and for the City Note Net Proceeds to be deposited into escrow and used exclusively to finance certain TIF eligible costs of acquisition and construction of the Project.

C. The City and the Developer desire to use the staff and the expertise of the Escrow Agent to collect, review and approve lien waivers and disburse the proceeds of (i) the Construction Phase Assistance; and (ii) the City Note Net Proceeds, all subject to the terms of this Construction Escrow Agreement.

NOW, THEREFORE, in consideration of the Recitals set forth above and the mutual agreements set forth below, the parties hereto agree as follows:

### SECTION I CONSTRUCTION ESCROW ACCOUNT

There shall be created with the Escrow Agent an escrow account (the "Escrow Account"), which shall contain a Construction Phase Assistance Subaccount and a City Note Proceeds Subaccount (each a "Subaccount," and collectively, the "Subaccounts"). The City shall deposit in the Construction Phase Assistance Subaccount the Construction Phase Assistance. The Developer shall deposit in the City Note Proceeds Subaccount funds equal to



the amount of the City Note Net Proceeds. In addition, Developer has an existing construction escrow (the “Existing Escrow”) with Escrow Agent, through which funds have been disbursed and are being disbursed to pay for Project costs, pending the availability of funds to be deposited into this Escrow Account and the disbursement thereof, subject to the terms and conditions below, to reimburse Developer for TIF Eligible Expenses (as defined below) paid for through the Existing Escrow.

## **SECTION II** **CONSTRUCTION DISBURSEMENTS**

### **A. General Conditions.**

1. Payments in connection with the costs of constructing the Project, as approved by the City, shall be made by checks or electronic wire payable to Beverly Bank & Trust Co., N.A. for deposit into Chicago Neighborhood Initiatives, Inc. account number 0450049213, to reimburse the Existing Escrow for general requirements, builder’s overhead (and for builder’s profit, when applicable), labor and materials furnished directly by the Developer or the General Contractor, as applicable, or by subcontractors when such items have been paid directly by the Developer or the General Contractor, as applicable.

2. The Escrow Agent shall deliver notice of and reasonable detail regarding each disbursement from the Escrow Account simultaneously to the Developer and City.

3. For the purposes of this Escrow Agreement, the term “subcontractor” shall include all contractors, subcontractors, mechanics and materialmen furnishing services, labor, materials and supplies to the Project.

**B. Conditions of Disbursement.** In case of each and every disbursement of funds, all funds shall be disbursed from the Subaccounts in the priority and order set forth in **Section III** below. The other terms and conditions under which all such disbursements shall be made are as follows:

1. Prior to each disbursement under this Escrow Agreement, the following requirements must be satisfied:

- (a) There are sufficient funds in the applicable Subaccounts to cover the amount of the disbursement requested and the Escrow Agent has received written approval from the City of such disbursement request.
- (b) With respect to any subcontractor receiving a payment as part of the disbursement, the Developer or the General Contractor, as applicable, has acknowledged, in writing, that such subcontractor is entitled to such payment and has complied with the requirements of its applicable subcontract.

2. Prior to the final disbursement under this Escrow Agreement, the following requirements must be satisfied:

- (a) The Escrow Agent has received from the Developer's consulting architect written confirmation that, in the architect's opinion, the Project has been completed and all of the materials are in place to the extent shown in any request for payment by the General Contractor, and a copy of such written confirmation has been provided to the City.
- (b) The Escrow Agent has received from the City written approval of the Developer's and the General Contractor's request for final disbursement.
- (c) All required documentation for the final draw request must be submitted to the Escrow Agent prior to the final disbursement.
- (d) With respect to each subcontractor receiving a payment as part of the final disbursement, the Developer or General Contractor, as applicable, has acknowledged, in writing, that such subcontractor is entitled to such payment and has complied with its requirements under its applicable subcontract.

3. It is understood by the parties that the following will be required by the Escrow Agent in connection with each disbursement from the Subaccounts in order to enable the Escrow Agent to fulfill its obligations under this Escrow Agreement:

- (a) There shall be deposited with the Escrow Agent a properly executed General Contractor's sworn statement or Developer's sworn statement attaching sworn statements from each contractor (the "**Contractor's Sworn Statement**"), together with supporting waivers and releases in a form satisfactory to the Escrow Agent and the City. The Contractor's Sworn Statement shall set forth in detail all subcontractors with whom the Developer or the General Contractor, as applicable, has entered into a contract, together with their addresses, the work and materials to be furnished, the amounts of their contracts, amounts paid to date, and balance owing. Such statements and waivers shall be in a form satisfactory to the Escrow Agent for the purpose of releasing and waiving any and all rights to file mechanics lien claims against the premises in question for those amounts and the work or materials for which they represent payments only.
- (b) There shall be deposited by Developer with the Escrow Agent a draw request which shall list all of the parties that shall receive proceeds at that time. Such draw request may be embodied in the Contractor's Sworn Statement or may take the form of a separate document.
- (c) There shall be deposited by the inspecting agent or architect selected pursuant to Section 3.08 of the RDA Agreement with the Escrow Agent a statement, on which the Escrow Agent is authorized to rely without further inquiry or investigation, that materials are in place and work has been completed on the improvements being constructed which have a value equal to the total of the funds (other than funds disbursed for non-construction items) that have been and are to be disbursed. The statement shall be in a form and substance

satisfactory to the Escrow Agent and the City. The Escrow Agent shall have no liability for loss caused by an error in the certification furnished it hereunder as to work in place.

- (d) The Escrow Agent may, at its discretion, take whatever steps the Escrow Agent may deem necessary to verify the accuracy of the Contractor's Sworn Statement that may be required under this Escrow Agreement.
- (e) No funds from the Construction Phase Assistance Subaccount or the City Note Proceeds Subaccount shall be disbursed except for costs eligible under the RDA Agreement, as set forth in **Exhibit B ("TIF Eligible Expenses")**. No disbursements shall be made from the City Note Proceeds Subaccount unless and until the Developer has delivered to the Escrow Agent a Requisition Form (as such term is defined in the RDA Agreement), duly executed by the City and authorizing the distribution of funds from either Subaccount in the amounts therein provided.
- (f) Upon completion of the Project, the Developer shall promptly submit notice of such completion to the Escrow Agent, the registered holder of the City Note and the City. After the Escrow Agent pays the final disbursement under this Escrow Agreement, any amounts remaining in the Subaccounts (including all interest earned thereon, if any) shall be transferred to the City. The City agrees that, with respect to such amounts transferred to it from the City Note Proceeds Subaccount, such amounts shall be applied to the redemption of the City Note as set forth in the City Note.
- (g) If at any time the Escrow Agent discovers a misstatement of a material fact in any request or other notice from the Developer or General Contractor, it shall promptly give notice of such discovery to the Developer and the City and the Escrow Agent shall thereafter not disburse funds from the Escrow Account until such misstatements have been corrected to the satisfaction of the City and the Developer.
- (h) Pursuant to Section 4.09 of the RDA Agreement, the Escrow Agent shall retain the amount of \$840,000, being an amount equal to ten percent (10%) of the City Funds under the RDA Agreement, in the Construction Phase Assistance Subaccount, until the City provides written approval of the final disbursement under this Escrow Agreement.
- (i) Amounts on deposit under this Agreement may, at the direction of the Developer, be invested in FDIC-insured account(s), including without limitation money market accounts, with a FDIC-insured financial institution upon receiving written direction from the Developer and also provided that Escrow Agent is in receipt of the taxpayer's identification number and investment forms as required. Interest, income or other benefits, if any, earned or derived from the funds on deposit in the City Note Proceeds Subaccount shall be retained in and credited to and become a part of the

amounts on deposit in such subaccount and shall constitute gross proceeds of the City Note. The Escrow Agent shall maintain records of the amounts and investments of amounts held in the City Note Proceeds Subaccount as required by Section 10(e) of the tax certificate ("**Tax Certificate**") executed by the City in connection with the issuance of the City Note, a copy of the current form of said Tax Certificate is attached hereto as Exhibit C. Interest, income or other benefits, if any, earned or derived from all funds on deposit under this Agreement for which Escrow Agent has not received any investment directions shall belong to the Escrow Agent. The Escrow Agent may deposit all funds received hereunder to one or more of its general accounts.

**SECTION III**  
**ORDER OF DISBURSEMENTS**

All disbursements pursuant to this Escrow Agreement shall generally be made, first, from the City Note Proceeds Subaccount and second, following depletion of the City Note Proceeds Subaccount, from the Construction Phase Assistance Subaccount.

**SECTION IV**  
**MISCELLANEOUS**

**A. Notice.** Unless otherwise specified, any notice, demand or request required under this Escrow Agreement shall be given in writing at the addresses set forth below, by any of the following means: (a) personal service; (b) overnight courier, receipt requested; or (c) registered or certified mail, return receipt requested.

If to the City:

City of Chicago  
Department of Planning and Development  
Attn: Commissioner  
121 North LaSalle Street, Room 1000  
Chicago, Illinois 60602

With Copies To:

City of Chicago  
Corporation Counsel  
Attn: Finance and Economic Development Division  
121 North LaSalle Street, Room 600  
Chicago, Illinois 60602

If to Developer:

Chicago Neighborhood Initiatives, Inc.  
Attn: David Doig  
Angie Marks  
1000 E. 111th Street - 10th Floor  
Chicago, Illinois 60628

With Copies To:

DLA Piper LLP (US)  
Attn: Mariah DiGrino, Esq.

Peter, Levy, Esq.  
203 North LaSalle Street – 19th Floor  
Chicago, Illinois 60601

If to the Escrow Agent: First American Title Insurance Company  
Attn: Dolores Saavedra  
30 North LaSalle Street, Suite 2700  
Chicago, Illinois 60602

Such addresses may be changed by notice to the other parties given in the same manner provided above. Any notice, demand or request sent pursuant to clause (a) shall be deemed received upon such personal service. Any notice, demand or request sent pursuant to clause (b) shall be deemed received on the business day immediately following deposit with the overnight courier and any notice, demand or request sent pursuant to clause (c) shall be deemed received on the third business day following deposit in the mail.

**A. No Escrow Agent Obligation.** Notwithstanding any requirement or undertaking in this Escrow Agreement, the Escrow Agent assumes no obligation for insuring that sufficient funds will be available to pay all costs incurred in completing the Project, or that the Project will be completed. Except with respect to funds for which the Escrow Agent has received investment instructions in writing, the Escrow Agent shall be under no duty to invest or reinvest any cash at any time held by it under this Escrow Agreement. The Escrow Agent shall not be responsible for any loss of documents or funds while such documents or funds are not in its custody. Documents or funds deposited in the United States mail shall not be construed as being in the custody of the Escrow Agent.

**B. Escrow Agent's Liability/Title Insurance.** It is understood that disbursements made by Escrow Agent hereunder and any liability arising therefrom regarding the release of mechanic's lien rights shall extend only to those persons to whom Escrow Agent is making payments and only for the amounts being paid to those persons. Any lien rights associated with work previously completed and not paid for through this escrow or the Existing Escrow or completed by persons not receiving payments from Escrow Agent are specifically excluded. It is further understood that Escrow Agent makes no representation that a title insurance policy insuring over mechanics lien claims will be issued.

**C. Subcontractors and Suppliers.** While the subcontractors and any suppliers of labor and materials listed in Contractor's Sworn Statements deposited with the Escrow Agent are not parties to this Escrow Agreement and have no standing to alter its terms, it is understood by the parties hereto that the Escrow Agent is authorized to furnish to such subcontractors and suppliers information that the Escrow Agent may deem appropriate with regard to the times at which disbursement might be made to them and what conditions remain unsatisfied when the Escrow Agent is not in a position to make disbursements.

**D. Escrow Agent Fees.** The Escrow Agent acknowledges that all fees due to the Escrow Agent with respect to the services to be provided pursuant to this Escrow Agreement have been paid and the Escrow Agent shall not be entitled to any additional fees.

E. **Changes and Amendments.** No changes, amendments, modifications, cancellations, or discharge of this Escrow Agreement, or any part of it, shall be valid unless in writing and executed by the parties hereto or their respective successors and assigns.

F. **Counterparts.** This Escrow Agreement may be executed in several counterparts, each of which shall constitute an original and all of which shall constitute one and the same instrument.

G. **Governing Law.** This Escrow Agreement shall be governed as to performance and interpretation in accordance with the laws of the State of Illinois, without regard to its conflicts of law principles.

H. **Titles and Headings.** The titles and headings used in this Escrow Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, or describe the scope or the intent of any provision in this Escrow Agreement.

I. **Severability.** If any provision of this Escrow Agreement, or any paragraph, sentence, clause, phrase or word, or the application of any of them, in any circumstance, is held invalid, the remainder of this Escrow Agreement shall be construed as if such invalid part were never included in it and this Escrow Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

J. **Venue and Consent to Jurisdiction.** If there is a lawsuit under this Escrow Agreement, each party hereto agrees to submit to the jurisdiction of the courts of Cook County, the State of Illinois and the United States District Court for the Northern District of Illinois.

