

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

CERTIFICATE

I, Jennifer Rampke, the duly authorized, qualified and Executive Secretary of the **Community Development Commission of the City of Chicago**, and the custodian of the records thereof, do hereby certify that I have compared the attached copy of a Resolution adopted by the **Community Development Commission of the City of Chicago** at a Regular Meeting Held on the 9th Day of November 2004 with the original resolution adopted at said meeting and recorded in the minutes of the Commission, and do hereby certify that said copy is a true, correct and complete transcript of said Resolution.

Dated this 9th Day of November 2004


EXECUTIVE SECRETARY
Jennifer Rampke

**COMMUNITY DEVELOPMENT COMMISSION
OF THE
CITY OF CHICAGO**

RESOLUTION NO. 04- CDC -100

**AUTHORITY TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH
SENIOR LIFESTYLE MANAGEMENT LLC
WITHIN THE
READ DUNNING TIF REDEVELOPMENT PROJECT AREA,**

AND

**TO RECOMMEND TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
THE DESIGNATION OF
SENIOR LIFESTYLE CORPORATION
AS THE DEVELOPER**

WHEREAS, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council (the City Council referred to herein collectively with the Mayor as the "Corporate Authorities") as codified in Section 2-124 of the City's Municipal Code; and

WHEREAS, the Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.), (as amended from time to time, the "Act"); and

WHEREAS, the City Council, upon the Commission's recommendation pursuant to Resolution 99-CDC-245 and pursuant to the Act, enacted three ordinances on January 11, 1991 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Read Dunning Redevelopment Project Area (the "Area"), designated the Area as a redevelopment project area and adopted tax increment allocation financing for the Area. The street boundaries of the Area are described on Exhibit A hereto; and

WHEREAS, Senior Lifestyle Corporation (the "Developer"), has presented to the City's Department of Planning and Development ("DPD") a proposal for redevelopment of the

Area or a portion thereof that is in compliance with the Plan, consisting of the construction of three residential buildings for seniors; one six story apartment building with 133 units and two four story properties each with 36 condominium units (the "Project"); and

WHEREAS, DPD requests that the Commission recommend to City Council that the Developer be designated as the developer for the Project and that DPD be authorized to negotiate, execute and deliver a redevelopment agreement with the Developer for the Project; now, therefore,

BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO:

- Section 1. The above recitals are incorporated herein and made a part hereof.
- Section 2. The Commission hereby recommends to City Council that the Developer be designated as the developer for the Project and that DPD be authorized to negotiate, execute and deliver on the City's behalf a redevelopment agreement with the Developer for the Project.
- Section 3. If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this resolution.
- Section 4. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.
- Section 5. This resolution shall be effective as of the date of its adoption.
- Section 6. A certified copy of this resolution shall be transmitted to the City Council.

ADOPTED: November 9, 2007

Attachment: Exhibit A, Street Boundary Description

CITY OF CHICAGO
Community Development Commission
Department of Planning & Development
November 9, 2004

SUMMARY SHEET
Autumn Green at Wright Campus
Read Dunning Tax Increment Financing Redevelopment Project Area

Action

- Requested:** (1) Authorize the Department of Planning & Development ("DPD") to negotiate a redevelopment agreement with, Senior Lifestyle Corporation (the "Developer") within the Read Dunning Tax Increment Financing Redevelopment Project Area (the "Area") and
- (2) Recommend to the City Council of the City of Chicago (the "City") the designation of the Senior Lifestyle Corporation as the Developer.

Project:

The proposed senior housing development consists of three properties. One, six-story building will contain 133 apartments. Two, four-story buildings will contain 36 residential condominium units each. Seniors 62 years old and over are eligible for the rental units. Seniors 55 years old and above are eligible to purchase the condominium units.

The TIF Financing proposed will subsidize the 133-unit apartment development only. 20% of the apartments will be set aside for residents whose income is 60% of AMI. 80% of the apartments will serve residents of moderate-income tenants whose income is at or below 120% AMI.

The rental building will contain 10,000sq.ft of community space including a dining room, lounge, library, fitness room and activity room. Rent will include onsite meal service, housekeeping, planned activities and planned transportation. Those residents purchasing a condominium will be able to utilize the community areas of the rental building unit will have the option of purchasing services which are standard for residents of the apartment building.

The buildings will be constructed of masonry and stone. All elevations will be constructed with quality materials. There is a total of 175 parking spaces. The condominium units each have one parking space per unit; 1:1 per unit. The apartment building has 42 spaces; .3:1 per unit.

The total project cost of the apartment development is \$22,195,805. The total project cost for the entire development is \$39,835,605. Construction is scheduled to commence February 2005. Construction completion is scheduled for January 2007.

