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Karen A. Yarbrough
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This document prepared by
and when recorded return to:
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HOME PROGRAM REGULATORY AGREEMENT

THIS REGULATORY AGREEMENT is effective as of this 30th day of September, 2014 (this "Regulatory Agreement"), by and between the City of Chicago, Illinois (the "City"), an Illinois municipal corporation, by and through its Department of Planning and Development ("DPD"), with offices at 121 North LaSalle Street, Room 1000, Chicago, Illinois 60602, and Historic Strand, LP, an Illinois limited partnership (the "Borrower").

WITNESSETH

WHEREAS, DPD is an executive department of the City established pursuant to the Municipal Code of Chicago, which supervises and coordinates the formulation and execution of projects and programs creating safe, decent and affordable housing for residents of the City; and

WHEREAS, the City has received from the United States Department of Housing and Urban Development ("HUD") an allocation of HOME Investment Partnerships Program

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("HOME Program") grant funds, pursuant to the Title II of the Cranston-Gonzalez National Affordable Housing Act, 42 U.S.C. Section 12721 et seq., as amended, supplemented and restated from time to time, which authorizes HUD to make funds available to participating jurisdictions to increase the number of families served with decent, safe, sanitary and affordable housing and to expand the long-term supply of affordable housing, through, among other things, acquisition, new construction, reconstruction and rehabilitation; and

WHEREAS, the City intends to loan a sum (hereinafter referred to as the "Loan") of HOME Program funds to the Borrower for the purposes set forth below, and has requested that DPD administer the Loan; and

WHEREAS, the Borrower will utilize the Loan proceeds in connection with the Project (as legally described on Exhibit A attached hereto and hereby made a part hereof and as further defined on Exhibit B attached hereto and hereby made a part hereof); and

WHEREAS, as a specific condition precedent to the Borrower receiving the Loan the Borrower has agreed to execute this Regulatory Agreement with the City governing the use of the Project;

NOW, THEREFORE, in consideration of the mutual promises and covenants hereinafter set forth, and of other valuable consideration, the Borrower and the City each agree as follows:

SECTION 1. DEFINITIONS AND INTERPRETATIONS.

Additional definitions on Exhibit B hereto are hereby incorporated in this Section 1 by reference.

The following terms shall have the respective meaning assigned to them in this Section 1 unless the context in which they are used clearly requires otherwise:

"1937 Act" shall mean the United States Housing Act of 1937, 42 U.S.C. Section 1437 et seq.

"Affirmative Marketing Plan" shall mean the affirmative marketing plan submitted by the Borrower and approved by DPD.

"Annual Owner's Certification" shall mean the annual AOC report from the Borrower in substantially the form set forth in Exhibit D attached hereto and hereby made a part hereof, as the same may be amended from time to time.

"Associated Person" shall mean any Person that includes the Borrower or those with whom the Borrower has or had family or business ties.

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"Borrower" shall mean, initially, Historic Strand, LP, an Illinois limited partnership, and at any subsequent time of reference, the Person or Persons, if any, who shall succeed to the legal or beneficial ownership of all or any part of the Project.

"Business Day" shall mean a day on which banks in the City of Chicago, Illinois are not authorized or required to remain closed and which shall not be a public holiday under the laws of the State or any ordinance or resolution of the City of Chicago, Illinois.

"City" shall mean the City of Chicago, Illinois, an Illinois municipal corporation, and its successors and assigns.

"Completion Date" shall mean the date as of which (i) the necessary title transfer requirements and the construction and/or rehabilitation (as applicable) work have been performed as evidenced by a certificate of completion issued by DPD, (ii) the Project complies with the requirements of the HOME Regulations (including meeting the property standards set forth in 24 C.F.R. Section 92.251), (iii) the final disbursement of Loan proceeds derived from HOME Funds for the Project shall have been made, and (iv) the project completion information (except for beneficiary data) has been entered in the disbursement and information system established by HUD.

"DPD" shall mean the Department of Planning and Development of the City, and any successor to said Department.

"Eligible Costs" shall mean those costs for which HOME Funds may be used to pay, as described in 24 C.F.R. Section 92.206.

"Eligible Tenants" shall mean households which qualify as Low-Income Families or as Very Low-Income Families upon initial occupancy, and qualify as eligible tenants for the HOME Program pursuant to the National Affordable Housing Act and the HOME Regulations.

"Family" shall have the meaning assigned to such term in 24 C.F.R. Section 5.403.

"First Reporting Date" shall mean the first Reporting Date following completion of construction and/or rehabilitation (as applicable) of the Project.

"Foreclosure Date" shall mean the date of a Transfer.

"HOME Funds" shall mean the HOME Program funds awarded by HUD to the City under the National Affordable Housing Act.

"HOME Program" shall mean the HOME Program created under the National Affordable Housing Act.

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"HOME Regulations" shall mean 24 C.F.R. Part 92, and such additional regulations, orders, rulings, interpretations and directives for the HOME Program as may be promulgated or issued by HUD from time to time.