[BALANCE OF PAGE INTENTIONALLY LEFT BLANK  
SIGNATURE PAGES IMMEDIATELY FOLLOW]

**CHICAGO NEIGHBORHOOD INITIATIVES, INC.,**  
an Illinois not-for-profit corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**CITY OF CHICAGO, an Illinois municipal corporation**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**FIRST AMERICAN TITLE INSURANCE  
COMPANY, a California Corporation**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

EXHIBIT A

LEGAL DESCRIPTION OF REAL ESTATE

PARCEL 1:

A PARCEL OF LAND IN PART OF THE WEST HALF OF SECTION 14, IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 15, OR THE WEST LINE OF SAID WEST HALF OF SECTION 14, WITH THE NORTH LINE OF 111TH STREET (BEING A LINE DRAWN PARALLEL WITH AND 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTIONS 14 AND 15); RUNNING THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 365.73 FEET TO A POINT ON A CURVE 75.00 FEET EASTERLY AND CONCENTRIC WITH THE EASTERLY LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY (30 FEET WIDE, FORMERLY THE PULLMAN RAILROAD); THENCE NORTHEASTERLY ALONG LINES 75.00 FEET EASTERLY AND CONCENTRIC OR PARALLEL WITH SAID EASTERLY LINE FOR THE NEXT FIVE COURSES; (1) THENCE NORTHEASTERLY 279.86 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 626.50 FEET AND WHOSE CHORD BEARS NORTH 29 DEGREES 20 MINUTES 17 SECONDS EAST, 277.54 FEET TO A POINT OF TANGENCY; (2) THENCE NORTH 42 DEGREES 08 MINUTES 06 SECONDS EAST, 61.73 FEET TO A POINT OF CURVATURE; (3) THENCE NORTHEASTERLY 217.98 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 1356.57 FEET AND WHOSE CHORD BEARS NORTH 37 DEGREES 31 MINUTES 54 SECONDS EAST, 217.75 FEET TO A POINT OF COMPOUND CURVATURE; (4) THENCE NORTHEASTERLY 115.05 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 345.04 FEET AND WHOSE CHORD BEARS NORTH 23 DEGREES 22 MINUTES 34 SECONDS EAST, 114.52 FEET TO A POINT OF TANGENCY; (5) THENCE NORTH 13 DEGREES 49 MINUTES 25 SECONDS EAST, 1688.44 FEET TO THE NORTHWEST CORNER OF LOT 5 IN PULLMAN PARK - PHASE 2 RECORDED DECEMBER 6, 2013 AS DOCUMENT 1334039070, ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 13 DEGREES 49 MINUTES 25 SECONDS EAST, ALONG SAID PARALLEL LINE, 578.86 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY 259.52 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 2656.00 FEET AND WHOSE CHORD BEARS NORTH 16 DEGREES 37 MINUTES 22 SECONDS EAST, 259.42 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 68 DEGREES 24 MINUTES 59 SECONDS EAST, 919.31 FEET; TO A POINT ON THE WEST LINE OF PULLMAN PARK - PHASE 1 RECORDED JUNE 19, 2011 AS DOCUMENT 1120029049; THENCE SOUTH 21 DEGREES 35 MINUTES 01 SECONDS WEST, ALONG SAID WEST LINE, 832.00 FEET TO THE NORTHEAST CORNER OF LOT 5 IN PULLMAN PARK - PHASE 2 RECORDED DECEMBER 6, 2013 AS DOCUMENT



1334039070; THENCE NORTH 68 DEGREES 24 MINUTES 59 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 818.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A PARCEL OF LAND IN PART OF THE WEST HALF OF SECTION 14, IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 15, OR THE WEST LINE OF SAID WEST HALF OF SECTION 14, WITH THE NORTH LINE OF 111TH STREET (BEING A LINE DRAWN PARALLEL WITH AND 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTIONS 14 AND 15); RUNNING THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 365.73 FEET TO A POINT ON A CURVE 75.00 FEET EASTERLY AND CONCENTRIC WITH THE EASTERLY LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY (30 FEET WIDE, FORMERLY THE PULLMAN RAILROAD); THENCE NORTHEASTERLY ALONG LINES 75.00 FEET EASTERLY AND CONCENTRIC OR PARALLEL WITH SAID EASTERLY LINE FOR THE NEXT FIVE COURSES; (1) THENCE NORTHEASTERLY 279.86 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 626.50 FEET AND WHOSE CHORD BEARS NORTH 29 DEGREES 20 MINUTES 17 SECONDS EAST, 277.54 FEET TO A POINT OF TANGENCY; (2) THENCE NORTH 42 DEGREES 08 MINUTES 06 SECONDS EAST, 61.73 FEET TO A POINT OF CURVATURE; (3) THENCE NORTHEASTERLY 217.98 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 1356.57 FEET AND WHOSE CHORD BEARS NORTH 37 DEGREES 31 MINUTES 54 SECONDS EAST, 217.75 FEET TO A POINT OF COMPOUND CURVATURE; (4) THENCE NORTHEASTERLY 115.05 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 345.04 FEET AND WHOSE CHORD BEARS NORTH 23 DEGREES 22 MINUTES 34 SECONDS EAST, 114.52 FEET TO A POINT OF TANGENCY; (5) THENCE NORTH 13 DEGREES 49 MINUTES 25 SECONDS EAST, 1688.44 FEET TO THE NORTHWEST CORNER OF LOT 5 IN PULLMAN PARK - PHASE 2 RECORDED DECEMBER 6, 2013 AS DOCUMENT 1334039070, ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 68 DEGREES 24 MINUTES 59 SECONDS WEST, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 69.64 FEET TO A POINT ON A LINE 6.00 FEET EASTERLY AND CONCENTRIC WITH THE EASTERLY LINE OF SAID CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY; THENCE NORTH 13 DEGREES 49 MINUTES 25 SECONDS EAST, ALONG SAID PARALLEL LINE, 569.45 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY 268.87 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT BEING 6.00 FEET SOUTHEASTERLY OF AND CONCENTRIC WITH THE EASTERLY LINE OF SAID CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY, HAVING A RADIUS OF 2725.00

FEET AND WHOSE CHORD BEARS NORTH 16 DEGREES 39 MINUTES 00 SECONDS EAST, 268.76 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 68 DEGREES 24 MINUTES 59 SECONDS EAST, 69.05 FEET TO A POINT ON A CURVE THAT IS 75.00 FEET EASTERLY AND CONCENTRIC WITH THE EASTERLY LINE OF SAID CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY; THENCE SOUTHERLY 259.52 FEET, ALONG SAID CONCENTRIC CURVE BEING THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 2656.00 FEET AND WHOSE CHORD BEARS SOUTH 16 DEGREES 37 MINUTES 22 SECONDS WEST, 259.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 13 DEGREES 49 MINUTES 25 SECONDS WEST, ALONG A LINE 75.00 FEET EASTERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY, 578.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINs: 25-14-300-027 (affects land and other property)

25-14-100-052 (affects land and other property)

**EXHIBIT B**

**TIF-ELIGIBLE EXPENSES**

<b>Total Acquisition</b>	<b>\$2,215,301</b>
<b>Hard Costs</b>	
Miscellaneous Hard Costs	\$560,939
Pad Construction	\$455,053
Site Prep- Earthwork	\$2,617,442
Construction Management	\$200,000
Hard Cost Contingency	\$344,971
<b>Total Hard Costs</b>	<b>\$4,178,405</b>
<b>Soft Costs/Fees</b>	<b>Amount</b>
Architecture and Engineering	\$125,000
Legal, Title, Closing Costs	\$400,000
Environmental Consulting	\$150,000
Geotech/Soils/Testing	\$110,000
Insurance	\$55,000
Appraisal	\$5,000
Entitlement- site planning	\$10,000
IEPA Fees	\$10,000
Financing Costs	\$45,000
Permits	\$85,000
Contingency	\$140,000
<b>Total Soft Costs</b>	<b>\$1,135,000</b>
<b>Total TIF Funded Improvements*</b>	<b>\$7,528,706</b>

**EXHIBIT C**  
**FORM OF TAX CERTIFICATE**

NORTH PULLMAN REDEVELOPMENT PROJECT AREA

CHICAGO NEIGHBORHOOD INITIATIVES INC.  
REDEVELOPMENT PROJECT  
(WHOLE FOODS WAREHOUSE AND DISTRIBUTION FACILITY)

Redevelopment Agreement  
dated as of July 22, 2016

EXHIBIT I

PERMITTED LIENS

Liens or encumbrances against the Property (and related improvements):

1. Those matters set forth as Schedule B title exceptions in the owner's title insurance policy issued by the Title Company as of the Closing Date, but only so long as applicable title endorsements issued in conjunction therewith on the date hereof, if any, continue to remain in full force and effect.
2. That certain Declaration and Grant of Access Easement made as of December 6, 2013 by Developer, and recorded December 11, 2013 with the Cook County Recorder of Deeds as document number 1334510072, together with that certain Easement Annexation Declaration to be executed by the Developer and Ryan Companies US, Inc. ("Ryan") in connection with the conveyance of the Property to Ryan after the Closing Date and prior to issuance of the Certificate under this Redevelopment Agreement, related to the private drive serving the Property and other land.
3. That certain Declaration and Grant of Storm Water Drainage System Easement and Maintenance Agreement made as of July 14, 2011 by North Pullman III<sup>1</sup>th Inc., and recorded with the Cook County Recorder of Deeds as document number 1120018041, together with that certain Easement Annexation Declaration to be executed by Ryan Companies US, Inc. ("Ryan") and the SWS Manager under said Declaration, in connection with the conveyance of the Property to Ryan after the Closing Date and prior to issuance of the Certificate under this Redevelopment Agreement, related to the storm water drainage system serving the Property and other land.
4. First Amendment to Memorandum of Option and Right of First Refusal Agreement, entered into as of July 18, 2016, by and between North Pullman 111<sup>th</sup> Inc. and Pullman Park Development, LLC, and recorded July 18, 2016 with the Cook County Recorder of Deeds as document number 1620844066.
5. Equitable interest of Ryan Companies US, Inc., a Minnesota corporation, pursuant to that certain Purchase and Sale Agreement by and between Chicago Neighborhood Initiatives, Inc., an Illinois not-for-profit corporation and Ryan Companies, Inc., a Minnesota corporation dated July 21, 2016.
6. Equitable interest of Whole Foods Market Group, Inc. pursuant to that certain lease to be executed by Ryan Companies US, Inc., a Minnesota corporation, and Whole Foods Market Group, Inc. dated as of June 17, 2016.

NORTH PULLMAN REDEVELOPMENT PROJECT AREA

CHICAGO NEIGHBORHOOD INITIATIVES INC.  
REDEVELOPMENT PROJECT  
(WHOLE FOODS WAREHOUSE AND DISTRIBUTION FACILITY)

Redevelopment Agreement  
dated as of July 22, 2016

EXHIBIT J

FORM OF OPINION OF DEVELOPER'S COUNSEL

[To be retyped on Developer's Counsel's letterhead]

\_\_\_\_\_, 2016

City of Chicago  
City Hall, Room 600  
121 North LaSalle Street  
Chicago, Illinois 60602

Attention: Corporation Counsel

Ladies and Gentlemen:

We have acted as special counsel to Chicago Neighborhood Initiatives, Inc., an Illinois not-for-profit company ("Developer"), in connection with a certain North Pullman Redevelopment Project Area, Chicago Neighborhood Initiatives, Inc. Redevelopment Agreement (Whole Foods Warehouse and Distribution Center) (the "Agreement") of even date herewith, by and between Developer and the City of Chicago, a municipal corporation (the "City"), with a limited joinder by Ryan Companies US, Inc., a Minnesota corporation. The Agreement relates to the provision of tax increment financing assistance to Developer from the City for Developer's redevelopment of certain property located in the vicinity of 111th Street and Ellis Avenue (the "Property") located in the North Pullman Redevelopment Project Area (the "Project"). In that capacity, we have examined, among other things, the Agreement.

In rendering this opinion, we also have examined the original or certified, conformed or photostatic copies of: Judgment searches and other due diligence searches for Illinois with respect to Developer performed by Corporation Service Company and delivered to the Corporation Counsel on \_\_\_\_\_ (the "Searches"); Developer's Illinois Not-for-Profit Articles of Incorporation certified by the Illinois Secretary of State (the "Illinois Secretary") on \_\_\_\_\_; Bylaws of Developer (amended and restated effective July 1, 2010) (the "Bylaws"); Developer's Certificate of Good Standing in the State of Illinois certified by the Illinois Secretary on \_\_\_\_\_; the certificate of Developer attached hereto as Exhibit A and referred to herein (the "Certificate"); records of corporate proceedings of Developer relating to the Project and the Agreement; and such legal matters as we have deemed necessary or relevant for purposes of issuing the opinions hereinafter expressed (collectively the "Documents").

In all such examinations, and for the purposes of this opinion, we have assumed: (i) the genuineness of all signatures (other than those of Developer) on the Agreement and Documents; (ii) the authenticity and completeness of documents submitted to us as originals; (iii) the authenticity, completeness and conformity to the originals of all documents submitted to us as certified, conformed or photostatic copies; (iv) that all natural persons who executed the Agreement individually or in a representative capacity were legally competent at the time of execution; (v) that all material terms and conditions of the relationship between Developer and any other parties to the Agreement are correctly and completely reflected in the Agreement; and (vi) that the execution and delivery of the Agreement and other documents reviewed by us, and the entry into and performance of the transactions contemplated by the Agreement by all parties other than Developer have been duly authorized by all necessary action and that the Agreement and other documents that we have reviewed have constituted the valid and binding obligations of all parties thereto other than Developer and are enforceable against such parties in accordance with their respective terms.

Based upon the foregoing, and subject to the assumptions, qualifications and limitations set forth herein, it is our opinion that:

Developer is a not-for-profit company duly formed, legally existing and in good standing under the laws of Illinois and has full corporate power and authority to undertake the Project and to carry on its business as presently conducted on the Property.

The Agreement (a) has been properly authorized, executed and delivered by or on behalf of Developer, (b) constitutes the legal, valid and binding obligation of Developer, and (c) is enforceable against Developer in accordance with its terms.

Developer has all requisite corporate power, right, and authority to execute and deliver the Agreement and to perform its obligations thereunder. Such execution, delivery and undertaking of performance will not conflict with, or result in a violation of, Developer's Articles of Incorporation or Bylaws. Based solely on the Certificate, such execution, delivery and undertaking of performance (provided Developer performs in accordance with the terms and conditions of the Agreement) will not result in a material breach or other violation of any of the terms, conditions or provisions of any agreement, instrument or document to which Developer is a party or by which Developer or its properties are bound, or any law, regulation, order, writ, injunction or decree of any court or governmental or regulatory authority. Such execution and delivery, to our knowledge (based on the Certificate and without further investigation), will not: (a) result in the creation of any lien, charge or encumbrance on any property, other than the Property, or assets of Developer, (b) result in a violation of any of the terms, conditions or provisions of any order, writ, injunction or decree entered against Developer by any court, governmental or regulatory authority, (c) constitute grounds for the acceleration of the maturity of any agreements or other instruments to which Developer is a party or by which any of the property of Developer may be bound, or (d) conflict with, constitute an event of default under, or result in a violation of the provisions of any agreement or other instrument of which we have knowledge to which Developer is a party, or by which the properties or assets of Developer are bound.

No authorizations, approvals or consents of, or filings or registrations with, or the giving of notice to, any person or any governmental or regulatory authority or agency of the State of Illinois or any political subdivision thereof are necessary for the execution and

delivery of the Agreement by Developer or for the validity or enforceability thereof against Developer that have not already been obtained or effected.

A federal or state court sitting in the State of Illinois and applying the choice of law provisions of the State of Illinois would enforce the choice of law provisions contained in the Agreement and apply the law of the State of Illinois to the transactions evidenced thereby.

To our knowledge, relying solely on the Searches and the Certificate, and except as set forth in the Searches (copies of which have been delivered to the City), and without further investigation, there are no judgments, or legal, administrative or other governmental proceedings pending or threatened before any court or governmental agency against Developer that would materially and adversely affect its ability to perform its obligations under the Agreement.

To our knowledge, relying solely on the Certificate, without further investigation, there is no default by Developer with respect to any indenture, loan agreement, mortgage, deed of trust, note or any other agreement or instrument to which Developer is a party or by which Developer is bound, a default under which would have a material adverse effect on Developer or its business except as disclosed in the Certificate.