Location: The project will be located at the southeast corner of Oak Park Avenue and Forest Preserve Drive within the Read Dunning TIF. The site is currently occupied by a day school; New Horizons Center for the disabled. New Horizons is selling 4.68 acres of its 8 acres site to Senior Life Style Corporation. New Horizons will be constructing a new school east of the Senior Housing Development. The two projects are part of PD# 561 which was approved by Plan Commission March 2004.

Total Costs: \$22,195,805
(total cost of subsidized apartment development, approximately \$164 sq.ft.)

Site Area: 4.68 acres

Developer: Senior Lifestyle Corporation
Senior Lifestyle Corporation is a Chicago based developer of high quality senior housing communities. Senior Lifestyle has developed 15 similar projects within Chicago in communities all over the city, including South Shore, Ravenswood Manor, Belmont/Cragin, Central Station, and Gage Park. They currently operate more than 4,500 residential units throughout the country. Recently they began construction of Autumn Green of Midway Village at 67th and Cicero, which has 126 units.

Assistance: \$2,946,00 TIF Financing
13% of the apartment development project cost

Ward & Alderman: 38th Ward, Alderman Thomas Allen

Issues: None

Public Benefits:

- The Development will enable New Horizons to construct its new school by providing the funding from the sales proceeds.
- Affordable Apartments for seniors: 20% of the apartments will be set aside for residents whose income is 60% AMI or less. The remaining apartments will be available to seniors with a moderate income.
- Green Elements: The project will have a 25% green roof
- 10 new full time jobs and five new part time jobs will be created

MBE\WBE: The Developer will comply or surpass the City's MBE\WBE requirements.

**Community
Outreach:**

Senior Lifestyle Corporation was present at Alderman Allen's State of the Ward meeting hosted by the Austin Irving Community Council in the summer. They answered questions the community had regarding the project. The community supports the project.

STAFF REPORT
Autumn Green at Wright Campus
Read Dunning TIF Redevelopment Project Area

MS. CHAIRMAN AND MEMBERS OF THE COMMISSION:

The Resolution before you requests that the Community Development Commission take the following actions:

- (1) Recommend to the City Council of the City of Chicago the designation of Senior Lifestyle Corporation as the Developer of the property at the northeast corner of Oak Park and Forest Preserve Drive and;
- (2) Authorize the Department of Planning and Development to negotiate, execute and deliver on the City's behalf a redevelopment agreement with the Developer for the Project.

Purpose of Resolution

- (2) To provide Tax Increment Financing assistance for the redevelopment of the northeast corner of Oak Park and Forest Preserve Drive

Background

Approximately one year ago Alderman Allen approached Senior Lifestyle Corporation and asked them to consider a development on this site.

The site is currently owned and occupied by New Horizons Center for the Developmentally Disabled who are in need of a new facility. New Horizons is currently operating out of a facility that was once three single family homes. The current facility is inadequate for the students who are severely physically handicapped. For example it is difficult for two students, in wheel chairs, with their aids to move through the hallways at the same time.

New Horizons owns the 8 acres where they currently reside. New Horizons is selling 4.68 acres to Senior Lifestyle Corporation. The proceeds from the sale will provide the funding for New Horizons to build their new facility on the remainder of the site. New Horizons is depending on the subject land sale to generate the needed funds for the development.

New Horizons Center for the disabled will construct a new 30,000 square foot school to replace its existing facility. New Horizons serves 60 children and 14 adults with severe disabilities. There is a one to one ratio of teachers to students.

The facility will contain classrooms, physical therapy rooms, offices, occupational and independent living skill facilities, a kitchen and group dining room, support spaces and active open space.

Developer

Senior Lifestyle is a Chicago based developer of high quality senior housing communities. Senior

Lifestyle currently operates more than 4,500 residential units throughout the country. They have developed 15 similar projects within Chicago in communities all over the city, including South Shore, Ravenswood Manor, Belmont/Cragin, Central Station, and Gage Park. Recently they began construction of Autumn Green of Midway Village at 67th and Cicero, which has 126 units. CDC approved TIF Financing for the Autumn Green of Midway Village in August 2003.

Development Project

The proposed senior housing development consists of three properties. One, six-story building will contain 133 apartments. Two, four-story buildings will contain 36 residential condominium units each. Seniors 62 years old and over are eligible for the rental units. Seniors 55 years old and above are eligible to purchase the condominium units.

The TIF Financing proposed will subsidize the 133 unit apartment development. 20% of the apartments will be set aside for residents whose income is 60% of AMI. 80% of the apartments will serve residents of moderate-income 80%-120% AMI.

The rental building will contain 10,000sq.ft of community space including a dining room, lounge, library, fitness room and activity room. Rent will include onsite meal service, housekeeping, planned activities and planned transportation. Those residents purchasing a condominium will be able to utilize the community areas of the rental building unit will have the option of purchasing services which are standard for residents of the apartment building.