"HUD" shall mean the U.S. Department of Housing and Urban Development.

"Inspection Period" shall mean a period beginning on the date hereof and ending on the latest of (a) the Termination Date, or (b) the fifth anniversary of the Repayment Date.

"Last Reporting Date" shall mean the first Reporting Date following the end of the Project Term.

"Loan Agreement" shall mean the Housing Loan Agreement, of even date herewith, between the City and the Borrower with respect to the Loan, as hereafter amended, supplemented and restated from time to time.

"Loan Documents" shall have the meaning given to such term in the Loan Agreement.

"Low-Income Families" shall mean and include Families whose annual income does not exceed 80 percent of the Chicago-area median income, adjusted for Family size, as such annual income and Chicago-area median income are determined from time to time by HUD. Notwithstanding the foregoing, HUD may establish an income ceiling that is higher or lower than 80 percent of the Chicago-area median income, and thereafter such income limit shall apply to this definition.

"Mortgage" shall mean that certain Junior Mortgage, Security Agreement and Financing Agreement of even date herewith from the Borrower to the City, as hereafter supplemented, amended and restated from time to time.

"National Affordable Housing Act" shall mean the Cranston- Gonzalez National Affordable Housing Act, 42 U.S.C. Section 12721 et seq.

"Persons" shall mean natural persons, firms, partnerships, associations, corporations, trusts and public bodies.

"Project Term" shall mean the number of years during which the Project must comply with this Regulatory Agreement. The Project Term shall begin on the date hereof and shall continue, except as provided in Sections 2.19, 2.20, 2.21, 6.2, 7.4, 7.6 and 16 hereof, through and including the Termination Date.

"Regulatory Agreement" shall mean this Regulatory Agreement, as supplemented, amended and restated from time to time.

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"Repayment Date" shall mean the date as of which the principal of and interest, if any, on the Loan and all other amounts due and payable to the City under the Loan Documents shall have been paid in full (or deemed by the City in its sole discretion to have been paid in full).

"Reporting Date" shall mean the date or dates which DPD indicates that annual reports from the Borrower shall be due in connection with the Project.

"State" shall mean the State of Illinois.

"Tenant Income Certification" shall have the meaning assigned to such term in Exhibit D hereto.

"Termination Date" shall mean the latest to occur of (a) the HUD Restrictions Termination Date, or (c) the Repayment Date.

"Transfer" shall mean the transfer of title to the Project (a) by foreclosure of the Senior Mortgage (or, if the City so elects, of the Mortgage), or (b) by an instrument in lieu of foreclosure of the Senior Mortgage (or, if the City so elects, of the Mortgage).

"Utilities" shall mean the monthly allowance for any utilities and services (excluding telephone) to be paid by the tenant.

"Very Low-Income Family" shall mean a Very Low-Income Family whose annual income does not exceed 50 percent of the Chicago-area median income, adjusted for Family size, as such annual income and Chicago-area median income are determined from time to time by HUD. Notwithstanding the foregoing, HUD may establish an income ceiling that is higher or lower than 50 percent of the Chicago-area median income, and thereafter such income limit shall apply to this definition.

Capitalized terms used herein and not otherwise defined herein shall have the same meanings given such terms in the Loan Agreement.

SECTION 2. BORROWER'S REPRESENTATIONS AND COVENANTS

The Borrower hereby represents, warrants, covenants and agrees as follows:

2.1 Attached hereto as Exhibit C and hereby made a part hereof is a description of the use of the Loan proceeds, including the tasks to be performed, a Construction Schedule and a Project Budget. The Borrower shall use the Loan proceeds solely for Eligible Costs in connection with the Project. No Loan proceeds shall be used for activities described in 24 C.F.R. Section 92.214.

2.2 The Project shall be acquired, constructed and/or rehabilitated, as applicable, for the purpose of providing residential rental property and commercial rental property, and the

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Borrower shall own, manage and operate the Project as residential rental units and commercial rental units and facilities functionally related and incidental thereto.

2.3 Each unit in the Project shall contain separate and complete facilities for living, sleeping, eating, cooking and sanitation (unless the Project qualifies as a single-room occupancy project or transitional housing for the homeless, in which case such unit(s) shall comply with all applicable requirements for such housing, including, but not limited to the HOME Regulations and the Municipal Code of the City of Chicago).

2.4 None of the HOME Units shall at any time be used on a transient basis, and none of the HOME Units shall ever be used as a hotel, motel, dormitory, fraternity house, sorority house, rooming house, hospital, nursing home, sanitarium, rest home or trailer park or court.