To our knowledge, relying solely on the Certificate, without further investigation, as of the date of this opinion, there are no options, rights or commitments to acquire or transfer any ownership interests of Developer except as permitted under the Agreement or except as provided in the Developer's Bylaws.

To our knowledge, relying solely on the Certificate and the Searches, and except as set forth in the Searches, and without further investigation, Developer is not in default with respect to any order, writ, injunction or decree of any court, government or regulatory authority, or in default of or under any law, order, regulation or demand of any governmental agency or instrumentality, a default under which would have a material adverse effect on Developer or its business.

The opinions set forth above are subject to the following qualifications:

Wherever we indicate that our opinion with respect to the existence or absence of facts is based on our knowledge, our opinion is based solely on (A) the actual knowledge of the attorneys currently with the firm who have represented Developer in connection with the transactions contemplated by the Agreement and of any other attorneys presently in our firm whom we have determined are likely, in the course of representing said party, to have knowledge of the matters covered by this opinion, (B) the representations and warranties of Developer contained in the Agreement, and (C) the Certificate as issued by Developer, and we have not undertaken any independent investigation (and we have not made or caused to be made any review of any court file or indices except as described above with respect to the Searches) and no inference as to our knowledge should be drawn from our representation of Developer or otherwise. However, we know of no facts which lead us to believe such factual matters set forth in the Certificate are untrue or inaccurate;

Your ability to enforce the Agreement may be limited by applicable bankruptcy, reorganization, insolvency, moratorium, fraudulent conveyance or transfer and other



similar laws now or hereafter in effect relating to or affecting creditors' rights generally, and their interpretation by courts of appropriate jurisdiction;

Enforcement of your rights and remedies may be limited by general principles of equity, regardless of whether such enforcement is considered in a proceeding in equity or at law, and the availability of equitable remedies or equitable defenses would be subject to the discretion of the court requested to grant such remedies or allow such defenses; and further, in this regard, we have assumed that you will exercise your rights and remedies under the Agreement in good faith and in circumstances and a manner which are commercially reasonable;

Certain provisions of the Agreement may be rendered unenforceable or limited by applicable laws and judicial decisions;

If, and to the extent, the Agreement is construed to provide for the payment of interest on interest, such provisions may be unenforceable under Bowman v. Neeley, 137 Ill. 443 (1891) and other cases to the same effect;

We express no opinion with respect to provisions in the Agreement which purport to (A) confer, waive or consent to the jurisdiction of any court, (B) provide for service of process except in accordance with applicable law, (C) waive any right granted by statutory or common law, or (D) require indemnification or contribution for liabilities under the provisions of any Federal or state securities law or in respect to the negligent or wrongful conduct of the indemnified party or its representatives or agents; and

We call your attention to the fact that although we represent Developer as special counsel in connection with the subject transaction, we do not represent Developer generally, and our engagement has been limited to the specific matters as to which we have been consulted.

This opinion is limited to the laws of the United States (except as set forth below) and the laws of the State of Illinois and political subdivisions (as to matters set forth in Paragraphs 3 and 4 only) thereof in effect on the date hereof as they presently apply. We shall have no continuing obligations to inform you of changes in law or fact subsequent to the date hereof or of facts of which we become aware after the date hereof.

We express no opinion as to matters of title or priority or perfection of liens or security interests with regard to real and personal property. We understand that, with respect to all real and personal property security interests intended to be created by the Agreement and the priority of the liens thereof, you will rely on a title insurance policy provided to Developer and other searches as you deem adequate, and, accordingly, we express no opinion to such matters.

We have not reviewed and do not opine as to: (i) compliance by the Project with applicable health, fire, safety, building, environmental, subdivision laws, ordinances, codes, rules or regulations, (ii) ERISA laws, rules and regulations, or (iii) Federal or state taxation, banking, securities, USA Patriot Act or other anti-terrorist or "blue sky" laws, rules or regulations.

This opinion is limited to the matters set forth herein. This opinion is provided to you as a legal opinion only and not as a guaranty or warranty of the matter discussed herein or the documents referred to herein. No opinion may be inferred or implied beyond the matters

expressly contained herein, and no portion of this opinion may be quoted or in any other way published without the express written consent of the undersigned. This opinion is rendered solely for your benefit and no other person or entity shall be entitled to rely on any matter set forth herein without the express written consent of the undersigned.

Very truly yours,

NORTH PULLMAN REDEVELOPMENT PROJECT AREA  
CHICAGO NEIGHBORHOOD INITIATIVES INC.  
REDEVELOPMENT PROJECT  
(WHOLE FOODS WAREHOUSE AND DISTRIBUTION FACILITY)

Redevelopment Agreement  
dated as of July 22, 2016

EXHIBIT K

RESERVED

NORTH PULLMAN REDEVELOPMENT PROJECT AREA  
CHICAGO NEIGHBORHOOD INITIATIVES INC.  
REDEVELOPMENT PROJECT  
(WHOLE FOODS WAREHOUSE AND DISTRIBUTION FACILITY)

Redevelopment Agreement  
dated as of July 22, 2016

EXHIBIT L

FORM OF PAYMENT AND PERFORMANCE BOND

A form of payment and performance bond is attached to this exhibit cover sheet.

[See attached]

# CONTRACTOR'S PERFORMANCE & PAYMENT BOND

Know All Men by these Presents, That we,

Principal, hereinafter referred to as Contractor, and

, Surety

of the County of Cook and State of Illinois, are held and firmly bound unto the CITY OF CHICAGO in the penal sum of

lawful money of the United States, for the payment of which sum of money, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Sealed with our seals and dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20

The Condition of the Above Obligation is such,

That whereas the above bounden Contractor has entered into a certain contract with the CITY OF CHICAGO, bearing

Contract No. \_\_\_\_\_ and Specification No. \_\_\_\_\_ all in conformity with said contract, for,

The said contract is incorporated herein by reference in its entirety, including without limitation, any and all indemnification provisions.

Now, if the said Contractor shall in all respects well and truly keep and perform the said contract on its part, in accordance with the terms and provisions of all of the Contract Documents comprising said contract, and in the time and manner therein prescribed, and further shall save, indemnify, and keep harmless the City of Chicago against all loss, damages, claims, liabilities, judgements, costs and expenses which may in anywise accrue against said City of Chicago, in consequence of the granting of said contract, or which may in anywise result therefrom, or which may result from strict liability, or which may in anywise result from any injuries to, or death of, any person, or damage to any real or personal property, arising directly or indirectly from or in connection with, work performed or to be performed under said contract by said Contractor, its Agents, Employees or Workmen, assignees, subcontractors, or anyone else, in any respect whatever, or which may result on account of any infringement of any patent by reason of the materials, machinery, devices or apparatus used in the performance of said contract, and moreover, shall pay to said City any sum or sums of money determined by the Purchasing Agent, and/or by a court of competent jurisdiction, to be due said City by reason of any failure or neglect in the performance of the requirements of said contract, wherefore the said Purchasing Agent shall have elected to suspend or cancel the same, and shall pay all claims and demands whatsoever, which may accrue to each and every materialman and subcontractor, and to each and every person who shall be employed by the said Contractor or by its assignees and subcontractors, in or about the performance of said contract, and with wages paid at prevailing wage rates if so required by said contract, and shall insure its liability to pay the compensation, and shall pay all claims and demands for compensation which may accrue to each and every person who shall be employed by them or any of them in or about the performance of said contract, or which shall accrue to the beneficiaries or dependents of any such person, under the provisions of the Workers' Compensation Act, 820 ILCS 305, as amended, and the Workers' Occupational Disease Act, 820 ILCS 310, as amended (hereinafter referred to as "Acts") then is this obligation to be null and void, otherwise to remain in full force and effect.

And it is hereby expressly understood and agreed, and made a condition hereof, that any judgement rendered against said City in any suit based upon any loss, damages, claims, liabilities, judgements, costs or expenses which may in anywise accrue against said City as a consequence of the granting of said contract, or which may in anywise result therefrom, or which may in anywise result from any injuries to, or death of, any person, or damage to any real or personal property, arising directly or indirectly from, or in connection with, work performed, or to be performed under said contract by said Contractor or its agents, employees or workmen, assignees, subcontractors, or anyone else and also any decision of the Industrial Commission of the State of Illinois, and any order of court based upon such decision, or judgement thereon, rendered against said City of Chicago in any suit or claim arising under the aforementioned Acts when notice of the pendency or arbitration proceedings or suit shall have been given said Contractor, shall be conclusive against each and all parties to this obligation, as to amount, liability and all other things pertaining thereto.

Every person furnishing material or performing labor in the performance of said contract, either as an individual, as a subcontractor, or otherwise, shall have the right to sue on this bond in the name of the City of Chicago for his use and benefit and in such suit said person as plaintiff, shall file a copy of this bond, certified by the party or parties in whose charge this bond shall be, which copy shall be, unless execution thereof be denied under oath, prima facie evidence of the execution and delivery of the original; provided, that nothing in this bond contained shall be taken to make the City of Chicago liable to any subcontractor, materialman, laborer or to any other person to any greater extent than it would have been liable prior to the enactment of the Public Construction Bond Act, 30 ILCS 550, as amended; provided further, that any person having a claim for labor and materials furnished in the performance of this contract shall have no right of action unless he shall have filed a verified notice of such claim with the Clerk of the City of Chicago within 180 days after the date of the last item of work or the furnishing of the last item of materials, and shall have furnished a copy of such verified notice to the contractor within 10 days of the filing of the notice with the City of Chicago. Such claim shall be verified and shall contain the name and address of the claimant, the business address of the claimant within the State of Illinois, if any, or if the claimant be a foreign corporation having no place of business with the State the principal place of business of said corporation, and in all cases of partnership the names and residences of each of the partners, the name of the contractor for the City of Chicago, the name of the person, firm or corporation by whom the claimant was employed or to whom such claimant furnished materials, the amount of the claim and a brief description of the public improvement for the construction or installation of which the contract is to be performed. Provided, further, that no defect in the notice herein provided for shall deprive the claimant of his right of action under the terms and provisions of this bond unless it shall affirmatively appear that such defect has prejudiced the rights of an interested party asserting the same; provided, further, that no action shall be brought until the expiration of one hundred twenty (120) days after the date of the last item of work or of the furnishing of the last item of material, except in cases where the final settlement between the City of Chicago and the Contractor shall have been made prior to the expiration of the 120 day period in which case action may be taken immediately following such final settlement, and provided, further, that no action of any kind shall be brought later than six (6) months after the acceptance by the City of Chicago of the completion of work. Any suit upon this bond shall be brought only in a circuit court of the State of Illinois in the judicial district in which the contract shall have been performed.

The said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of any of the Contract Documents comprising said contract, or to the work to be performed thereunder, shall in anywise affect the obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of said Contract Documents or to the work.

Approved \_\_\_\_\_, 20\_\_\_\_ (Seal)

\_\_\_\_\_  
Purchasing Agent (Seal)

Approved as to form and legality: \_\_\_\_\_ (Seal)

\_\_\_\_\_  
Assistant Corporation Counsel (Seal)

PRINCIPAL  
IF CORPORATION

STATE OF ILLINOIS, }  
COUNTY OF COOK, } ss.

I, \_\_\_\_\_, a Notary Public in and for the County and State  
aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_ President and  
\_\_\_\_\_ Secretary of the \_\_\_\_\_  
who are personally known to me to be the same persons whose names are subscribed in the foregoing instrument as  
such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, appeared  
before me this day in person and acknowledged that they signed, sealed and delivered the said instrument of writing as  
their free and voluntary act, and as the free and voluntary act of the said \_\_\_\_\_  
for the uses and purposes therein set forth, and caused the corporate seal of said Company to be thereto attached.

GIVEN under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Notary Public

SURETY, IF CORPORATE

STATE OF ILLINOIS, }  
COUNTY OF COOK, } ss.

I, \_\_\_\_\_, a Notary Public in and for the County and State  
aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_  
\_\_\_\_\_ of the \_\_\_\_\_ who \_\_\_\_\_ personally known  
to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed in the foregoing instrument as such \_\_\_\_\_  
\_\_\_\_\_, appeared before me this day in person and acknowledged that \_\_\_\_\_  
signed, sealed and delivered the said instrument of writing as \_\_\_\_\_ free and voluntary act, and as the free  
and voluntary act of the said \_\_\_\_\_  
for the uses and purposes therein set forth, and caused the corporate seal of said Company to be thereto attached.

GIVEN under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Notary Public

PRINCIPAL  
IF INDIVIDUAL

STATE OF ILLINOIS, }  
COUNTY OF COOK, } ss.

I, \_\_\_\_\_, a Notary Public in and for the County and State  
aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_  
who \_\_\_\_\_ personally known to me to be the same persons whose name \_\_\_\_\_ subscribed in the foregoing  
instrument, appeared before me this day in person and acknowledged that \_\_\_\_\_ he \_\_\_\_\_ signed, sealed and delivered the  
said instrument of writing as \_\_\_\_\_ free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Notary Public

**Department of Transportation**  
**Terms and Conditions for Construction Contract - Book 1**  
(Revised April 20, 2005)

1. Without limiting your waiver, you specifically consent to pay all sums in respect of any claims against the Indemnitees and other costs suffered by the Indemnitees arising from or occasioned by your operations in or on waterways, including the following:
  - a. Loss or damage to any other ship, vessel or boat caused proximately or otherwise by your vessel, or loss of the cargo or the other ship, vessel or boat;
  - b. Loss of life or personal injury, or for any cost of life salvage;
  - c. Loss or damage to any harbor, dock, building, graving or otherwise, slipway, pontoon, pier, quay, tunnel, jetty, stage, buoy, cables of any kind, or other fixed or movable object or property whatsoever;
  - d. The cost of the removal, raising or destruction of the wreck of any vessel you employ in performing your obligations under the Contract;
  - e. If a vessel is disabled or otherwise, the cost of towage or other salvage of any vessel you employ in performing your obligations under the Contract;
  - f. Loss or damage to the bottom, banks, or shoreline of the waterway.

**D. Performance and Payment Bonds**

You must, before award of the Contract, deliver to the Chief Procurement Officer a performance and payment bond in the amount set forth in Book 2. Any performance bond that you provide must comply with the provisions of 30 ILCS 550/1 *et seq.*, as amended, and of Chapter 2, Section 2-92-030 of the Municipal Code, as amended. It must also be in the form of the performance and payment bond form included in Book 2. The surety or sureties issuing the bond must be acceptable to the Comptroller and must have a Best's Key Rating Guide of "B+," Class XI or greater and be listed in the most recently published "Listing of Approved Sureties" of the U.S. Department of the Treasury Circular 570, with underwriting limitations in excess of the Contract Price. The bond must cover the warranty period required by the Contract.

In case of your neglect, failure, or refusal to provide satisfactory sureties when so directed within 10 days after such notification, under § 2-92-040 of the Municipal Code the Chief Procurement Officer may declare this Contract forfeit, but such forfeiture will not release you or your surety or sureties from any liability that may have accrued before the date of the forfeiture.