The buildings will be constructed of masonry and stone. All elevations will be constructed with quality materials. There is a total of 175 parking spaces. There are 42 spaces for the senior apartments; the ratio for the development is .3:1. There are 72 spaces for the condominium units a ratio of 1:1.

Construction is scheduled to commence February 2005. New Horizons will begin construction on their new school first. When construction of the school is complete, Senior Lifestyle will begin construction of the senior housing buildings.

New Horizons is being developed independently of the senior development. However, Senior Lifestyle Corporation will landscape the entire eight acres creating a campus like setting. There will be a large active open space in the center of the three senior buildings. Construction completion is scheduled for January 2007.

Development Information

Senior Apartments

Unit Type	Number of Units	Square Feet (est.)	Average Monthly Fee
1BR (afford.@ 60%)	27	620	\$848 + \$562 services
1BR	66	620	\$1,813
2BR	25	825	\$2,438
2BR	15	865	\$2,459

Market rate condominiums for seniors
(non subsidized)

Unit Style	Number of Units	Number of Bedrooms	Number of bathrooms	Sq. Ft.	Average Sales Price	Dollars per Square Foot
A	6	1	1	801	\$192,100	\$240
B	12	2	1	1,169	\$266,500	\$230
C	24	2	2	1,283	\$292,500	\$228
D	12	2	1	1,016	\$230,600	\$227
E	6	1	1	944	\$205,800	\$218
F	1	1	1	881	\$192,100	\$218
F	5	1	1	881	\$192,100	\$218
G	2	1	1	938	\$204,500	\$218
G	4	1	1	938	\$204,500	\$218

Deal Structure/Financial Assistance

The Department of Planning and Development proposes \$2,946,000 in TIF assistance, which is approximately 13% of the Total Project Costs for the apartment building development. The developer is providing 27 affordable rental units at 60% AMI which is 20% of the total rental units. The TIF assistance will help subsidize the reduced rents.

Quality construction materials and the addition of a green roof increased the overall cost of the development.

The TIF assistance will be provided in two forms of payment:

1) Upfront funding in the amount of \$1,473,000 during the 12 month construction period. A Letter of Credit will be provided by the Developer for this amount and will expire upon issuance of the Certificate of Completion of the project. These funds will come from funds available in the Read/Dunning TIF.

2) A Taxable TIF Note for \$1,473,000 that would be issued at completion. This note would be paid based on 90% of the increment for the rental and condominium developments.

Because of the costs associated with developing this site and the lowered rents for the affordable units it is unlikely that, without TIF assistance, the Developer would be able to include affordable units as part of this overall project.

Following are the Sources and Uses for the Rental Building.

Sources and Uses of Funds

Sources

Equity	\$4,946,805	22%
First Mortgage/Construction Loan	\$14,303,000	64%
TIF	\$2,946,000	13%

Total Sources \$22,195,805

Uses

Land Acquisition and Preparation

Land Acquisition	\$1,700,000	\$12.57 / SqFt
Demolition/Site Demo	\$35,000	\$1.36 / SqFt
Earthwork/Grading	\$150,000	
Utility Hookups	\$267,165	
Parking Areas/Private Streets	\$250,000	
On-Site Improvement/Landscaping	\$375,000	
Off-Site Public Improvements	\$100,000	
Other (Carry Costs)	\$191,250	
<u>Subtotal</u>	\$3,068,415	\$22.69 / SqFt

Hard Costs

Building Construction / Rehab	\$13,313,253	
General Conditions	\$567,507	
General Contractor Overhead/Profit	\$478,532	
Other (Insurance)	\$201,143	
<u>Subtotal</u>	\$14,560,435	\$109.28/SqFt

Soft Costs

Environmental Studies (.01%)	\$2,000	
Construction Period Taxes/Insurance (1%)	\$130,400	
Professional Fees (2%)	\$375,500	
Financing Fees (1%)	\$264,190	
Marketing/Leasing Fees & Commissions(1%)	\$228,763	
Reserve Accounts (5%)	\$1,035,000	
Developer Fees (4%)	\$875,000	
Project Contingency (3%)	\$645,000	
Other Soft Costs (5%)	\$1,011,102	
<u>Subtotal</u>	\$4,566,955	

Total Uses \$22,195,805

Conformance with Plan

The proposed redevelopment is in conformance with the land use goals and objectives of the Read Dunning Tax Increment Financing Redevelopment Project and Plan (the "Plan"). The Plan proposes residential on this site.

Community Outreach

Senior Lifestyle Corporation was present at Alderman Allen's State of the Ward meeting hosted by the Austin Irving Community Council in the summer. They answered questions the community had regarding the project. The community supports the project

Public Benefits

There will be several public benefits as a result of the subject development. 20% of the apartments in the development will be set aside for seniors whose income is 60% AMI. The remainder of apartments will be available to seniors of moderate income. 25% of the roof on the senior building will be covered with a green roof. In addition to affordable rents residents of the development will have access support services.