2.5 After completion of the construction and/or rehabilitation, as applicable, of the Project all of the HOME Units shall be occupied by Eligible Tenants. [§92.252; 92.504(c)(3)(iv)]

2.6 All of the HOME Units shall be occupied by Eligible Tenants. If all of the HOME Units are not occupied by Eligible Tenants within six months following the Completion Date, the Borrower shall provide marketing information and a marketing plan to the City. If all of the HOME Units have not been occupied by Eligible Tenants 18 months after the Completion Date, the Borrower shall repay to the City all HOME Funds invested in the Low-Income Project. Failure to comply with this Section 2.6 shall cause the Loan to become immediately due and payable in full by the Borrower to the City, regardless of any notice and cure provisions otherwise contained herein or in any of the other Loan Documents. [§92.252]

2.7 The rents for all of the HOME Units shall not exceed the lesser of (a) the fair market rent for comparable units in the area as established by HUD under 24 C.F.R. Section 888.111, less Utilities or (b) 30 percent of the adjusted income of a Family whose gross income equals 60 percent of the median income for the Chicago area, with adjustment for the number of bedrooms in the unit (as determined by HUD), as such adjusted income and Chicago-area median income are determined from time to time by HUD, less Utilities. Notwithstanding the foregoing, the City may establish an income ceiling higher or lower than 60 percent of the median income for the Chicago area (which shall not in any event exceed the maximum income ceiling permitted under the HOME Regulations) by notification to the Borrower, and thereafter such income ceiling shall apply. [§92.252(a)] If any HOME Unit has also been allocated low-income housing tax credits by a housing credit agency pursuant to Section 42 of the Internal Revenue Code of 1986 (26 U.S.C. 42), the rent charged for such Unit shall be governed by the more restrictive rent limit.

2.8 A minimum of 20 percent of the HOME Units (the "Very Low-Income Units") shall be either (a) occupied by Very Low-Income Families who pay not more than 30 percent of the Family's monthly adjusted income, as determined by HUD, for rent (excluding any federal or State rental subsidy provided on behalf of the Family) less Utilities; or (b) occupied by Very Low-Income Families and bearing rents not greater than 30 percent of the gross income of a Family whose income equals 50 percent of the median income for the Chicago area, adjusted for

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Family size, and as such monthly adjusted income and Chicago-area median income are determined from time to time by HUD, less Utilities (the "Low HOME Rents"). If such Very Low-Income Unit receives Federal or State project-based rental subsidy and is occupied by a Very Low-Income Family who pays as a contribution toward rent not more than 30 percent of the family's adjusted income, then the maximum rent for such Unit (i.e., tenant contribution plus project-based rental subsidy) is the rent allowable under the Federal or State project-based rental subsidy program. [§92.252(b)] If any HOME Unit has also been allocated low-income housing tax credits by a housing credit agency pursuant to Section 42 of the Internal Revenue Code of 1986 (26 U.S.C. 42), the income limit for an Eligible Tenant in such Unit shall be governed by the more restrictive income limit.

If upon income recertification, a tenant household occupying a Very Low-Income Unit evidences income exceeding 50% of Chicago-area median income, but less than 80% of Chicago-area median income, such Very Low-Income Unit shall still be considered a Very Low-Income Unit, and the rent for such Unit shall remain restricted as provided in this Section 2.8 until another Family is identified whose income is below 50% of Chicago-area median income to fill the next available Unit. The Borrower shall maintain the number of HOME Units, including Very Low-Income Units, required hereunder at all times.

2.9 Sections 2.5 and 2.8 shall be deemed satisfied, despite a temporary noncompliance therewith, if the noncompliance is caused by increases in the incomes of existing tenants and if actions satisfactory to HUD are being taken to ensure that all vacancies are filled in accordance with this Regulatory Agreement until the noncompliance is corrected. [§92.252(i)(1)]

Tenants who no longer qualify as Low-Income families due to an increase in income after initial occupancy which causes such Family's income to equal or exceed 80% of the Chicago-area median income (an "Over-Income Family") shall thereafter pay as rent the lesser of (i) the maximum amount payable by the tenant under State or local law, or (ii) 30 percent of the Over-Income Family's adjusted monthly income as recertified annually. If any HOME Unit which is occupied by an Over-Income Family has been allocated low-income housing tax credits by a housing credit agency pursuant to Section 42 of the Internal Revenue Code of 1986 (26 U.S.C. 42), the rent changed for such Unit shall be governed by the provisions of Section 42. The Borrower shall, at all times, cause the Units in the Project to comply with all guidance from HUD regarding any combination of a HOME Unit with any Unit which has been allocated low-income housing tax credits by a housing credit agency pursuant to Section 42 of the Internal Revenue Code of 1986 (26 U.S.C. 42), including but not limited to any and all rules regarding rent and income with respect to Over-Income Families and the leasing of the next available Unit. No Over-Income Family who occupies a HOME Unit designated on Exhibit B hereof as a floating HOME Unit pursuant to Section 92.252(j) of the HOME Regulations, if any, shall be required to pay as rent an amount that exceeds the market rent for comparable, unassisted units in the neighborhood of the Project. [§92.252(i)(2)]

2.10 The rents described in Sections 2.7 and 2.8 as prepared by the Borrower shall be subject to review and approval by DPD annually and shall be less than the maximum amount(s) provided by DPD annually to the Borrower for the Project. The amount(s) proposed by the

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Borrower as Utilities shall also be subject to the annual review and approval of DPD. The Borrower shall not increase rents for units of the Project during any year during the Project Term until Borrower submits a rent increase approval request, in the form attached hereto as Schedule III of Exhibit B, to DPD and receives DPD's approval of such rent increase. [§92.252(f)]

2.11 Any of the HOME Units which, at any time during the Project Term, qualify as single-room occupancy units pursuant to the HOME Regulations, shall comply with the additional rent restrictions applicable pursuant to Section 92.252(c) of the HOME Regulations.