If at any time the surety or sureties, or any one of them, upon the bond become insolvent, or are, in the sole opinion of the Chief Procurement Officer, unsatisfactory, or unable to respond to damages in case of liability on such bond, the Chief Procurement Officer will notify you and direct that you furnish a bond issued by a satisfactory surety or sureties forthwith.

**E. Insurance**

You must procure and maintain at all times, at your own expense, through the completion of the warranty period, the types of insurance specified in Book 2 of the Contract, with insurance companies authorized to do business in the State of Illinois, covering all operations under this Contract, whether performed by you or by Subcontractors. Upon written request by the Commissioner, you must allow the Commissioner to review and copy any original insurance policies you are obligated to maintain under this policy.

You waive any and every claim or right of recovery from the City for all injuries and losses arising under this Contract or in any way related to the Work, including any claim for loss of or damage to the Work or to the contents of it, which injury, loss or damage is covered or is required to be covered by valid and collectible insurance policies, to the extent that such injury, loss or damage is recoverable under the insurance policies. As this waiver will preclude the assignment of any claim by subrogation (or otherwise) to an insurance company (or any other person), you must give each insurance company that has issued,



NORTH PULLMAN REDEVELOPMENT PROJECT AREA

CHICAGO NEIGHBORHOOD INITIATIVES INC.  
REDEVELOPMENT PROJECT  
(WHOLE FOODS WAREHOUSE AND DISTRIBUTION FACILITY)

Redevelopment Agreement  
dated as of July 22, 2016

EXHIBIT M

FORM OF NOTE

INVESTMENT IN THIS NOTE INVOLVES A HIGH DEGREE OF RISK. IT IS SUITABLE ONLY FOR PERSONS WHO ARE ABLE TO BEAR THE ECONOMIC RISKS OF THIS INVESTMENT, INCLUDING TOTAL LOSS. NO ASSURANCE CAN BE PROVIDED THAT THE HOLDER OF THIS NOTE WILL NOT LOSE ITS ENTIRE INVESTMENT IN THIS NOTE. SEE "NOTEHOLDER RISKS" ATTACHED TO THIS NOTE.

THIS NOTE IS SUITABLE ONLY FOR PERSONS WHO HAVE NO NEED FOR LIQUIDITY. THIS NOTE MAY ONLY BE TRANSFERRED IN THE MANNER AND SUBJECT TO THE LIMITATIONS PROVIDED IN THE REDEVELOPMENT AGREEMENT.

THE CITY DOES NOT ENDORSE PROJECTIONS OF ANY KIND FROM ANY SOURCE AS TO THE SUFFICIENCY OF ALLOCATED AVAILABLE INCREMENTAL TAXES TO PAY PRINCIPAL OF AND INTEREST ON THIS NOTE. INVESTORS WHO RELY ON SUCH PROJECTIONS DO SO AT THEIR OWN RISK.

PRINCIPAL OF AND INTEREST ON THIS NOTE ARE PAYABLE SOLELY FROM ALLOCATED AVAILABLE INCREMENTAL TAXES ON DEPOSIT IN THE [ ] ACCOUNT, AS DEFINED IN THE HEREINAFTER DEFINED REDEVELOPMENT AGREEMENT. THE HOLDER OF THIS NOTE ACCEPTS THE RISK THAT THE AMOUNT OF ALLOCATED AVAILABLE INCREMENTAL TAXES MAY NOT BE SUFFICIENT TO PAY THE PRINCIPAL OF OR INTEREST ON THIS NOTE.

REGISTERED

NO. R-1

MAXIMUM AMOUNT  
\$7,400,000

UNITED STATES OF AMERICA  
STATE OF ILLINOIS  
COUNTY OF COOK  
CITY OF CHICAGO

TAX INCREMENT ALLOCATION REVENUE NOTE  
(NORTH PULLMAN CHICAGO NEIGHBORHOOD INITIATIVES, INC. REDEVELOPMENT  
PROJECT - WHOLE FOODS WAREHOUSE AND DISTRIBUTION FACILITY)  
TAX-EXEMPT SERIES A

Registered Owner: Chicago Neighborhood Initiatives, Inc.

Interest Rate: \_\_\_ per annum

Maturity Date: \_\_\_\_\_, \_\_\_\_\_ [the same maturity date as the current termination date of the North Pullman Redevelopment Area, with no future extension of the term allowed]

KNOW ALL PERSONS BY THESE PRESENTS, that the City of Chicago, Cook County, Illinois (the "City"), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns as hereinafter provided, on or before the Maturity Date identified above, but solely from the sources hereinafter identified, the principal amount of this Note, in accordance with the ordinance hereinafter referred to, in the principal amount of \$\_\_\_\_\_ and to pay the Registered Owner interest on that amount at the Interest Rate per year specified above from the date of the advance. Interest shall be computed on the basis of a 360-day year of twelve 30-day months. Principal of and interest on this Note, payable solely from the Available Incremental Taxes (as defined in the hereinafter defined Redevelopment Agreement), is due March 1 of each year until the earlier of Maturity or until this Note is paid in full. Payments shall first be applied to interest. A principal amortization schedule is an exhibit to this Note.

The principal of and interest on this Note are payable in lawful money of the United States of America, and shall be made to the Registered Owner hereof as shown on the registration books of the City maintained by the Comptroller of the City, as registrar and paying agent (the "Registrar"), at the close of business on the fifteenth day of the month immediately prior to the applicable payment, maturity or redemption date, and shall be paid by check or draft of the Registrar, payable in lawful money of the United States of America, mailed to the address of such Registered Owner as it appears on such registration books or at such other address furnished in writing by such Registered Owner to the Registrar; provided, that the final installment of principal and accrued but unpaid interest will be payable solely upon presentation of this Note at the principal office of the Registrar in Chicago, Illinois or as otherwise directed by the City.

This Note is issued by the City in the principal amount of \$\_\_\_\_\_ for the purpose of paying the costs of certain eligible redevelopment project costs incurred by Chicago Neighborhood Initiatives, Inc. (the "Project"), which were [acquired], [constructed] and [installed] in connection with the development of an approximately [\_\_\_\_\_ acre/\_\_\_\_\_ square foot] site/building in the \_\_\_\_\_ Redevelopment Project Area (the "Project Area") in the City, all in accordance with the Constitution and the laws of the State of Illinois, and particularly

the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) (the "TIF Act") , the Local Government Debt Reform Act (30 ILCS 350/1 et seq.) and an Ordinance adopted by the City Council of the City on \_\_\_\_\_, \_\_\_\_ (the "Ordinance"), in all respects as by law required.

The City has assigned and pledged certain rights, title and interest of the City in and to certain incremental ad valorem tax revenues from the Project Area which the City is entitled to receive pursuant to the TIF Act and the Ordinance, in order to pay the principal of and interest of this Note. Reference is hereby made to the aforesaid Ordinance and the Redevelopment Agreement for a description, among others, with respect to the determination, custody and application of said revenues, the nature and extent of such security with respect to this Note and the terms and conditions under which this Note is issued and secured. THIS NOTE IS A SPECIAL LIMITED OBLIGATION OF THE CITY, AND PRINCIPAL OF AND INTEREST ON THIS NOTE ARE PAYABLE SOLELY FROM ALLOCATED AVAILABLE INCREMENTAL TAXES ON DEPOSIT IN THE \_\_\_\_\_ ACCOUNT OF THE TIF FUND (AS DEFINED IN THE REDEVELOPMENT AGREEMENT) AFTER PAYMENT OF ALL OBLIGATIONS HAVING A PRIORITY OVER THIS NOTE, IF ANY. THE HOLDER OF THIS NOTE ACCEPTS THE RISK THAT THE AMOUNT OF ALLOCATED AVAILABLE INCREMENTAL TAXES MAY NOT BE SUFFICIENT TO PAY THE PRINCIPAL OF OR INTEREST ON THIS NOTE. THIS NOTE SHALL NOT BE DEEMED TO CONSTITUTE AN INDEBTEDNESS OR A LOAN AGAINST THE GENERAL TAXING POWERS OR CREDIT OF THE CITY WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION. THE REGISTERED OWNER OF THIS NOTE SHALL NOT HAVE THE RIGHT TO COMPEL ANY EXERCISE OF THE TAXING POWER OF THE CITY, THE STATE OF ILLINOIS OR ANY POLITICAL SUBDIVISION THEREOF TO PAY THE PRINCIPAL OF OR INTEREST ON THIS NOTE. This Note shall be subject to partial redemption from unexpended proceeds in the Construction Escrow on or after \_\_\_\_\_, as more fully described in the Redevelopment Agreement. The principal of this Note also is subject to redemption on any date after 60 months following issuance of this Note, as a whole or in part, at a redemption price of 100% of the principal amount thereof being redeemed. There shall be no prepayment penalty. Notice of any such redemption shall be sent by registered or certified mail not less than five (5) days nor more than sixty (60) days prior to the date fixed for redemption to the registered owner of this Note at the address shown on the registration books of the City maintained by the Registrar or at such other address as is furnished in writing by such Registered Owner to the Registrar.

This Note is issued in fully registered form in the denomination of its outstanding principal amount. This Note may not be exchanged for a like aggregate principal amount of notes or other denominations.

THIS NOTE MAY NOT BE OFFERED, SOLD, PLEDGED OR OTHERWISE TRANSFERRED EXCEPT TO (I) AN INSTITUTIONAL "ACCREDITED INVESTOR" WITHIN THE MEANING OF RULE 501(a)(1), (2), (3) or (7) UNDER THE SECURITIES ACT OF 1933 (THE "SECURITIES ACT") THAT DELIVERS TO THE CITY AN INVESTOR LETTER IN THE FORM OF EXHIBIT P TO THE REDEVELOPMENT AGREEMENT REFERENCED BELOW, OR (II) A PERSON (OTHER THAN A DEALER) WHOM THE SELLER REASONABLY BELIEVES IS A "QUALIFIED INSTITUTIONAL BUYER" WITHIN THE MEANING OF RULE 144A(a)(1) UNDER THE SECURITIES ACT. ANY HOLDER OF THIS NOTE IS REQUIRED TO NOTIFY ANY POTENTIAL PURCHASER OF THIS NOTE OF THE RESALE RESTRICTIONS REFERRED TO ABOVE. This Note is transferable by the Registered Owner hereof in person or by its attorney duly authorized in writing at the principal office of the Registrar in Chicago, Illinois, but only in the manner and subject to the limitations provided in the Ordinance, and upon surrender and cancellation of this Note. Upon such transfer, a new Note of authorized denomination of the same maturity and for the same aggregate principal amount will be issued to the transferee in exchange herefor. The Registrar shall not be required to transfer this Note during the period beginning at the close of business on the fifteenth day of the month immediately prior to the maturity date of this Note nor to transfer this Note after notice calling this Note or a portion hereof for redemption has been mailed, nor during a period of five (5) days next preceding mailing of a notice of redemption of this Note. Such transfer shall be in accordance with the form at the end of this Note.

This Note hereby authorized shall be executed and delivered as the Ordinance and the Redevelopment Agreement provide.

Pursuant to the Redevelopment Agreement dated as of [\_\_\_\_\_, \_\_\_\_] between the City and the Developer (the "Redevelopment Agreement"), the Developer has agreed to [acquire] and [construct] the Project and shall be reimbursed from amounts on deposit in the Construction Escrow under the Act for certain eligible redevelopment project costs for the [construction of certain facilities] related to the Project on behalf of the City.

The City shall be obligated to make payments under this Note if an Event of Default (as defined in the Redevelopment Agreement), or condition or event that with notice or the passage of time or both would constitute an Event of Default, has occurred. Such rights shall survive any transfer of this Note.

The City and the Registrar may deem and treat the Registered Owner hereof as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof and for all other purposes and neither the City nor the Registrar shall be affected by any notice to the contrary, unless transferred in accordance with the provisions hereof.

This Note may be transferred only in the manner and subject to the limitations provided in Section 18.29 of the Redevelopment Agreement.

It is hereby certified and recited that all conditions, acts and things required by law to exist, to happen, or to be done or performed precedent to and in the issuance of this Note did exist, have happened, have been done and have been performed in regular and due form and time as required by law; that the issuance of this Note, together with all other obligations of the City, does not exceed or violate any constitutional or statutory limitation applicable to the City.

This Note shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Registrar.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the City of Chicago, Cook County, Illinois, by its City Council, has caused its official seal to be imprinted by facsimile hereon or hereunto affixed, and has caused this Note to be signed by the duly authorized signature of the Mayor and attested by the duly authorized signature of the City Clerk of the City, all as of \_\_\_\_\_.

Mayor

(SEAL)  
Attest:

City Clerk

CERTIFICATE  
OF  
AUTHENTICATION

Registrar and Paying Agent  
Comptroller of the  
City of Chicago,  
Cook County, Illinois

This Note is described in the within mentioned Ordinance and is the Tax Increment Allocation Revenue Note (North Pullman Redevelopment Project Area), Tax-Exempt Series A, of the City of Chicago, Cook County, Illinois.

Comptroller  
Date:

*[The following "Noteholder Risks" constitutes an integral part of this Note.]*

## **NOTEHOLDER RISKS**

*The purchase of or investment in the Note involves certain risks. Each prospective holder or purchaser of the Note, or any interest therein, should make an independent evaluation of the financial and business risks associated with holding or having an investment interest in the Note. Certain of these risks are set forth below. The following summary is not intended to be complete and does not purport to identify all possible risks that should be considered by prospective holders of the Note or any interests therein. Capitalized terms used herein have the meanings set forth in the Note.*

*All prospective holders of the Note are urged to consult with their financial adviser and legal counsel before acquiring the Note or any interest therein.*

### **Loss of Investment**

Investment in the Note involves a high degree of risk. It is suitable only for persons who are able to bear the economic risks of the investment, including total loss. No assurance can be provided that prospective holders of the Note will not lose their entire investment in the Note.

### **Lack of Liquidity**

The Note is suitable only for persons who have no need for liquidity. The transferability of the Note is restricted. The Note may only be transferred in the manner and subject to the limitations provided in the Redevelopment Agreement. Investors in the Note must be prepared to hold the Note until the maturity of the Note.

### **Reliance on Projections**

The City does not endorse projections of any kind from any source as to the sufficiency of Available Incremental Taxes to pay principal of and interest on the Note. Investors who rely on any such projections do so at their own risk.

The City's Office of Budget and Management ("OBM") produces five-year projection reports for each TIF district in the City for the purpose of evaluating resources and project balances ("District Projection Reports"). This information, which is currently publicly available, is used by the OBM to determine how much funding has been committed and how much funding is available for potential projects. The District Projection Reports and the projections included therein are not audited and do not represent a final accounting of funds. The District Projection Reports are not prepared for investors or as a basis for making investment decisions with respect to any notes, bonds or other debt obligations of the City that are payable from Incremental Taxes, including the Note. Prospective investors in the Note are cautioned not to rely on any of the information contained in the District Projection Reports.