The sale of land from New Horizons to Senior Lifestyle will enable New Horizons to construct their new school.

Additionally, once completed the senior housing development will create 10 new full time jobs and five new part time jobs.

Affordable Housing

Affordable Apartments for seniors: 20% of the apartments will be set aside for residents whose income is 60% AMI or less. The remaining apartments will be available to seniors with a moderate income.

Building Green Initiative

The project will have a 25% green roof

Prevailing Wage, MBE/WBE, City Residency

The developer has agreed to comply with all City ordinances regarding Prevailing Wage, MBE/WBE and City Residency. They have sent letters to several local MBE/WBE associations to make them aware of the opportunity to participate in this development.

MOWD

The developer will work with the Mayors Office of Work Force Development to try and match Chicago residents with available jobs that will be generated as a result of the development.

Recommendations

- (3) The Department of Planning & Development recommends that the Community Development Commission authorize DPD to negotiate a redevelopment agreement with Senior Lifestyle Corporation for the use of tax increment financing incremental tax revenues for the redevelopment of the property located on the northeast corner of Oak Park and Forest Preserve Drive. DPD also requests that you recommend to the City Council of the City of Chicago the designation of Senior Lifestyle Corporation LLC as the Developer for this project.

TERM SHEET

The 4.68 acre project site is located on the southeast corner of Oak Park Avenue and Forest Preserve Drive and is located in the Read Dunning Tax Increment Financing Redevelopment Project Area.

The Developer Seniorlifestyle Corporation intends to improve the site with three buildings for seniors.

The City, through the Department of Planning and Development (DPD), intends to reimburse the Developer for TIF-eligible costs for the lesser of \$ 2,946,000 or 13 % of total project budget, estimated at \$22,195,805. \$1,473,000 would be funded during the first 12 months of construction. \$1,473,000 will be funded through a TIF developer note to be repaid from increment generated by the project PINs or the TIF area.

Sources and Uses of Funds

Sources

Equity	\$4,946,805	22%
First Mortgage/Construction Loan	\$14,303,000	64%
TIF	\$2,946,000	13%

Total Sources \$22,195,805

Uses

Land Acquisition and Preparation

Land Acquisition	\$1,700,000	\$12.57 / SqFt
Demolition/Site Demo	\$35,000	\$1.36 / SqFt
Earthwork/Grading	\$150,000	
Utility Hookups	\$267,165	
Parking Areas/Private Streets	\$250,000	
On-Site Improvement/Landscaping	\$375,000	
Off-Site Public Improvements	\$100,000	
Other (Carry Costs)	\$191,250	
<u>Subtotal</u>	\$3,068,415	\$22.69 / SqFt

Hard Costs

Building Construction / Rehab	\$13,313,253	
General Conditions	\$567,507	
General Contractor Overhead/Profit	\$478,532	
Other (Insurance)	\$201,143	
<u>Subtotal</u>	\$14,560,435	\$109.28/SqFt

Soft Costs	
Environmental Studies (.01%)	\$2,000
Construction Period Taxes/Insurance (1%)	\$130,400
Professional Fees (2%)	\$375,500
Financing Fees (1%)	\$264,190
Marketing/Leasing Fees & Commissions(1%)	\$228,763
Reserve Accounts (5%)	\$1,035,000
Developer Fees (4%)	\$875,000
Project Contingency (3%)	\$645,000
Other Soft Costs (5%)	\$1,011,102
<u>Subtotal</u>	\$4,566,955
Total Uses	\$22,195,805



**CITY COUNCIL
CITY OF CHICAGO
COUNCIL CHAMBER**

SECOND FLOOR - CITY HALL
121 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE 312-744-4000

COMMITTEE MEMBERSHIPS

TRANSPORTATION AND PUBLIC WAY
(CHAIRMAN)

AVIATION

BUDGET AND GOVERNMENT OPERATIONS

BUILDINGS

COMMITTEES RULES AND ETHICS

ECONOMIC AND CAPITAL AND TECHNOLOGY
DEVELOPMENT

FINANCE

ZONING

THOMAS R. ALLEN

ALDERMAN, 38TH WARD
5817 WEST IRVING PARK ROAD
CHICAGO, ILLINOIS 60634
TELEPHONE 773-545-3838
FAX 773-283-3343
E-Mail: tallen@cityofchicago.org