2.12 In addition to the requirements of Section 2.8 hereof, 100 percent of the HOME Units shall, at all times during the Project Term, be occupied by Families whose adjusted annual incomes at initial occupancy do not exceed 60 percent of the median Family income for the Chicago area, as determined by HUD. Notwithstanding the foregoing, HUD or the City may establish an income ceiling higher or lower than 60 percent of the median income for the Chicago area in accordance with 24 C.F.R. Section 92.216, and thereafter such income ceiling shall apply. [§92.216] If any HOME Unit has also been allocated low-income housing tax credits by a housing credit agency pursuant to Section 42 of the Internal Revenue Code of 1986 (26 U.S.C. 42), the income limit for an Eligible Tenant in such Unit shall be governed by the more restrictive income limit.

2.13 The Borrower shall not refuse to lease any unit of the Project to a holder of a voucher or certificate of eligibility under Section 8 of the 1937 Act or under 24 C.F.R. Part 982, or of a comparable document evidencing participation in a HOME Program tenant-based rental assistance program because of the status of the prospective tenant as a holder of such voucher, certificate or comparable HOME Program tenant-based assistance document.

2.14 All tenant leases for the HOME Units shall be written, shall be in conformity with all applicable laws, including without limitation the City of Chicago Residential Landlord and Tenant Ordinance and the HOME Regulations, and shall contain clauses, inter alia, wherein each individual lessee: (i) certifies the accuracy of the statements made in the Tenant Income Certification and (ii) agrees that the Family income and other eligibility requirements shall be deemed substantial and material obligations of his/her tenancy, that he/she will comply with all requests for information with respect thereto from the Borrower, the City or HUD, and that the failure to provide accurate information in the Tenant Income Certification or refusal to comply with a request for information with respect thereto shall be deemed a substantial violation of an obligation of his/her tenancy.

2.15 All leases for the HOME Units shall be for a period of not less than one year, unless by mutual agreement of the tenant and the Borrower. Notwithstanding the foregoing, rents will not be set more than one year in advance. Leases for HOME Units shall not contain any of the following provisions:

- (a) agreement by the tenant to be sued, to admit guilt or to a judgment in favor of the Borrower in a lawsuit brought in connection with the lease;

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- (b) agreement by the tenant that the Borrower may take, hold or sell personal property of household members without notice to the tenant and a court decision on the rights of the parties (this prohibition, however, does not apply to an agreement by the tenant concerning disposition of personal property remaining in the housing unit after the tenant has moved out of the unit; the Borrower may dispose of this personal property in accordance with applicable local and State law);
- (c) agreement by the tenant not to hold the Borrower or the Borrower's agents legally responsible for any action or failure to act, whether intentional or negligent;
- (d) agreement by the tenant that the Borrower may institute a lawsuit without notice to the tenant;
- (e) agreement by the tenant that the Borrower may evict the tenant or household members without instituting a civil court proceeding in which the tenant has the opportunity to present a defense or before a court decision on the rights of the parties;
- (f) agreement by the tenant to waive any right to a trial by jury;
- (g) agreement by the tenant to waive the tenant's right to appeal, or to otherwise challenge in court, a court decision in connection with the lease;
- (h) agreement by the tenant to pay attorney's fees or other legal costs even if the tenant wins in a court proceeding by the Borrower against the tenant (provided, however, that the tenant may be obligated to pay costs if the tenant loses); or
- (i) agreement by the tenant (other than a tenant in transitional housing) to accept supportive services that are offered. [§92.253(a) and (b)]

2.16 The Borrower shall not terminate the tenancy or refuse to renew the lease of a tenant of a HOME Unit except for serious or repeated violation of the terms and conditions of the lease; for violation of applicable federal, State or local law; for completion of the tenancy period for transitional housing or failure to follow any required transitional housing supportive services plan; or for other good cause. Good cause shall not include an increase in the tenant's income or refusal of the tenant to purchase the housing. To terminate or refuse to renew tenancy, the Borrower must serve written notice upon the tenant specifying the grounds for the action at least 30 days prior to the termination of tenancy. The Borrower shall also comply with all local, county or State law regarding tenant protections. [§92.253(c)]

2.17 Any increase in rent of a HOME Unit shall be subject to the provisions of outstanding leases. Where the leases allow an increase in rent, the Borrower shall provide

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tenants with not less than 30 days' prior written notice before implementing any increase in rents. [§92.252(f)(3)]

2.18 All tenant lists, applications and waiting lists relating to the Project shall at all times be kept separate and identifiable from any other business of the Borrower which is unrelated to the Project, shall be maintained, as required by the City, in a reasonable condition for proper audit and shall be subject to examination during business hours by representatives of the City. If the Borrower employs a management agent for the Project, the Borrower shall require such agent to comply with the requirements of this Regulatory Agreement and shall include such requirements in any and all management agreements or contracts entered into with respect to the Project.