### **Limited Obligations**

THE NOTE IS A SPECIAL LIMITED OBLIGATION OF THE CITY PAYABLE SOLELY FROM THE ALLOCATED AVAILABLE INCREMENTAL TAXES AFTER PAYMENT OF ALL OBLIGATIONS HAVING A PRIORITY OVER THE NOTE, IF ANY, AND SHALL BE A VALID

CLAIM ONLY AGAINST SAID SOURCES. THE NOTE DOES NOT CONSTITUTE AN INDEBTEDNESS OR A LOAN AGAINST THE GENERAL TAXING POWERS OR CREDIT OF THE CITY, WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION. THE NOTEHOLDER HAS NO RIGHT TO COMPEL ANY EXERCISE OF THE TAXING POWER OF THE CITY, THE STATE OF ILLINOIS OR ANY POLITICAL SUBDIVISION THEREOF TO PAY THE PRINCIPAL OF OR INTEREST ON THE NOTE.

There can be no assurance that Available Incremental Taxes will be sufficient for payment of amounts due and owing on the Note.

### **Limited Information**

The Note was issued to the Developer under the Redevelopment Agreement as part of a commercial transaction negotiated by the Developer and the City. [The Developer] engaged a [consultant] to deliver a [feasibility report][projection report] to the City in connection with the Project, which included certain information about the Project Area, the Project and historical and projected Available Incremental Taxes. The report contained information as of its date only, and neither the Developer nor any other party have any obligation to update the report as of any subsequent date.

The City is under no continuing obligation to provide to any holder or prospective holder of the Note, or to post to the Electronic Municipal Market Access System of the Municipal Securities Rulemaking Board or any other website, any current or updated information with respect to the Project Area, the Project, the historical and projected Available Incremental Taxes or the Note. The City does not prepare or have readily available any current or updated information about the Project Area, the Project or the Available Incremental Taxes.

### **Unavailability of City Funds**

The City is not obligated to pay principal of or interest on the Note in any year in which there are inadequate Available Incremental Taxes. The City is obligated to pay the amount of any unpaid principal or accrued interest in any subsequent year but only to the extent of the availability of Available Incremental Taxes for those subsequent years. If, on the maturity date of the Note, any outstanding unpaid principal or interest on the Note exists for any reason, including without limitation the inadequacy of Available Incremental Taxes, such outstanding principal and/or interest will be forgiven in full and the City will have no further obligation to pay such outstanding amount. In such event, there would be no further payments of principal or interest in respect of the Note.

### **Risk of Failure to Maintain Levels of Assessed Valuation**

There can be no assurance that the equalized assessed value of the Project property will remain the same throughout the term of the Note. Furthermore, the successful petition or application of any owner for the reduction of the assessed value of the Project property or any other properties in the Project Area may cause the equalized assessed value of the Property to be less than the originally projected equalized assessed value. If any time during the term of the Note the actual equalized assessed value is less than what was projected, the generation of Available Incremental Taxes for payment on the Note is likely to be significantly impaired.



## **Risk of Change in Incremental Taxes**

Prospective holders of the Note should carefully consider, among other factors, the risks associated with the ultimate generation of Available Incremental Taxes in the Project Area. These risks include, but are not limited to, the following:

1. Property tax rates are calculated by the Cook County Clerk for numerous funds of a number of taxing districts that tax all or part of the property in the Project Area. A reduction in the tax levies by the affected taxing districts may have an adverse effect on the Available Incremental Taxes.
2. Further changes may be made in the real property tax system by the State of Illinois or Cook County. Such changes could include various property tax rollbacks, abatements, exemptions, changes in the ratio of assessment, or relief measures, limitations on the amount or percent of increase in tax levies by taxing districts, or other measures that would limit the tax levy amount that could be extended to the property within the Project Area and, consequently, the projected Available Incremental Taxes generated. For example, if Illinois adopted practices used in other states, the property tax system could be changed so that schools would be financed from a source other than property taxes. This type of change could have a significant adverse effect upon Available Incremental Taxes.
3. Cook County's methodology and procedures used to assess the value of property may be altered resulting in a potentially reduced or altered valuation in a particular year or succession of years.

FUTURE LEGISLATION, REGULATIONS, GOVERNMENTAL OR JUDICIAL INTERPRETATION OF REGULATIONS OR LEGISLATION OR PRACTICES AND PROCEDURES RELATED TO PROPERTY TAX ASSESSMENT, LEVY, COLLECTIONS OR DISTRIBUTION COULD HAVE A MATERIAL EFFECT ON THE CALCULATION OR AVAILABILITY OF INCREMENTAL TAXES COLLECTED OR DISTRIBUTED AND THEREFORE A MATERIAL EFFECT ON THE AMOUNT OF AVAILABLE INCREMENTAL TAXES FOR PAYMENT OF PRINCIPAL OF AND INTEREST ON THE NOTE.

## **Changes in Multiplier and Tax Rate**

The equalization factor annually determined by the Illinois Department of Revenue for properties located within Cook County (commonly referred to as the "multiplier") may vary substantially in future years. A decrease in the multiplier would reduce the equalized assessed value of the taxable real property in the Project Area and, therefore, the Available Incremental Taxes available to pay principal of and interest on the Note. The future tax rates of the units of local government levying taxes in the Project Area either individually or on a composite basis, may differ from their historical levels. Any decrease in the composite tax rate of the governmental units would decrease the amount of Available Incremental Taxes available to pay principal of and interest on the Note. Any decrease in the composite tax rate of the governmental units could occur in future years as a result of various factors, including, but not limited to, one or more of the following: (a) reduced governmental costs; (b) constitutional or statutory spending or tax rate limitations; or (c) governmental reorganization or consolidation.

## **Economic Risks Affecting Incremental Taxes**

Changing economic circumstances or events in the Project Area may result in reductions in Available Incremental Taxes available to pay principal of and interest on the Note. Relocations of major property owners to sites outside the Project Area or sales of major properties to tax-exempt entities could reduce the assessed valuation of the real properties in the Project Area. Substantial damage to or destruction of improvements within the Project Area could cause a material decline in assessed valuation and impair the ability of the taxpayers in the Project Area to pay their respective portions of real estate taxes. Similarly, there can be no assurance that the improvements in the Project Area will be sufficiently insured under fire and extended coverage insurance policies. Even if such insurance is sufficient, the proceeds thereof will not be assigned as security for the payment of real estate taxes or to secure payment of the Note. In addition, any insurance proceeds may not be sufficient to repair or rebuild said improvements. The restoration of such improvements may be delayed by other factors, or the terms of then-applicable mortgage financing could require the application of insurance proceeds to the reduction of mortgage balances. Any of the foregoing circumstances could result in the assessed valuation of property in the Project Area remaining depressed for an unknown period of time and decrease the amount of Available Incremental Taxes available to pay principal of and interest on the Note.

Results of operation of properties within the Project Area depend, in part, on sales, leases, rental rates and occupancy levels, which may be adversely affected by competition, suitability of the properties located in the Project Area, local unemployment, availability of transportation, neighborhood changes, crime levels in the Project Area, vandalism, rising operating costs and similar factors. Poor operating results of properties within the Project Area may cause delinquencies in the payment of real estate taxes, reduce assessed valuations and increase the risk of foreclosures. Successful petitions by taxpayers to reduce their assessed valuations could adversely affect Available Incremental Taxes available for payment of principal of and interest on the Note.

## **Failure to Sell or Lease Property**

At the time of Note issuance, the redevelopment plan called for the Developer [to sell/lease to commercial or industrial enterprises/retailers prior to/in connection with] completion of the Project. The slowdown, stoppage or failure of the Developer to complete the Project and to successfully sell/lease the Project could delay or reduce the amount of Available Incremental Taxes generated in the Project Area. Such delay or reduction could lead to a default in payments of the principal of and interest on the Note.

## **Reliance on Primary Taxpayers**

If one or only a few property owners within the Project Area are responsible for generating a substantial amount of the Incremental Taxes, the generation of Available Incremental Taxes could be significantly adversely affected if such owner or owners and/or their tenants discontinue or curtail their businesses or terminate or default on their leases, and substitutes or replacements cannot be made on a timely basis.

## **Force Majeure Conditions**

Riots, civil disturbances, vandalism, fires, and natural disasters or other "Acts of God" affecting the conditions and viability of the Project Area may reduce or eliminate the receipt of

Incremental Taxes which would result in the reduction or elimination of Available Incremental Taxes to pay principal of and interest on the Note.

### **Contiguous Project Areas**

The Project Area is, or may become, contiguous with other redevelopment areas designated by the City pursuant to the TIF Act. The TIF Act allows the City to expend Incremental Taxes collected from the Project Area which are in excess of the amounts required in each year to pay and secure obligations issued and project costs incurred with respect to the Project Area to pay for costs eligible for payment under the TIF Act which are incurred in such contiguous areas. In the event Incremental Taxes from the Project Area in excess of Available Incremental Taxes, along with the amounts required to (i) pay principal and interest coming due on the Note in any year, and (ii) be deposited in other funds and accounts maintained under the Redevelopment Agreement, are allocated to a contiguous project redevelopment area, such excess Incremental Taxes will not be available to remedy any future failure to pay principal of and interest on the Note.

### **Risk of Delay in Payment**

The failure of current or future owners of real property in the Project Area to remit property taxes to Cook County when due or the failure of Cook County to timely remit Incremental Taxes to the City could result in insufficient Available Incremental Taxes being available to pay principal of or interest on the Note when due.

### **Delays in Exercising Remedies**

The enforceability of the Note is subject to applicable bankruptcy laws, equitable principles affecting the enforcement of creditors' rights generally and of liens securing such rights, and the police powers of the State of Illinois and its political subdivisions. Because of delays inherent in obtaining judicial remedies, it should not be assumed that these remedies could be accomplished rapidly.

Remedies available to the Noteholder may be limited by a variety of factors and may be inadequate to assure the timely payment of principal of and interest on the Note, or to preserve the tax-exempt status of the Note. The Note is not subject to acceleration due to payment default. Lack of remedies may entail risks of delay, limitation, or modification of the rights of the Noteholder. Judicial remedies, such as foreclosure and enforcement of covenants, are subject to exercise of judicial discretion.

### **Risk of Transferee Becoming a Debtor in Bankruptcy**

If a transferee of the Note were to become a debtor under the United States Bankruptcy Code or applicable state laws, a creditor or trustee in bankruptcy of the transferee might argue that the sale of the Note by the transferee constituted a fraudulent conveyance or a pledge of the Note rather than a sale. If such positions were accepted by a court, then delays in principal and interest payments to the Noteholder could occur or reductions in the amounts of such payments could result. Additionally, if the transfer of the Note is re-characterized as a pledge, then a tax lien, governmental lien or other lien created by operation of law on the property of the transferee could have priority over the holder's interest in the Note.

**Loss of Tax Exemption**

Interest on the Note could become includible in gross income for federal income tax purposes retroactive to the date of issuance of the Note as a result of a failure of the City to comply with certain provisions of the Internal Revenue Code of 1986, as amended (the "Code"). An event of taxability does not trigger a mandatory redemption of the Note, and the Note will remain outstanding to maturity or until redeemed.

THE ABOVE IS NOT INTENDED TO BE A COMPREHENSIVE DISCUSSION OF ALL POTENTIAL RISKS ASSOCIATED WITH THE NOTE.

\* \* \* \* \*

PRINCIPAL PAYMENT RECORD

DATE OF PAYMENT

PRINCIPAL PAYMENT

PRINCIPAL BALANCE DUE

(ASSIGNMENT)

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto [NAME OF ASSIGNEE] the within Note and does hereby irrevocably constitute and appoint \_\_\_\_\_ attorney to transfer the said Note on the books kept for registration thereof with full power of substitution in the premises.

Dated:

Registered Owner

NOTICE: The signature to this assignment must correspond with the name of the Registered Owner as it appears upon the face of the Note in every particular, without alteration or enlargement or any change whatever.

Signature Guaranteed:

Notice: Signature(s) must be guaranteed by a member of the New York Stock Exchange or a commercial bank or trust company.

Consented to by:

CITY OF CHICAGO  
DEPARTMENT OF PLANNING AND DEVELOPMENT

BY:

ITS:

CITY OF CHICAGO  
DEPARTMENT OF FINANCE

BY:

ITS:

CERTIFICATION OF EXPENDITURE

(Closing Date)

To: Registered Owner

Re: City of Chicago, Cook County, Illinois (the "City")  
\$\_\_\_\_\_ Tax Increment Allocation Revenue Note  
(North Pullman Chicago Neighborhood Initiatives, Inc. Redevelopment Project - Whole  
Foods Warehouse and Distribution Facility), Tax-Exempt Series A (the "Redevelopment  
Note")

This Certification is submitted to you, Registered Owner of the Redevelopment Note, pursuant to the Ordinance of the City authorizing the execution of the Redevelopment Note adopted by the City Council of the City on \_\_\_\_\_, \_\_\_\_ (the "Ordinance"). All terms used herein shall have the same meaning as when used in the Ordinance.

The City hereby certifies that \$\_\_\_\_\_ is advanced as principal under the Redevelopment Note as of the date hereof. Such amount has been properly incurred, is a proper charge made or to be made in connection with the redevelopment project costs defined in the Ordinance and has not been the basis of any previous principal advance. As of the date hereof, the outstanding principal balance under the Redevelopment Note is \$\_\_\_\_\_, including the amount of this Certificate and less payment made on the Redevelopment Note.

IN WITNESS WHEREOF, the City has caused this Certification to be signed on its behalf as of (Closing Date).

CITY OF CHICAGO

By: \_\_\_\_\_  
Commissioner  
Department of Planning and Development

AUTHENTICATED BY:

REGISTRAR

NORTH PULLMAN REDEVELOPMENT PROJECT AREA  
CHICAGO NEIGHBORHOOD INITIATIVES INC.  
REDEVELOPMENT PROJECT  
(WHOLE FOODS WAREHOUSE AND DISTRIBUTION FACILITY)

Redevelopment Agreement  
dated as of July 22, 2016

EXHIBIT N

CITY FUNDS REQUISITION FORM

A form of the City Funds Requisition Form is attached to this exhibit cover sheet.