October 22, 2004

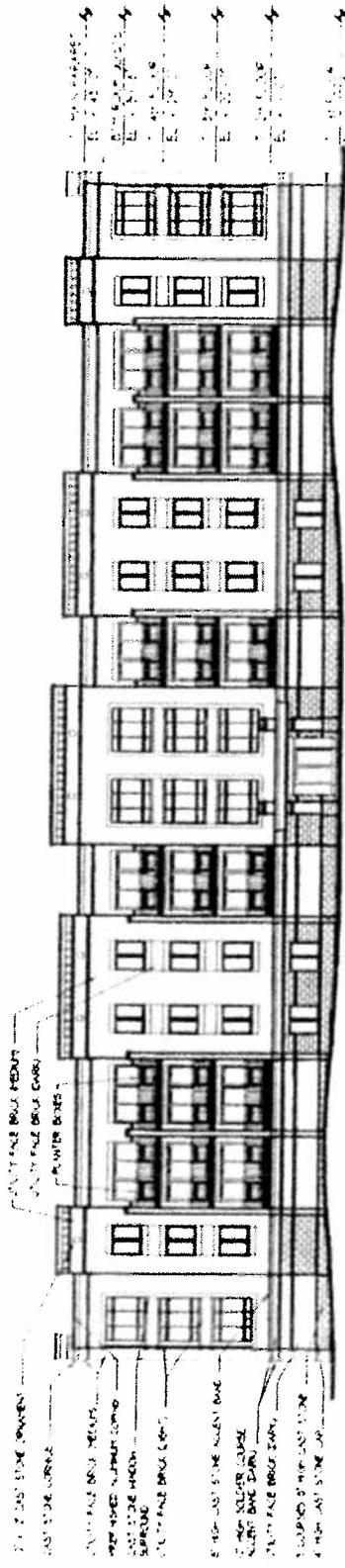
Denise M. Casalino, Commissioner
Department of Planning & Development
121 N. LaSalle St.
Chicago, IL 60602

Dear Commissioner:

I am writing to express my support for the resolution to go before CDC on November 9, 2004. I support the City providing TIF Financing to Senior Life Style Management LLC for construction of three senior housing buildings within the Read Dunning TIF.

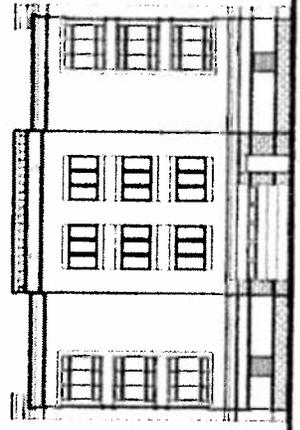
Very truly yours,

Thomas R. Allen
Alderman, 38th Ward

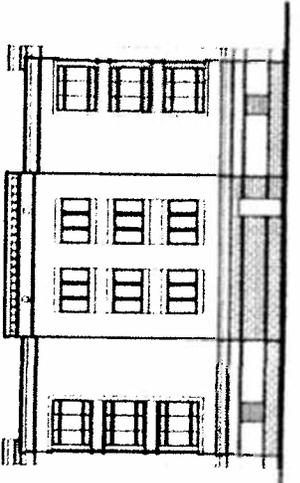


Front Elevation

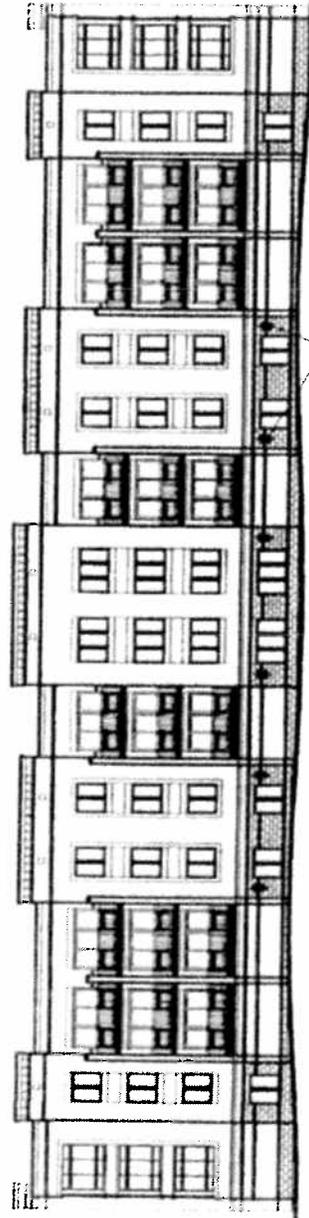
CONTRACTOR: NEW HORIZON CENTER
 ARCHITECT: HAYLOCK DESIGN INC.
 ADDRESS: 4255-4301 N OAK PARK AVE
 CITY: OAK PARK, WISCONSIN
 DATE: 11/11/11
 SHEET NO: 310