2.19 (a) The Borrower shall maintain records evidencing compliance with all the requirements of the HOME Program for all HOME Units; such records shall be maintained for the Inspection Period.

(b) Subject to Section 6.2 hereof, this Section shall survive beyond the Termination Date.

2.20 The Borrower shall obtain and maintain on file during the Project Term a sworn and notarized Tenant Income Certification with respect to each and every individual, group of unrelated individuals or Family who is a tenant in a HOME Unit, signed by the tenant or tenants (i.e., the individual or individuals whose name or names appear on the lease) and obtained by the Borrower (a) prior to such tenant or tenants occupying the unit or signing a lease with respect thereto, and (b) thereafter at least annually so long as such individual, individuals or Family remain as tenants in a HOME Unit. The first Tenant Income Certification obtained from any tenant shall have attached thereto copies of source documentation (e.g., wage statements, interest statements and unemployment compensation statements) for such tenant's income for a period of at least two months (the "Source Documentation"). Each Tenant Income Certification shall be kept on file with the Borrower during the Inspection Period; subject to Section 6.2 hereof, this covenant shall survive beyond the Termination Date. The Borrower shall assist each of the tenants in a HOME Unit in completing the Tenant Income Certification if necessary. If the Borrower shall become aware of evidence that any Tenant Income Certification failed to state completely and accurately information about the Family size or income of the applicable tenants, the Borrower shall examine Source Documentation for such tenants. If the HUD Restrictions Termination Date is not less than 10 years after the Completion Date, the Borrower shall examine, during the sixth year following the Completion Date and every sixth year thereafter during the Project Term, Source Documentation evidencing annual income for each tenant in any HOME Unit. [§92.252(h)]

2.21 The Borrower agrees that it will take any and all actions required by the City to substantiate the Borrower's compliance with the restrictions set forth herein, including, but not limited to, submitting to the City an Annual Owner's Certification executed by the Borrower, commencing on the First Reporting Date and on each Reporting Date thereafter through and

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including the Last Reporting Date. Subject to Section 6.2 hereof, this covenant shall survive beyond the Termination Date.

2.22 The Borrower shall provide to the City a tenant profile (in the form provided to the Borrower by DPD) for each Low-Income Family for each HOME Unit within 30 days after such unit is leased to such tenant(s) (or, for units occupied by Low-Income Families as of the date hereof, within 30 days from the date hereof). For each HOME Unit, promptly after the first leasing of such unit after the Completion Date, the Borrower shall provide the City, unless prohibited by law, with data on the racial, ethnic, gender and income-level characteristics (including gender identification of the head(s) of household) of (a) the tenants, if any, occupying such unit before rehabilitation, (b) the tenants moving into such unit initially after completion of construction and/or rehabilitation, as applicable, of the Project, and (c) the applicants for tenancy of such unit within 90 days following the Completion Date. For each subsequent leasing of the unit, the Borrower shall provide the City, unless prohibited by law, with data on the racial, ethnic, gender and income-level characteristics (including gender identification of the head(s) of household) of each tenant moving into the unit. [§92.508(a)(7)(A)]

2.23 The Borrower shall notify the City of the occurrence of any event of which the Borrower has notice and which event would violate any of the provisions of this Regulatory Agreement.

2.24 For every HOME Unit, the Borrower shall comply with affirmative marketing requirements established by DPD from time to time, including the following:

- (a) based on the Affirmative Marketing Plan, advertise in pre-identified commercial media, contact pre-identified places of worship, employment centers, community groups, fair housing groups, housing counseling agencies and other agencies, and undertake other means to inform targeted groups of the availability of such HOME Units;
- (b) display conspicuously HUD's fair housing poster wherever rentals and showings of such units take place;
- (c) provide DPD upon request with an Annual Owner's Certification describing the Borrower's affirmative marketing activities with respect to the HOME Units, including a description of the Borrower's outreach efforts (including copies of all advertisements and brochures) and, unless prohibited by law, a record of the racial/ethnic/gender characteristics of all individuals who look at HOME Units, those who apply for leases for such units, and those who actually sign such leases; and
- (d) maintain records of affirmative marketing efforts with respect to the leasing or re-leasing of each such unit to be made available for review by DPD for a period equal to the Project Term.