REQUISITION FORM

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

The affiant, Chicago Neighborhood Initiatives, Inc. ("Developer"), hereby certifies that with respect to that certain Chicago Neighborhood Initiatives, Inc. Redevelopment Agreement between Developer and the City of Chicago dated as of \_\_\_\_\_, 2016 (the "Redevelopment Agreement"):

A. Expenditures for the Project, in the total amount of \$\_\_\_\_\_, have been made:

B. This paragraph B sets forth and is a true and complete statement of all costs of TIF-Funded Improvements for the Project reimbursed by the City to date: \$\_\_\_\_\_

C. Developer requests reimbursement for the following cost of TIF-Funded Improvements: \$\_\_\_\_\_

D. None of the costs referenced in paragraph C above have been previously reimbursed by the City.

E. Developer hereby certifies to the City that, as of the date hereof:

1. Except as described in the attached certificate, the representations and warranties contained in the Redevelopment Agreement are true and correct and Developer is in compliance with all applicable covenants contained herein.

2. No event of Default or condition or event which, with the giving of notice or passage of time or both, would constitute an Event of Default, exists or has occurred.

All capitalized terms which are not defined herein have the meanings given such terms in the Redevelopment Agreement.

Chicago Neighborhood Initiatives, Inc., an Illinois not-for-profit corporation

By:  
Printed  
Name:  
Title:

Subscribed and sworn before me this \_\_\_ day of \_\_\_\_\_.

My commission expires:

NORTH PULLMAN REDEVELOPMENT PROJECT AREA

CHICAGO NEIGHBORHOOD INITIATIVES INC.  
REDEVELOPMENT PROJECT  
(WHOLE FOODS WAREHOUSE AND DISTRIBUTION FACILITY)

Redevelopment Agreement  
dated as of July 22, 2016

EXHIBIT O

FORM OF SUBORDINATION AGREEMENT

This document prepared by and after recording return to:  
Keith A. May, Esq.  
City of Chicago  
Department of Law  
121 North LaSalle Street, Room 600  
Chicago, IL 60602

SUBORDINATION AGREEMENT

This Subordination Agreement ("Agreement") is made and entered into as of the day of \_\_\_\_\_, \_\_\_\_\_ between the City of Chicago by and through its Department of Planning and Development (the "City"), [Name Lender], a [national banking association] (the "Lender").

WITNESSETH:

WHEREAS, [Describe Project - use language from Recitals of Redevelopment agreement] the \_\_\_\_\_ an Illinois [limited liability company] (the "Developer"), has purchased certain property located within the \_\_\_\_\_ Redevelopment Project Area at \_\_\_\_\_, Chicago, Illinois \_\_\_\_\_ and legally described on the Exhibit hereto (the "Property"), in order to \_\_\_\_\_ located on the Property through the following activities: \_\_\_\_\_ (the "Project"); and

WHEREAS, [describe financing and security documents - leave blanks as necessary if you do not have financing documents - see example below] as part of obtaining financing for the Project, Developer and \_\_\_\_\_ ("Borrower"), have entered into a certain Construction Loan Agreement dated as of \_\_\_\_\_ with the Lender pursuant to which the Lender has agreed to make a loan to the Borrower in an amount not to exceed \$ \_\_\_\_\_ (the "Loan"), which Loan is evidenced by a Mortgage Note and executed by the Borrower in favor of the Lender (the "Note"), and the repayment of the Loan is secured by, among other things, certain liens and encumbrances on the Property and other property of the Borrower pursuant to the following: (i) Mortgage dated \_\_\_\_\_ and recorded \_\_\_\_\_ as document number \_\_\_\_\_ made by the Borrower to the Lender; and (ii) Assignment of Leases and Rents recorded \_\_\_\_\_ as document number \_\_\_\_\_ made by the Borrower to the Lender (all such agreements referred to above and otherwise relating to the Loan referred to herein collectively as the "Loan Documents");

WHEREAS, Developer desires to enter into a certain Redevelopment Agreement dated the date hereof with the City in order to obtain additional financing for the Project (the "Redevelopment Agreement," referred to herein along with various other agreements and documents related thereto as the "City Agreements");

WHEREAS, pursuant to the Redevelopment Agreement, Developer will agree to be bound by certain covenants expressly running with the Property, as set forth in Sections [8.02, 8.06 and 8.19] of the Redevelopment Agreement (the "City Encumbrances");

WHEREAS, the City has agreed to enter into the Redevelopment Agreement with Developer as of the date hereof, subject, among other things, to (a) the execution by Developer of the Redevelopment Agreement and the recording thereof as an encumbrance against the Property; and (b) the agreement by the Lender to subordinate their respective liens under the Loan Documents to the City Encumbrances; and

NOW, THEREFORE, for good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, the Lender and the City agree as hereinafter set forth:

1. Subordination. All rights, interests and claims of the Lender in the Property pursuant to the Loan Documents are and shall be subject and subordinate to the City Encumbrances. In all other respects, the Redevelopment Agreement shall be subject and subordinate to the Loan Documents. Nothing herein, however, shall be deemed to limit the Lender's right to receive, and Developer's ability to make, payments and prepayments of principal and interest on the Note, or to exercise its rights pursuant to the Loan Documents except as provided herein.

2. Notice of Default. The Lender shall use reasonable efforts to give to the City, and the City shall use reasonable efforts to give to the Lender, (a) copies of any notices of default which it may give to Developer with respect to the Project pursuant to the Loan Documents or the City Agreements, respectively, and (b) copies of waivers, if any, of Developer's default in connection therewith. Under no circumstances shall Developer or any third party be entitled to rely upon the agreement provided for herein.

3. Waivers. No waiver shall be deemed to be made by the City or the Lender of any of their respective rights hereunder, unless the same shall be in writing, and each waiver, if any, shall be a waiver only with respect to the specific instance involved and shall in no way impair the rights of the City or the Lender in any other respect at any other time.

4. Governing Law; Binding Effect. This Agreement shall be interpreted, and the rights and liabilities of the parties hereto determined, in accordance with the internal laws and decisions of the State of Illinois, without regard to its conflict of laws principles, and shall be binding upon and inure to the benefit of the respective successors and assigns of the City and the Lender.

5. Section Titles; Plurals. The section titles contained in this Agreement are and shall be without substantive meaning or content of any kind whatsoever and are not a part of the agreement between the parties hereto. The singular form of any word used in this Agreement shall include the plural form.

6. Notices. Any notice required hereunder shall be in writing and addressed to the party to be notified as follows:

<p><b>If to the City:</b></p> <p>City of Chicago          Department of Planning and Development          121 North LaSalle Street, Room 1000          Chicago, Illinois 60602          Attention: Commissioner</p>	<p><b>If to Developer:</b></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Attention: _____</p>
<p><b>With Copies To:</b></p> <p>City of Chicago          Department of Law          121 North LaSalle Street, Room 600          Chicago, Illinois 60602          Attention: Finance and Economic          Development Division</p>	<p><b>With Copies To:</b></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Attention: _____</p>

or to such other address as either party may designate for itself by notice. Notice shall be deemed to have been duly given (i) if delivered personally or otherwise actually received, (ii) if sent by overnight delivery service, (iii) if mailed by first class United States mail, postage prepaid, registered or certified, with return receipt requested, or (iv) if sent by facsimile with facsimile confirmation of receipt (with duplicate notice sent by United States mail as provided above). Notice mailed as provided in clause (iii) above shall be effective upon the expiration of three (3) business days after its deposit in the United States mail. Notice given in any other manner described in this paragraph shall be effective upon receipt by the addressee thereof; provided, however, that if any notice is tendered to an addressee and delivery thereof is refused by such addressee, such notice shall be effective upon such tender.

7. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall constitute an original and all of which, when taken together, shall constitute one instrument.

IN WITNESS WHEREOF, this Subordination Agreement has been signed as of the date first written above.

[LENDER], [a national banking association]

By:

Its: \_\_\_\_\_

CITY OF CHICAGO

By:

Its: Commissioner,  
Department of Planning and Development

ACKNOWLEDGED AND AGREED TO THIS  
\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_

[Developer], a \_\_\_\_\_

By:

Its:

Exhibit to Subordination Agreement – Legal Description

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a notary public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT \_\_\_\_\_, personally known to me to be the Commissioner of the Department of Planning and Development of the City of Chicago, Illinois (the "City") and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Commissioner, (s)he signed and delivered the said instrument pursuant to authority, as his/her free and voluntary act, and as the free and voluntary act and deed of said City, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Notary Public  
My Commission Expires

(SEAL)

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, \_\_\_\_\_, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT \_\_\_\_\_, personally known to me to be the \_\_\_\_\_ of [Lender], a \_\_\_\_\_, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered said instrument, pursuant to the authority given to him/her by Lender, as his/her free and voluntary act and as the free and voluntary act of the Lender, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Notary Public  
My Commission Expires

(SEAL)

NORTH PULLMAN REDEVELOPMENT PROJECT AREA  
CHICAGO NEIGHBORHOOD INITIATIVES INC.  
REDEVELOPMENT PROJECT  
(WHOLE FOODS WAREHOUSE AND DISTRIBUTION FACILITY)

Redevelopment Agreement  
dated as of July 22, 2016

EXHIBIT P

INVESTOR LETTER

A form of the Investor Letter is attached to this exhibit cover sheet.

INVESTOR LETTER

\_\_\_\_\_, 20\_\_

City of Chicago  
Department of Planning and Development  
121 N. LaSalle Street, Suite 1000  
Chicago, Illinois 60602  
Attention: Commissioner

Re: \$[\_\_\_\_\_] City of Chicago, Illinois Tax Increment Allocation Revenue Note North Pullman Chicago Neighborhood Initiatives, Inc. Redevelopment Project - Whole Foods Warehouse and Distribution Facility) Tax-Exempt Series A issued to [\_\_\_\_\_]

Ladies and Gentlemen:

The undersigned (the "Investor") is the acquirer of the above-described note (the "Note"). The undersigned acknowledges that the Note was issued by the City of Chicago (the "City") for the purpose of paying the costs of certain eligible redevelopment project costs incurred by [\_\_\_\_\_] (the "Developer") which were incurred in connection with the development of an approximately [\_\_\_\_\_] square foot [\_\_\_\_\_] (the "Project") in the [\_\_\_\_\_] Redevelopment Project Area (the "Redevelopment Area") in the City of Chicago.

The undersigned acknowledges that the Note was issued pursuant to an ordinance adopted by the City Council of the City on \_\_\_\_\_, 20\_\_ (the "Project Ordinance") and the [\_\_\_\_\_] Redevelopment Agreement dated as of \_\_\_\_\_, 20\_\_ and recorded on \_\_\_\_\_, 20\_\_ as Document Number \_\_\_\_\_ in the Office of the Cook County Recorder of Deeds (the "Agreement") by and between the City and the Developer.

In connection with the acquisition of the Note by the Investor, the Investor hereby makes the following representations upon which the City may rely:

1. The Investor is a [\_\_\_\_\_] duly formed, validly existing and in good standing under the laws of the State of [\_\_\_\_\_] and has authority to acquire the Note and to execute this letter and any other instruments and documents required to be executed by the Investor in connection with the acquisition of the Note.

[2. The Investor is an institutional "accredited investor" within the meaning of Rule 501(a)(1), (2), (3) or (7) of the Securities and Exchange Commission (the "Commission") promulgated under the Securities Act of 1933, as amended (the "Securities Act") or a "qualified institutional buyer" within the meaning of Rule 144A of the Commission promulgated under the Securities Act.]

*If the Investor is a broker or dealer and is purchasing the Note with a view toward any distribution, sale or resale of the Note or any beneficial interest therein, replace paragraph 2 with the following:*

[2. The Investor is a "dealer" meeting the requirements of Rule 144A(a)(1)(ii) or (iii) of the Commission promulgated under the Securities Act.]



3. The Investor has sufficient knowledge and experience in financial and business matters, including the acquisition and ownership of notes issued by municipalities, to be able to evaluate the merits and risks of its investment in the Note, and the Investor is able to bear any economic risk associated with its investment in the Note.

[4. The Investor is acquiring the Note for its own account and not with a view toward any distribution, sale or resale of the Note. The Investor intends to hold the Note for an indefinite period of time. The Investor understands that it may need to bear the risks of this investment for an indefinite time, since any sale of the Note prior to maturity may not be possible.<sup>2]</sup>

<sup>2</sup> If the Investor is a broker or dealer and is purchasing the Note with a view toward any distribution, sale or resale of the Note or any beneficial interest therein, replace paragraph 4 with the following:

[4. The Investor (i) has not solicited offers for, or offered or sold, and will not solicit offers for, or offer and sell the Note or any beneficial interest therein except to persons who it reasonably believes are "qualified institutional buyers" within the meaning of Rule 144A(a)(1) of the Commission promulgated under the Securities Act; (ii) has not solicited offers for, or offered or sold, and will not solicit offers for, or offer or sell Notes by, any form of general solicitation or general advertising or in any manner involving a public offering; and (iii) shall inform each prospective purchaser of the Note or any beneficial interest therein of the restrictions on resale of the Note or beneficial interests therein under the Agreement.]

[ If the Investor is a "dealer" meeting the requirements of Section 144A(a)(1) (ii), replace paragraph 4 with the following:

4. The Investor (i) has not solicited offers for, or offered or sold, and will not solicit offers for, or offer and sell the Note or any beneficial interest therein, except to persons who it reasonably believes are "qualified institutional buyers" within the meaning of Rule 144A(a)(1) under the Securities Act; (ii) has not solicited offers for, or offered or sold, and will not solicit offers for, or offer or sell Notes by, any form of general solicitation or general advertising or in any manner involving a public offering; and (iii) shall inform each prospective purchaser of the Note or any beneficial interest therein of the restrictions on resale of the Note or beneficial interests therein under the Agreement]

5. The Investor understands that the Note is not registered under the Securities Act and that such registration is not legally required as of the date hereof; and the Investor further understands that the Note (a) is not being registered or otherwise qualified for sale under the "Blue Sky" laws and regulations of any state, (b) will not be listed in any stock or other securities exchange, (c) will not carry a rating from any rating service, and (d) will be delivered in a form which is not to be readily marketable.

6. The Investor understands that (a) the Note is a limited obligation of the City, payable solely from moneys on deposit in the [ ] Account (as defined in the Project Ordinance); (b) the Note does not constitute an indebtedness of the City within the meaning of any constitutional or statutory provision or limitation; (c) no holder of the Note will have the right to compel the exercise of any taxing power of the City for payment of the principal of, or interest premium, if any, on the Note; and (d) the Note does not and will not represent or constitute a general obligation or a pledge of the faith and credit of the City, the State of Illinois or any political subdivision thereof.

7. The Investor has read and considered the risk factors set forth in "Noteholder Risks" attached hereto.

8. The Investor has not relied upon the City for any information in connection with its acquisition of the Note. The Investor has either been supplied with or been given access to information, including financial statements and other financial information, to which a reasonable investor would attach significance in making investment decisions, and the Investor has had the opportunity to ask questions and receive answers from knowledgeable individuals concerning the Developer, the Project and the Note. The Investor is in possession of all the information and material necessary to evaluate the merits and risks of the acquisition of the Note.