Right End Elevation



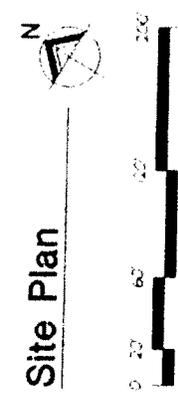
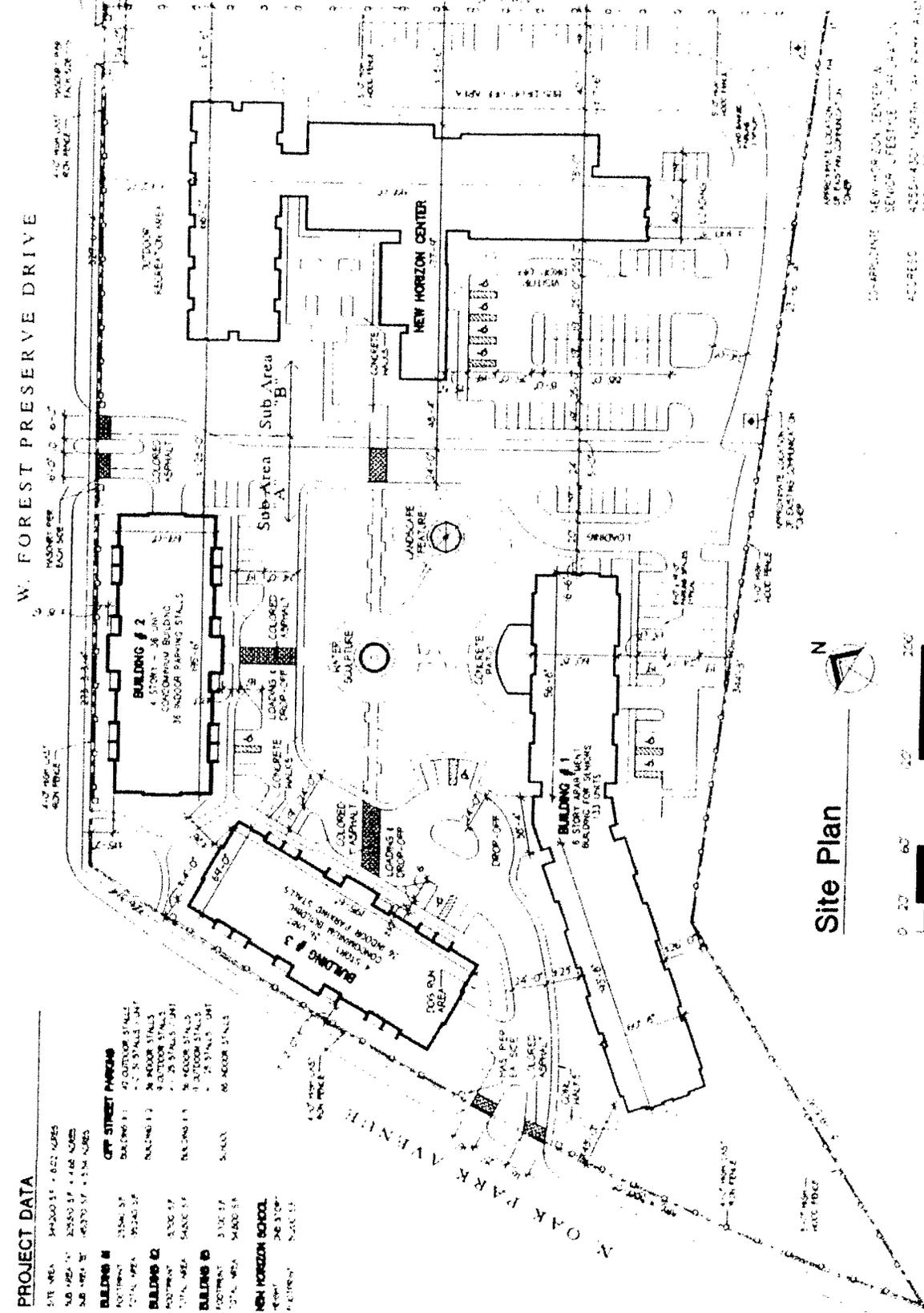
Left End Elevation



Rear Elevation

Buildings #2 and #3

Building Elevations



CO-ORDINATE: NEW HORIZON CENTER A
 ADDRESS: 4255-4301 N OAK PARK AVE
 DATE: JUNE 07, 2001
 REVISION: FEBRUARY 19, 2004

LOOKING NORTH ACROSS SITE



**LOOKING SOUTHEAST FROM
OAK PARK BOULEVARD SIDE OF SITE**



<p>1. Article Addressed to: Mr. Nedy Ratner Women Business Development Center 8 South Michigan Avenue Suite 400 Chicago, IL 60603</p>		<p>2. Article Number <i>(Transfer from service label)</i> 7001 1140 0000 9388 3193</p>	
<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>5. Article Description (Print your name and address on the reverse so that we can return the article to you. Attach this card to the back of the mailpiece, or on the front if space permits.)</p>		<p>6. Received by (Printed Name) C. Date of Delivery</p>	
<p>7. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, write delivery address below: <input type="checkbox"/> No</p>		<p>8. Agent <input type="checkbox"/> Address <input type="checkbox"/></p>	