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2.25 The Borrower has submitted to the City a tenant selection plan which fully complies with Section 92.253(d) of the HOME Regulations and will implement such tenant selection plan to the satisfaction of the City in its sole discretion throughout the Project Term. Any limitation or preference in tenant selection for a particular segment of the population must be specifically approved by the City, and must not violate nondiscrimination requirements in Section 92.350 of the HOME Regulations. Such limitation or preference does not violate this Section 2.25 if the Project receives funding from a federal program that limits eligibility to a particular segment of the population, and the limit or preference is tailored to serve that segment of the population, expressly provided that such limitation or preference does not violate other State or local applicable law, including but not limited to the Chicago Human Rights Ordinance, Chapter 2-169 of the Municipal Code of Chicago, the Chicago Fair Housing Ordinance, Section 5-8-010 et seq of the Municipal Code of Chicago, the Cook County Human Rights Ordinance, and the Illinois Human Rights Act, 775 ILCS 5/ et seq.

2.26 No Person in the United States shall on the grounds of race, color, national origin, sex, religion, familial status, or disability be excluded from participation in, be denied the benefits of, or be subjected to discrimination in connection with the Project. In addition, the Borrower shall cause the Project to comply at all times with the Chicago Fair Housing Ordinance, Section 5-8-010 et seq. of the Municipal Code of Chicago.

2.27 The Borrower hereby acknowledges and affirms that it has reviewed the provisions of, and that the Project shall during the Project Term be in compliance with, each of the following: (a) the requirements of the Fair Housing Act, 42 U.S.C. §§3601-19 and implementing regulations at 24 C.F.R. Part 100 et seq.; Executive Order 11063, as amended by Executive Order 12892 (3 C.F.R., 1958-63 Comp., p. 652 and 59 F.R. 2939) (Equal Opportunity in Housing) and implementing regulations at 24 C.F.R. Part 107; and Title VI of the Civil Rights Act of 1964, 42 U.S.C. §§2000d - 2000d-4, and implementing regulations at 24 C.F.R. Part 1; (b) the prohibitions against discrimination on the basis of age under the Age Discrimination Act of 1975, 42 U.S.C. §6101 et seq., and the implementing regulations at 24 C.F.R. Part 146; (c) the prohibitions against discrimination on the basis of handicap under Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. §794, and implementing regulations at 24 C.F.R. Part 8; (d) the requirements of Executive Order 11246, as amended by Executive Orders 11375, 11478, 12086 and 12107 (3 C.F.R., 1964-65 Comp., p. 339; 3 C.F.R., 1966-70 Comp., p.684; 3 C.F.R., 1966-70 Comp., p.803; 3 C.F.R., 1978 Comp., p.230 and 3 C.F.R., 1978 Comp., p.264, respectively) (Equal Employment Opportunity Programs) and the implementing regulations issued at 41 C.F.R. Chapter 60; and (e) the requirements of Executive Order 11625, as amended by Executive Order 12007 (3 C.F.R., 1971-75 Comp., p.616 and 3 C.F.R., 1977 Comp., p.139) (Minority Business Enterprises); Executive Order 12432 (3 C.F.R., 1983 Comp., p.198) (Minority Business Enterprise Development); and Executive Order 12138, as amended by Executive Order 12608 (3 C.F.R., 1977 Comp., p.393 and 3 C.F.R., 1987 Comp., p.245) (Women's Business Enterprise).

2.28 The Borrower shall take all reasonable steps to minimize the displacement of Families, individuals, businesses, not-for-profit organizations and farms (herein for the purposes of this paragraph collectively called "People") as a result of the Project. If displacement of

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People does occur as a result of the Project, the Borrower shall comply with the requirements of 24 C.F.R. Section 92.353, with respect to, among other things, temporary and permanent relocation of displaced People. The Borrower shall provide or cause all "displaced persons" (as defined in 24 C.F.R. Section 92.353(c)(2)) to be provided with relocation assistance in accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("URA"), 42 U.S.C. Section 4201-4655, and 49 C.F.R. Part 24, and shall cause all such "displaced persons" to be advised of their rights under the Fair Housing Act, 40 U.S.C. Section 3601 et seq. [§92.353]

2.29 The acquisition of the real property on which the Project is located is subject to the requirements of the URA and the requirements of 49 C.F.R. Part 24, Subpart B, if applicable. [§92.353(f)]

2.30 The Project shall constitute HUD-associated housing for purposes of the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. Section 4821 et seq.), and comply with the requirements thereof and of 40 C.F.R. Part 745, Subpart E, and of 24 C.F.R. Part 35 and 24 C.F.R. Section 982.401(j) (except Section 982.401(j)(1)(i)), including without limitation the requirements of notice to tenants, prohibition of the use of lead-based paint and for the elimination of the hazards of lead-based paint. Any lead-based paint and defective paint debris shall be disposed of in accordance with applicable federal, State or local requirements. [§92.355]

2.31 The Borrower has not executed and shall not execute any other agreement with provisions contradictory to, or in opposition to, the provisions hereof, and in any event, the requirements of this Regulatory Agreement are paramount and controlling as to the rights and obligations herein set forth and supersede any other requirements in conflict herewith.