9. The Investor has been furnished with and has examined the Agreement and other documents, certificates and the legal opinions delivered in connection with the issuance of the Note. The Investor acknowledges that neither the City nor the Developer has prepared an offering document with respect to the Note. The Investor has made its own inquiry and analysis with respect to the Note and material factors affecting the payment of the Note.

10. The Investor acknowledges that with respect to the Notes, the City has no obligation to provide any continuing disclosure to the Electronic Municipal Market Access System maintained by the Municipal Securities Rulemaking Board, any holder of the Note or any other person under Rule 15c2-12 of the Commission promulgated under the Securities Exchange Act of 1934 or otherwise, and shall have no liability with respect thereto.

11. The Investor understands that the City, the Developer, their respective counsel and Bond Counsel will rely upon the accuracy and truthfulness of the representations and warranties contained herein and hereby consents to such reliance.

Very truly yours,

\_\_\_\_\_],

a[\_\_\_\_\_]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

## NOTEHOLDER RISKS

*The purchase of or investment in the Note involves certain risks. Each prospective holder or purchaser of the Note, or any interest therein, should make an independent evaluation of the financial and business risks associated with holding or having an investment interest in the Note. Certain of these risks are set forth below. The following summary is not intended to be complete and does not purport to identify all possible risks that should be considered by prospective holders of the Note or any interests therein. Capitalized terms used herein have the meanings set forth in the Note.*

*All prospective holders of the Note are urged to consult with their financial adviser and legal counsel before acquiring the Note or any interest therein.*

### **Loss of Investment**

Investment in the Note involves a high degree of risk. It is suitable only for persons who are able to bear the economic risks of the investment, including total loss. No assurance can be provided that prospective holders of the Note will not lose their entire investment in the Note.

### **Lack of Liquidity**

The Note is suitable only for persons who have no need for liquidity. The transferability of the Note is restricted. The Note may only be transferred in the manner and subject to the limitations provided in the Redevelopment Agreement. Investors in the Note must be prepared to hold the Note until the maturity of the Note.

### **Reliance on Projections**

The City does not endorse projections of any kind from any source as to the sufficiency of available incremental taxes to pay principal and interest on the Note. Investor who rely on any such projections do so at their own risk.

The City's Office of Budget and Management ("OBM") produces five-year District Projection Reports for each TIF district in the City for the purpose of evaluating resources and project balances. This information, which is currently publicly available, is used by the OBM to determine how much funding has been committed and how much funding is available for potential projects. The reports and the projections including therein are not audited and do not represent a final accounting of funds. The reports are not prepared for investors or as a basis for making investment decisions with respect to any notes, bonds or other debt obligations of the City that are payable from available incremental taxes, including the Note. Prospective investors in Note are cautioned not to rely on any of the information contained in the District Projection Reports.

### **Limited Obligations**

THE NOTE IS A SPECIAL LIMITED OBLIGATION OF THE CITY PAYABLE SOLELY FROM THE AVAILABLE INCREMENTAL TAXES, AND SHALL BE A VALID CLAIM ONLY AGAINST SAID SOURCES. THE NOTE DOES NOT CONSTITUTE AN INDEBTEDNESS OR A LOAN AGAINST THE GENERAL TAXING POWERS OR CREDIT OF THE CITY, WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION. THE

NOTEHOLDER HAS NO RIGHT TO COMPEL ANY EXERCISE OF THE TAXING POWER OF THE CITY, THE STATE OF ILLINOIS OR ANY POLITICAL SUBDIVISION THEREOF TO PAY THE PRINCIPAL OR INTEREST OF THE NOTE.

There can be no assurance that Available Incremental Taxes will be sufficient for payment of amounts due and owing on the Note.

### **Limited Information**

The Note was issued to the Developer under the Redevelopment Agreement as part of a commercial transaction negotiated by the Developer and the City. [The Developer] engaged a [consultant] to deliver a [feasibility report][projection report] to the City in connection with the Project, which included certain information about the Project Area, the Project and historical and projected Available Incremental Taxes.] The report contained information as of its date only, and neither the Developer nor any other party have any obligation to update the report as of any subsequent date.

The City is under no continuing obligation to provide to any holder or prospective holder of the Note, or to post to EMMA or any website, any current or updated information with respect to the Project Area, the Project, the historical and projected Available Incremental Taxes or the Note. The City does not prepare or have readily available any current or updated information about the Project Area, the Project or the Available Incremental Taxes.

### **Unavailability of City Funds**

The City is not obligated to pay principal of or interest on the Note in any year in which there are inadequate Available Incremental Taxes. The City is obligated to pay the amount of any unpaid principal or accrued interest in any subsequent year but only to the extent of the Available Incremental Taxes for those subsequent years. If, on the maturity date of the Note, any outstanding unpaid principal or interest on the Note exists for any reason, including without limitation the inadequacy of Available Incremental Taxes, such outstanding principal and/or interest will be forgiven in full and the City will have no further obligation to pay such outstanding amount. In such event, there would be no further payments of principal or interest in respect of the Note.

### **Risk of Failure to Maintain Levels of Assessed Valuation**

There can be no assurance that the equalized assessed value of the Project property will remain the same throughout the term of the Note. Furthermore, the successful petition or application of any owner for the reduction of the assessed value of the Project property may cause the equalized assessed value of the Project Area to be less than the originally projected equalized assessed value of the property. If any time during the term of the Note the actual equalized assessed value is less than what was projected, the generation of Available Incremental Taxes for payment on the Note is likely to be significantly impaired.

### **Risk of Change in Available Incremental Taxes**

Prospective holders of the Note should carefully consider, among other factors, the risks associated with the ultimate generation of Available Incremental Taxes in the Project Area. These risks include, but are not limited to, the following:

1. Property tax rates are calculated by the County Clerk for numerous funds of a number of taxing districts that tax all or part of the property in the Project Area. A reduction in the tax levies by the affected taxing districts may have an adverse effect on the Available Incremental Taxes.

2. Further changes may be made in the real property tax system by the State of Illinois or Cook County. Such changes could include various property tax rollbacks, abatements, exemptions, changes in the ratio of assessment, or relief measures, limitations on the amount or percent of increase in tax levies by taxing districts, or other measures that would limit the tax levy amount that could be extended to the property within the Project Area and, consequently, the projected Available Incremental Taxes generated. For example, if Illinois adopted practices used in other states, the property tax system could be changed so that schools would be financed from a source other than property taxes. This type of change could have a significant adverse effect upon Available Incremental Taxes.

3. Cook County's methodology and procedures used to assess the value of property may be altered resulting in a potentially reduced or altered valuation in a particular year or succession of years.

4. Failure by Cook County to remit property taxes to the City on a timely basis could result in insufficient Available Incremental Taxes being available to pay principal of or interest on the Note when due.

FUTURE LEGISLATION, REGULATIONS, GOVERNMENTAL OR JUDICIAL INTERPRETATION OF REGULATIONS OR LEGISLATION OR PRACTICES AND PROCEDURES RELATED TO PROPERTY TAX ASSESSMENT, LEVY, COLLECTIONS OR DISTRIBUTION COULD HAVE A MATERIAL EFFECT ON THE CALCULATION OR AVAILABILITY OF AVAILABLE INCREMENTAL TAXES COLLECTED OR DISTRIBUTED.

### **Changes in Multiplier and Tax Rate**

The equalization factor annually determined by the Illinois Department of Revenue for properties located within Cook County (commonly referred to as the "multiplier") may vary substantially in future years. A decrease in the multiplier would reduce the equalized assessed value of the taxable real property in the Project Area and, therefore, the Available Incremental Taxes available to pay debt service on the Note. The future tax rates of the units of local government levying taxes in the Project Area either individually or on a composite basis, may differ from their historical levels. Any decrease in the composite tax rate of the governmental units would decrease the amount of Available Incremental Taxes available to pay debt service on the Note. Any decrease in the composite tax rate of the governmental units could occur in future years as a result of various factors, including, but not limited to, one or more of the following: (a) reduced governmental costs; (b) constitutional or statutory spending or tax rate limitations; or (c) governmental reorganization or consolidation.

### **Economic Risks Affecting Available Incremental Taxes**

Changing economic circumstances or events in the Project Area may result in reductions in Available Incremental Taxes available to pay debt service on the Note. Relocations of major property owners to sites outside the Project Area or sales of major properties to tax-exempt entities could reduce the assessed valuation of the Project Area. Substantial damage to or destruction of improvements within the Project Area could cause a material decline in assessed

valuation and impair the ability of the taxpayers in the Project Area to pay their respective portions of real estate taxes. There can be no assurance that the improvements in the Project Area are or will be insured under fire and extended coverage insurance policies, and, even if such insurance exists, the proceeds thereof will not be assigned as security for the payment of real estate taxes or to secure payment of the Note. In addition, any insurance proceeds may not be sufficient to repair or rebuild the improvements. The restoration of the improvements may be delayed by other factors, or the terms of then-applicable mortgage financing could require the application of insurance proceeds to the reduction of mortgage balances. Any of the foregoing circumstances could result in the assessed valuation of property in the Project Area remaining depressed for an unknown period of time and decrease the amount of Available Incremental Taxes available to pay debt service on The Note.

Results of operation of properties within the Project Area depend, in part, on sales, leases, rental rates and occupancy levels, which may be adversely affected by competition, suitability of the properties located in the Project Area in its local market, local unemployment, availability of transportation, neighborhood changes, crime levels in the Project Area, vandalism, rising operating costs and similar factors. Poor operating results of properties within the Project Area may cause delinquencies in the payment of real estate taxes, reduce assessed valuations and increase the risk of foreclosures. Successful petitions by taxpayers to reduce their assessed valuations could adversely affect available incremental Taxes available for payment of the Note.

#### **Failure to Sell or Lease Property**

At the time the Note was issued, the redevelopment plan called for the Developer [to sell/lease to commercial or industrial enterprises/retailers] prior to completion of the Project. The slowdown, stoppage or failure of the Developer to complete the Project and to successfully sell/lease the Project could delay or reduce the amount of Available Incremental Taxes generated in the Project Area. Such delay or reduction could lead to a default in payments of the principal of, and interest on, the Note.

#### **Reliance on Primary Taxpayers**

If one or only a few property owners within the Project Area are responsible for generating a substantial amount of the Available Incremental Taxes, the generation of Available Incremental Taxes could be significantly adversely affected if such owner or owners and/or their tenants discontinue or curtail their businesses, terminate or default on their leases and substitutes or replacements cannot be found or located on a timely basis.

#### **Force Majeure Conditions**

Riots, civil disturbances, vandalism, fires, and natural disasters or other "Acts of God" affecting the conditions and viability of the Project Area may reduce or eliminate the receipt of Available Incremental Property.

#### **Contiguous Project Areas**

The Project Area is contiguous with other redevelopment areas designated by the City pursuant to the TIF Act and may become contiguous with others. The TIF Act allows the City to expend incremental taxes collected from the Project Area which are in excess of the amounts required in each year to pay and secure obligations issued and project costs incurred with

respect to the Project Area to pay for costs eligible for payment under the TIF Act which are incurred in such contiguous areas. In the event Incremental Taxes from the Project Area in excess of Available Incremental Taxes and the amounts required to (i) pay principal and interest coming due on the Note in any year and (ii) be deposited in other funds and accounts maintained under the Redevelopment Agreement are allocated to a contiguous project redevelopment area, such excess incremental taxes will not be available to remedy any future failure to pay principal of and interest on the Note.

### **Risk of Delay in Payment of Available Incremental Taxes**

The failure of current or future owners of property in the Project Area to remit property taxes to the City when due or the failure of the City to timely remit Available Incremental Taxes to the Noteholder could result in insufficient Available Incremental Taxes being available to pay principal of or interest on the Note when due.

### **Delays in Exercising Remedies**

The enforceability of the Note is subject to applicable bankruptcy laws, equitable principles affecting the enforcement of creditors' rights generally and of liens securing such rights, and the police powers of the State of Illinois and its political subdivisions. Because of delays inherent in obtaining judicial remedies, it should not be assumed that these remedies could be accomplished rapidly.

Remedies available to holder of the Note may be limited by a variety of factors and may be inadequate to assure the timely payment of principal of and interest on the Note, or to preserve the tax-exempt status of The Note. The Note is not subject to acceleration due to payment default. Lack of remedies may entail risks of delay, limitation, or modification of the rights of the holders of the Note. Judicial remedies, such as foreclosure and enforcement of covenants, are subject to exercise of judicial discretion.

### **Risk of Transferee Becoming a Debtor in Bankruptcy**

If a transferee of the Note were to become a debtor under the United States Bankruptcy Code or applicable state laws, a creditor or trustee in bankruptcy of the transferee might argue that the sale of the Note by the transferee constituted a fraudulent conveyance or a pledge of the Note rather than a sale. If such positions were accepted by a court, then delays in principal and interest payments to holder the Note could occur or reductions in the amounts of such payments could result. Additionally, if the transfer of the Note is re-characterized as a pledge, then a tax lien, governmental lien or other lien created by operation of law on the property of the transferee could have priority over the holder's interest in the Note.

### **Loss of Tax Exemption**

Interest on the Note could become includible in gross income for federal income tax purposes retroactive to the date of issuance of the Note as a result of a failure of the City to comply with certain provisions of the Internal Revenue Code of 1986, as amended (the "Code"). An event of taxability does not trigger a mandatory redemption of the Note, and the Note will remain outstanding to maturity or until redeemed.

THE ABOVE IS NOT INTENDED TO BE A COMPREHENSIVE DISCUSSION OF ALL POTENTIAL RISKS ASSOCIATED WITH THE NOTE. \* \* \* \* \*

CITY OF CHICAGO, ILLINOIS  
NORTH PULLMAN  
REDEVELOPMENT PROJECT

FINANCIAL REPORT

DECEMBER 31, 2016



CITY OF CHICAGO, ILLINOIS  
NORTH PULLMAN REDEVELOPMENT PROJECT

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INDEPENDENT AUDITOR'S REPORT

The Honorable Rahm Emanuel, Mayor  
Members of the City Council  
City of Chicago, Illinois

We have audited the accompanying financial statements of the North Pullman Redevelopment Project of the City of Chicago, Illinois, as of and for the year ended December 31, 2016, and the related notes to the financial statements, which collectively comprise the Project's basic financial statements as listed in the table of contents.