PS Form 3811, February 2004

Domestic Return Receipt

10286-02-14-1540

UNITED STATES POSTAL SERVICE

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender, Please print your name, address, and ZIP+4 in this box •

Senior Lifestyle Corporation
 111 East Wacker Drive
 Suite 2200
 Chicago, IL 60601
 Attn: Bob Gawronski

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Rafael Hernandez
 Hispanic American Construction
 Industry Association
 901 W. Jackson
 Suite 205
 Chicago, IL 60607

2. Article Number
 (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

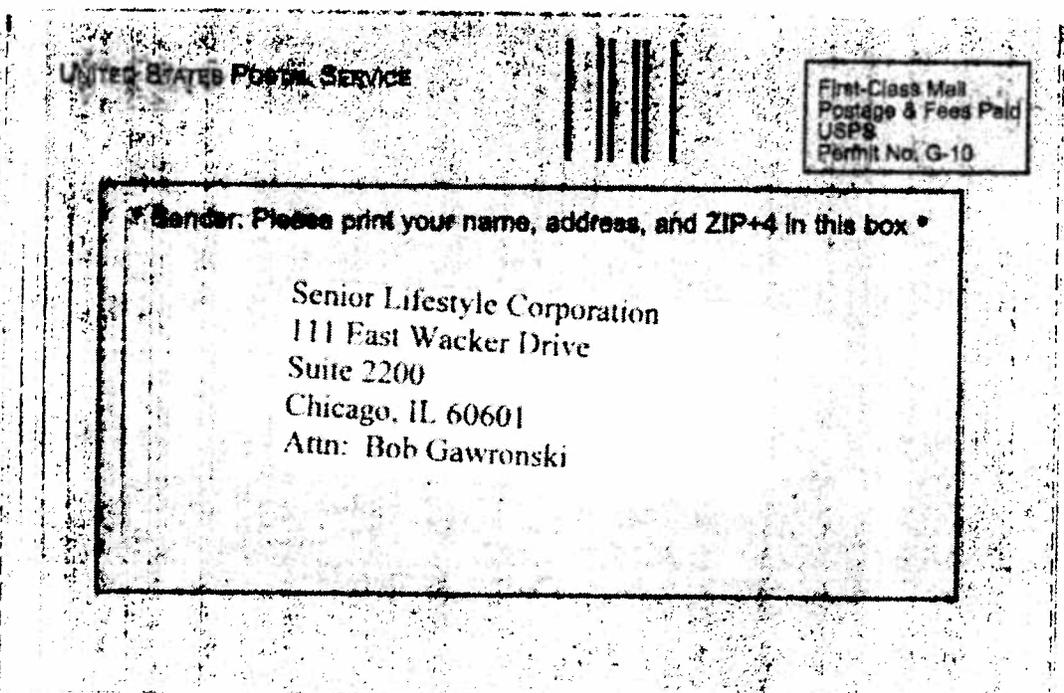
4. Restricted Delivery? (Extra Fee) Yes

7001 1140 0000 9388 3247

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540



SHIP TO: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">Mr. Omar Shareef African American Contractors Association 3706 S. Indiana Ave., First Floor Chicago, IL 60653</p>	<p>B. Received by (Printed Name) C. Date of Delivery</p>
<p>2. Article Number 7001 1140 0000 9416 9296 <small>(Transfer from service label)</small></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Senior Lifestyle Corporation
111 East Wacker Drive
Suite 2200
Chicago, IL 60601
Attn: Bob Gawronski

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. DO NOT OVERLAP.

COMPLETE BEFORE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>• Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>• Print your name and address on the reverse so that we can return the card to you.</p> <p>• Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p> <p>B. Received by (Printed Name) C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p>Mr. Edward McKinnie Black Contractors United 400 W. 76th St. Chicago, IL 60620</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type:</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> G.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7001 1140 0000 9416 9302</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Senior Lifestyle Corporation
111 East Wacker Drive
Suite 2200
Chicago, IL 60601
Attn: Bob Gawronski

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FIELD AS SHOWN FROM 2011 TO 2010

COMPLETE THIS SECTION ON DELIVERY	
<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p>	
B. Received by (Printed Name)	C. Date of Delivery
<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type:</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>1. Article Addressed to:</p> <p>Ms. Crystal Overton African American Contractors Association 3706 S. Indiana Ave. First Floor Chicago, IL 60653</p>	
<p>2. Article Number (Transfer from service label) 7001 1140 0000 9426 9364</p>	
<p>PS Form 3811, February 2004 Domestic Return Receipt 102395-02-44-1540</p>	

UNITED STATES POSTAL SERVICE

Sender, Please print your name, address, and ZIP+4 in this box

Senior Lifestyle Corporation
 111 East Wacker Drive
 Suite 2200
 Chicago, IL 60601
 Attn: Bob Gawronski