2.32 The Borrower shall, at all times during the Project Term, comply with the property standards provisions of Section 92.251 of the HOME Regulations to the satisfaction of the City in its sole discretion. Following completion of construction and/or rehabilitation, as applicable, of the Project and throughout the Project Term, all of the units in the Project shall be suitable for occupancy and the Borrower shall keep the Project in compliance with (a) the Multi-Unit Rehabilitation Construction Guidelines of DPD, (b) the accessibility requirements at 24 C.F.R. Part 8 which implement Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. §794, (c) the design and construction requirements at 24 C.F.R. §100.205 which implement the Fair Housing Act, 42 U.S.C. §§3601-19, and (d) all applicable local codes, including but not limited to the City of Chicago Building Code, rehabilitation standards, ordinances and zoning ordinances. [§92.251]

2.33 The Borrower shall not request disbursement of HOME Funds until the HOME Funds are needed to pay for Eligible Costs of the Project. The amount of each such request shall not exceed the amount needed. [§92.504(c)(viii)]

2.34 The Borrower shall fully comply with the provisions regarding faith-based activities in Section 92.257 of the HOME Regulations to the satisfaction of the City in its sole discretion.

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2.35 (a) No individual who is an employee, agent, consultant, officer or elected or appointed official of the City (and no individual who was an employee, agent, consultant, officer or elected or appointed official within one year prior to the date hereof) and who exercises or has exercised any functions or responsibilities with respect to activities assisted with HOME Funds or who is or was in a position to participate in a decision-making process or gain inside information with regard to such activities, has obtained, is obtaining or will obtain a financial interest or financial benefit from the Project, or has or will have any interest in any contract, subcontract or agreement with respect to the Project, or the proceeds thereunder, either for themselves or for those with whom they have business or immediate family ties. Immediate family ties include (whether by blood, marriage or adoption) the spouse, parent (including a stepparent), child (including a stepchild), brother, sister (including a stepbrother or stepsister), grandparent, grandchild, and in-laws of a covered person.

(b) Except for the manager's unit, no individual who is an officer, employee, agent, consultant or elected or appointed official of the Borrower shall occupy a residential unit in the Project, unless otherwise permitted by Section 92.356 of the HOME Regulations, as determined by the City in its sole discretion.

2.36 Except as otherwise disclosed to the City in writing, all of the statements, representations and warranties of the Borrower contained in (i) the Borrower's application for the Loan, and (ii) any other document submitted by the Borrower to the City in connection with the Project remain true and in effect as of the date hereof.

2.37 The Borrower agrees that it will pay any reasonable fee which the City may hereafter assess in its sole discretion to underwrite the costs of monitoring activities performed by the City in connection with the Project. The Borrower further agrees that it shall not impose any fee prohibited by Section 92.214(b) of the HOME Regulations, as determined by the City in its sole discretion, including, but not limited to fees to Low-Income Families for construction management or for inspections for compliance with property standards. Nothing in this Section shall prohibit the Borrower from charging (i) prospective Tenants reasonable applications fees (as determined by the City in its sole discretion), (ii) parking fees, but only if such fees are customary for rental housing projects in the neighborhood (as determined by the City in its sole discretion), and/or (iii) fees for services such as bus transportation or meals, as long as the services are voluntary and fees are charged solely for services provided and are approved by the City in its sole discretion. [§92.214(b)]

2.38 No individual providing consultant services in an employer-employee type relationship with the Borrower shall be compensated in excess of the limits specified in 24 C.F.R. Section 92.358.

2.39 Additional representations and covenants of the Borrower contained on Exhibit B hereto are hereby incorporated herein by reference.

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SECTION 3. AGREEMENT TO PROVIDE LOAN, START CONSTRUCTION.

The City agrees to provide the Loan to the Borrower in accordance with the terms and conditions of the Loan Agreement, for the purposes within the time frame described on Exhibit C hereto. The Borrower agrees to start construction on the Project within 12 months from the date hereof, and to complete the Project to the satisfaction of the City within 4 years from the date hereof. If, for any reason, the Borrower has not commenced construction on the Project within 6 months from the date hereof, the Borrower shall notify the City and explain the reason for such delay. If, for any reason after the commencement of construction on the Project, the progress of construction on the Project is delayed by 30 days variance from the construction schedule attached hereto as a part of Exhibit C hereof, the Borrower shall notify the City and explain the reason for such delay.

SECTION 4. RELIANCE.

The City and the Borrower hereby recognize and agree that the representations and covenants set forth herein made by the City and the Borrower, respectively, may be relied upon by the Borrower and the City, respectively. In performing its duties and obligations hereunder, the City may rely upon statements and certificates of the Borrower and Eligible Tenants and upon audits of the books and records of the Borrower pertaining to occupancy of the Project. In addition, the City may consult with counsel and the opinion of such counsel shall be evidence that such action or failure to act by the City was in good faith and in conformity with such opinion. The City and the Borrower agree that it is the Borrower's responsibility to determine that each potential tenant in a HOME Unit qualifies as an Eligible Tenant. In making each such determination, the Borrower shall exercise due diligence.

SECTION 5. SALE OR TRANSFER OF THE PROJECT.