The financial statements present only the North Pullman Redevelopment Project and do not purport to, and do not present fairly the financial position of the City of Chicago, Illinois, as of December 31, 2016, and the changes in its financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

**Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the North Pullman Redevelopment Project of the City of Chicago, Illinois, as of December 31, 2016, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## Other Matters

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3-5 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Other Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the basic financial statements. The Schedule of Expenditures by Statutory Code is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, such information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

*Beneley and Kiener, L.L.P.*  
Certified Public Accountants

June 26, 2017

CITY OF CHICAGO, ILLINOIS  
NORTH PULLMAN REDEVELOPMENT PROJECT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
(UNAUDITED)

As management of the North Pullman Tax Increment Redevelopment Project Area (Project), we offer the readers of the Project's financial statements this narrative overview and analysis of the Project's financial performance for the year ended December 31, 2016. Please read it in conjunction with the Project's financial statements, which follow this section.

*Overview of the Financial Statements*

This discussion and analysis is intended to serve as an introduction to the Project's basic financial statements. The Project's basic financial statements include three components: 1) government-wide financial statements, 2) governmental fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information concerning the Project's expenditures by statutory code.

*Basic Financial Statements*

The basic financial statements include two kinds of financial statements that present different views of the Project – the *Government-Wide Financial Statements* and the *Governmental Fund Financial Statements*. These financial statements also include the notes to the financial statements that explain some of the information in the financial statements and provide more detail.

*Government-Wide Financial Statements*

The governmental-wide financial statements provide both long-term and short-term information about the Project's financial status and use accounting methods similar to those used by private-sector companies. The statement of net position includes all of the project's assets and liabilities. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid. The two government-wide statements report the Project's net position and how they have changed. Net position – the difference between the Project's assets and liabilities – is one way to measure the Project's financial health, or position.

*Governmental Fund Financial Statements*

The governmental fund financial statements provide more detailed information about the Project's significant funds – not the Project as a whole. Governmental funds focus on: 1) how cash and other financial assets can readily be converted to cash flows and 2) the year-end balances that are available for spending. Consequently, the governmental fund statements provide a detailed short-term view that helps determine whether there are more financial resources that can be spent in the near future to finance the Project. Because this information does not encompass the additional long-term focus of the government-wide statements, we provide additional information at the bottom of the statements to explain the relationship (or differences) between them.

CITY OF CHICAGO, ILLINOIS  
NORTH PULLMAN REDEVELOPMENT PROJECT

MANAGEMENT'S DISCUSSION AND ANALYSIS  
(UNAUDITED)  
(Continued)

*Notes to the Financial Statements*

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and governmental fund financial statements. The notes to the financial statements follow the basic financial statements.

*Other Supplementary Information*

In addition to the basic financial statements and accompanying notes, this report also presents a schedule of expenditures by statutory code. This supplementary information follows the notes to the financial statements.

*Condensed Comparative Financial Statements*

The condensed comparative financial statements are presented on the following page.

*Analysis of Overall Financial Position and Results of Operations*

Property tax revenue for the Project was \$988,707 for the year. This was a decrease of 39 percent over the prior year. The change in net position (including other financing sources) produced a decrease in net position of \$38,481. The Project's net position decreased by 2 percent from the prior year making available \$2,498,146 of funding to be provided for purposes of future redevelopment in the Project's designated area. Expenses decreased this year due to the Project's formulation of a redevelopment plan or necessary funding was not substantially complete or available.

CITY OF CHICAGO, ILLINOIS  
NORTH PULLMAN REDEVELOPMENT PROJECT

MANAGEMENT'S DISCUSSION AND ANALYSIS  
(UNAUDITED)  
(Concluded)

Government-Wide

	<u>2016</u>	<u>2015</u>	<u>Change</u>	<u>% Change</u>
Total assets	\$ 2,843,685	\$ 2,773,465	\$ 70,220	3%
Total liabilities	<u>345,539</u>	<u>236,838</u>	<u>108,701</u>	46%
Total net position	<u>\$ 2,498,146</u>	<u>\$ 2,536,627</u>	<u>\$ (38,481)</u>	-2%
Total revenues	\$ 988,581	\$ 1,638,931	\$ (650,350)	-40%
Total expenses	<u>2,077,062</u>	<u>4,228,636</u>	<u>(2,151,574)</u>	-51%
Other financing sources	<u>1,050,000</u>	<u>750,000</u>	<u>300,000</u>	40%
Changes in net position	<u>(38,481)</u>	<u>(1,839,705)</u>	<u>1,801,224</u>	98%
Ending net position	<u>\$ 2,498,146</u>	<u>\$ 2,536,627</u>	<u>\$ (38,481)</u>	-2%

CITY OF CHICAGO, ILLINOIS  
NORTH PULLMAN REDEVELOPMENT PROJECT

STATEMENT OF NET POSITION AND  
GOVERNMENTAL FUND BALANCE SHEET  
DECEMBER 31, 2016

<u>ASSETS</u>	<u>Governmental Fund</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
Cash and investments	\$ 1,782,238	\$ -	\$ 1,782,238
Property taxes receivable	1,029,990	-	1,029,990
Accrued interest receivable	31,457	-	31,457
Total assets	<u>\$ 2,843,685</u>	<u>\$ -</u>	<u>\$ 2,843,685</u>
<u>LIABILITIES AND DEFERRED INFLOWS</u>			
Vouchers payable	\$ 324,903	\$ -	\$ 324,903
Due to other City funds	20,636	-	20,636
Total liabilities	<u>345,539</u>	<u>-</u>	<u>345,539</u>
Deferred inflows	<u>702,565</u>	<u>(702,565)</u>	<u>-</u>
<u>FUND BALANCE/NET POSITION</u>			
Fund balance:			
Restricted for future redevelopment project costs	<u>1,795,581</u>	<u>(1,795,581)</u>	<u>-</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 2,843,685</u>		
Net position:			
Restricted for future redevelopment project costs		<u>2,498,146</u>	<u>2,498,146</u>
Total net position		<u>\$ 2,498,146</u>	<u>\$ 2,498,146</u>

Amounts reported for governmental activities in the statement of net position are different because:

Total fund balance - governmental fund	\$ 1,795,581
Property tax revenue is recognized in the period for which levied rather than when "available". A portion of the deferred property tax revenue is not available.	<u>702,565</u>
Total net position - governmental activities	<u>\$ 2,498,146</u>

The accompanying notes are an integral part of the financial statements.

CITY OF CHICAGO, ILLINOIS  
NORTH PULLMAN REDEVELOPMENT PROJECT

STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE  
FOR THE YEAR ENDED DECEMBER 31, 2016

	<u>Governmental Fund</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
Revenues:			
Property tax	\$ 1,296,036	\$ (307,329)	\$ 988,707
Interest income (loss)	(126)	-	(126)
Total revenues	1,295,910	(307,329)	988,581
Expenditures/expenses:			
Economic development projects	2,077,062	-	2,077,062
Excess of expenditures over revenues	(781,152)	(307,329)	(1,088,481)
Other financing sources:			
Operating transfers in (Note 2)	1,050,000	-	1,050,000
Excess of revenues and other financing sources over expenditures	268,848	(268,848)	-
Change in net position	-	(38,481)	(38,481)
Fund balance/net position:			
Beginning of year	1,526,733	1,009,894	2,536,627
End of year	<u>\$ 1,795,581</u>	<u>\$ 702,565</u>	<u>\$ 2,498,146</u>

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balance - governmental fund	\$ 268,848
Property tax revenue is recognized in the period for which levied rather than when "available". A portion of the deferred property tax revenue is not available.	<u>(307,329)</u>
Change in net position - governmental activities	<u>\$ (38,481)</u>

The accompanying notes are an integral part of the financial statements.



CITY OF CHICAGO, ILLINOIS  
NORTH PULLMAN REDEVELOPMENT PROJECT

NOTES TO FINANCIAL STATEMENTS

Note 1 – Summary of Significant Accounting Policies

(a) *Reporting Entity*

In June 2009, the City of Chicago (City) established the North Pullman Tax Increment Redevelopment Project Area (Project). The area has been established to finance improvements, leverage private investment and create and retain jobs. The Project is accounted for within the special revenue funds of the City.

(b) *Government-Wide and Fund Financial Statements*

The accompanying financial statements of the Project have been prepared in conformity with generally accepted accounting principles as prescribed by the Government Accounting Standards Board (GASB). GASB Statement No. 72, *Fair Value Measurement and Application* ("GASB 72"), addresses accounting and financial reporting issues related to fair value measurements. GASB 72 was implemented by the City beginning with its year ending December 31, 2016. This Statement provides guidance for determining a fair value measurement for financial reporting purposes and the related disclosures. This Statement requires a government to use valuation techniques that are appropriate under the circumstances and for which sufficient data are available to measure fair value. This Statement establishes a hierarchy of inputs to valuation techniques used to measure fair value. This Statement also requires disclosures to be made about fair value measurements, the level of fair value hierarchy and valuation techniques.

GASB Statement No. 77, *Tax Abatement Disclosures* ("GASB 77"), requires governments that enter into tax abatement agreements to disclose: (1) brief descriptive information concerning the agreement; (2) the gross dollar amount of taxes abated during the period; and (3) commitments made by government, other than to abate taxes, that are part of the tax abatement agreement. GASB 77 was implemented by the City beginning with its year ending December 31, 2016 (see Note 3).

(c) *Measurement Focus, Basis of Accounting and Financial Statements Presentation*

The government-wide financial statements are reported using the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

The governmental fund financial statements are prepared on the *modified accrual basis of accounting* with only current assets and liabilities included on the balance sheet. Under *the modified accrual basis of accounting*, revenues are recorded when susceptible to accrual, i.e., both measurable and available to finance expenditures of the current period. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Property taxes are susceptible to accrual and recognized as a receivable in the year levied. Revenue recognition is deferred unless the taxes are received within 60 days subsequent to year-end. Expenditures are recorded when the liability is incurred.

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in government-wide financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. The City has elected not to follow subsequent private-sector guidance.

CITY OF CHICAGO, ILLINOIS  
NORTH PULLMAN REDEVELOPMENT PROJECT

NOTES TO FINANCIAL STATEMENTS  
(Continued)

Note 1 – Summary of Significant Accounting Policies (Continued)

(c) *Measurement Focus, Basis of Accounting and Financial Statements Presentation (Concluded)*

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Accordingly, actual results could differ from these estimates.

(d) *Assets, Liabilities and Net Position*

*Cash and Investments*

Cash being held by the City is generally deposited with the City Treasurer as required by the Municipal Code of Chicago. The City Comptroller issues warrants for authorized City expenditures which represent a claim for payment when presented to the City Treasurer. Payment for all City warrants clearing is made by checks drawn on the City's various operating bank accounts.

The City Treasurer and City Comptroller share responsibility for investing in authorized investments. Interest earned and fair market value adjustments on pooled investments are allocated to participating funds based on their average combined cash and investment balances. Since investment income is derived from pooled investments, the fair value measurement and fair value hierarchy disclosures of the newly adopted GASB 72 will not be separately presented in a note disclosure.

The City values its investments at fair value or amortized cost. U.S. Government securities purchased at a price other than par with a maturity of less than one year are recognized at amortized cost. In 2016, due to fair value adjustments, investment income is showing a loss.

*Deferred Inflows*

Deferred inflows represent deferred property tax revenue amounts to be recognized as revenue in future years in the governmental fund financial statements.

*Capital Assets*

Capital assets are not capitalized in the governmental fund but, instead, are charged as current expenditures when purchased. The Government-wide financial statements (i.e., the statement of net position and the statement of changes in net position) of the City includes the capital assets and related depreciation, if any, of the Project in which ownership of the capital asset will remain with the City (i.e. infrastructure, or municipal building). All other construction will be expensed in both the government-wide financial statements and the governmental fund as the City nor Project will retain the right of ownership.

CITY OF CHICAGO, ILLINOIS  
NORTH PULLMAN REDEVELOPMENT PROJECT

NOTES TO FINANCIAL STATEMENTS  
(Concluded)

Note 1 – Summary of Significant Accounting Policies (Concluded)

(e) *Stewardship, Compliance and Accountability*

*Illinois Tax Increment Redevelopment Allocation Act Compliance*

The Project's expenditures include reimbursements for various eligible costs as described in subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act and the Redevelopment Agreement relating specifically to the Project. Eligible costs include but are not limited to survey, property assembly, rehabilitation, public infrastructure, financing and relocation costs.

*Reimbursements*

Reimbursements, if any, are made to the developer for project costs, as public improvements are completed and pass City inspection. Refer to Note 3 for reimbursements paid to the developer.

Note 2 – Operating Transfers In

During 2016, in accordance with State statutes, the Project received \$550,000 from the contiguous Lake Calumet Area Industrial Redevelopment Project to fund the redevelopment agreement with Chicago Neighborhood Initiatives Inc. for their development located near 111th/Ellis Avenue. In addition, the Project received \$500,000 from the contiguous Roseland/Michigan Redevelopment Project to fund the redevelopment agreement with Chicago Neighborhood Initiatives Inc. for their Whole Foods development located near 107th/Doty Avenue.

Note 3 – Tax Abatement Payments

Under the terms of the redevelopment agreements, the Project paid the developers \$1,608,934 during the year ended December 31, 2016.

Note 4 – Commitments

The City has pledged certain amounts solely from available excess incremental taxes to provide financial assistance to a developer under the terms of a redevelopment agreement for the purpose of paying costs of certain eligible redevelopment project costs.

As of December 31, 2016, the Project has entered into contracts for approximately \$153,000 for services and construction projects.

SUPPLEMENTARY INFORMATION

CITY OF CHICAGO, ILLINOIS  
NORTH PULLMAN REDEVELOPMENT PROJECT

SCHEDULE OF EXPENDITURES BY STATUTORY CODE

Code Description

Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, marketing	\$ 23,225
Costs of property assembly, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land	1,608,934
Costs of job training and retraining projects	<u>444,903</u>
	<u>\$ 2,077,062</u>



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INDEPENDENT AUDITOR'S REPORT

The Honorable Rahm Emanuel, Mayor  
Members of the City Council  
City of Chicago, Illinois

We have audited, in accordance with auditing standards generally accepted in the United States of America, the financial statements of North Pullman Redevelopment Project of the City of Chicago, Illinois, which comprise the statement of net position and governmental fund balance sheet as of December 31, 2016, and the related statement of activities and governmental fund revenues, expenditures and changes in fund balance for the year then ended, and the related notes to the financial statements, and we have issued our report thereon dated June 26, 2017.

In connection with our audit, nothing came to our attention that caused us to believe that the Project failed to comply with the regulatory provisions in Subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Allocation Redevelopment Act and Subsection (o) of Section 11-74.6-10 of the Illinois Industrial Jobs Recovery Law as they relate to the eligibility for costs incurred incidental to the implementation of the North Pullman Redevelopment Project of the City of Chicago, Illinois.

However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the Project's noncompliance with the above referenced regulatory provisions, insofar as they relate to accounting matters.

This report is intended for the information of the City of Chicago's management. However, this report is a matter of public record, and its distribution is not limited.

*Bansley and Kiener, L.L.P.*

Certified Public Accountants

June 26, 2017