UNITED STATES POSTAL SERVICE

FORM 3811, FEBRUARY 2004

Domestic Return Receipt

10295-02-10-1510

Also complete reverse if delivery is desired.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Perry Neckachi
 Association of Asian
 Construction Enterprises
 3530 N. Ogden Avenue
 Chicago, IL 60607

2. Article Number
(Transfer from service label) 7001 1140 0000 9388 3254

3. Service Type:
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

5. Signature: Agent Addressee

B. Received by (Printed Name) **C. Date of Delivery**

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

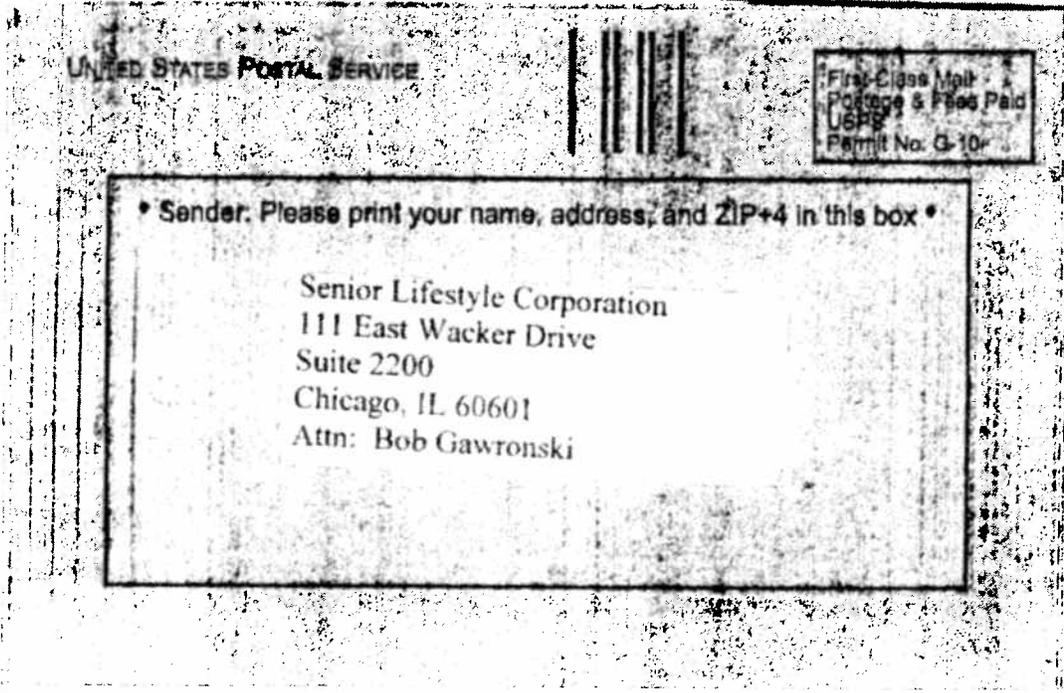
UNITED STATES POSTAL SERVICE

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender. Please print your name, address, and ZIP+4 in this box •

Senior Lifestyle Corporation
 111 East Wacker Drive
 Suite 2200
 Chicago, IL 60601
 Attn: Bob Gawronski

COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p>	
<p>1. Article Addressed to:</p> <p>Ms. Sandra Gidley Federation of Women Contractors 330 S. Wells St. Suite 1110 Chicago, IL 60606</p>	<p>B. Received by (Printed Name)</p>	<p>C. Date of Delivery</p>
<p>2. Article Number (Transfer from service label)</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>7001 1140 0000 9416 9326</p>		
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-44-1540</p>		



SENIOR LIFESTYLE CORPORATION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p>Mr. Omar Duque Mexican American Chamber of Commerce 122 S. Michigan Avenue Chicago, IL 60603</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service list) 7001 1140 0000 9388 3179</p>	

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-44-1540

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender, Please print your name, address, and ZIP+4 in this box •

Senior Lifestyle Corporation
111 East Wacker Drive
Suite 2200
Chicago, IL 60601
Attn: Bob Gawronski

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p>	
<p>1. Article Addressed to:</p> <p>Ms. Babette Payton Illinois Association of Minority Contractors 1643 E. 71st St. Chicago, IL 60649</p>	<p>B. Received by (Printed Name)</p>	<p>C. Date of Delivery</p>
<p>2. Article Number (Transfer from service label)</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>7001 1140 0000 9416 9333</p>		
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>		

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Senior Lifestyle Corporation
111 East Wacker Drive
Suite 2200
Chicago, IL 60601
Attn: Bob Gawronski

EXHIBIT A

Street Boundary Description of the
Read Dunning Tax Increment Financing
Redevelopment Project Area

The Area is generally bounded by Forest Preserve Drive on the north, Narragansett Avenue on the east, Irving Park Road on the south, and Harlem Avenue on the west.