The Borrower hereby covenants and agrees not to sell, transfer or otherwise dispose of the Project, or any portion thereof (including, without limitation, a transfer by assignment of any beneficial interest under a land trust), or to violate any provision of the Mortgage relating to prohibitions on sales or transfers of the Project or any interest therein (whether or not the Mortgage remains of record), at any time during the Project Term, except as expressly permitted by the City. The Borrower hereby agrees and covenants that no portion of any building to which this Regulatory Agreement applies shall be transferred to any Person unless all of such building is transferred to such Person. It is hereby expressly stipulated and agreed that any sale, transfer or other disposition of the Project in violation of this Section 5 shall be null, void and without effect, shall cause a reversion of title to the Borrower or any successor or assignee of the Borrower last permitted by the City, and shall be ineffective to relieve the Borrower or such successor or assignee, as applicable, of its obligations hereunder.

SECTION 6. TERM.

6.1 This Regulatory Agreement shall become effective as of the date hereof. Subject to Sections 2.19, 2.20, 2.21, 6.2, 7.4, 7.6 and 16 hereof, this Regulatory Agreement shall remain in

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full force and effect for a term equal to the Project Term, it being expressly agreed and understood that the provisions hereof are intended to survive throughout the Project Term.

6.2 (a) Subject to the terms of Sections 6.2(b) and 7.4 hereof and before the HUD Restrictions Termination Date, the terms and provisions of this Regulatory Agreement shall cease to be enforceable as of a Foreclosure Date provided that the Transfer on the Foreclosure Date shall:

- (1) recognize any contractual or legal rights of public agencies, nonprofit sponsors or others to take actions that would avoid termination of low-income affordability of the Project, and
- (2) not be for the purpose of avoiding low-income affordability restrictions pertaining to the Project, as determined by HUD.

(b) If at any time following the occurrence of a cessation of enforceability of the terms and provisions of this Regulatory Agreement pursuant to Section 6.2(a) hereof, but not later than the HUD Restrictions Termination Date, the Borrower or any Associated Person obtains an ownership interest in the Project, the terms and provisions of this Regulatory Agreement shall again be enforceable as of the date the Borrower or any Associated Person obtains such interest.

It is expressly acknowledged by the Borrower that should this Regulatory Agreement cease to be enforceable under this Section 6.2, that this Regulatory Agreement's provisions nevertheless remain in place until the HUD Restrictions Termination Date for the specific purpose of maintaining the ability for the restrictions herein to "spring back to life" if such restrictions are required to be reimposed on the Project pursuant to the HOME Regulations.

SECTION 7. ENFORCEMENT.

7.1 Subject to Section 7.6 hereof, if a violation of any of the foregoing representations or covenants occurs or is attempted, and such occurrence or attempt is uncorrected for a period of 30 days after notice thereof from the City to the Borrower (provided, however, that if any such occurrence or attempt cannot reasonably be cured within said 30-day period and if the Borrower shall have commenced to cure such occurrence or attempt within said 30-day period and shall thereafter continue diligently to effect such cure, then said 30-day period shall be extended to 60 days upon written request from the Borrower to the City delivered during such 30-day period, and upon further written request from the Borrower to the City delivered during such 60-day period, said 60-day period shall be extended to 90 days; provided further, however, that the City shall not be precluded during any such periods from exercising any remedies hereunder if the City shall receive a request or notice from HUD to do so or if the City shall determine that the continuation of such uncorrected occurrence or attempt shall result in any liability by the City to HUD), the City and its successors and assigns, without regard to whether the City or its

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successors and assigns is an owner of any land or interest therein to which these covenants relate, may institute and prosecute any proceeding at law or in equity to abate, prevent or enjoin any such violation or attempted violation or to compel specific performance by the Borrower of its obligations hereunder, or may declare an event of default under the Loan Documents and exercise its rights thereunder, including without limitation foreclosure under the Mortgage. No delay in enforcing the provisions hereof as to any breach or violation shall impair, damage or waive the right of any party entitled to enforce the provisions hereof or to obtain relief against or recovery for the continuation or repetition of such breach or violation or any similar breach or violation hereof at any later time.

7.2 If the Borrower fails to maintain the affordability requirements imposed hereunder, or otherwise takes any action which causes HUD to require repayment of the HOME Funds invested in the Project by the City, the Borrower shall repay, as a recourse obligation of the Borrower, to the City upon demand the full amount of the HOME Loan as an immediate repayment of the Loan. [§92.205, §92.503, §92.504]

7.3 All fees, costs and expenses of the City incurred in taking any action pursuant to this Section 7 shall be the sole responsibility of the Borrower.

7.4 The Borrower and the City each acknowledge that a primary purpose of requiring the Borrower to comply with the restrictions provided in this Regulatory Agreement is to assure compliance of the Project and the Borrower with the provisions of the National Affordable Housing Act and the HOME Regulations.

7.5 The Borrower further specifically acknowledges that the beneficiaries of the Borrower's obligations hereunder cannot be adequately compensated by monetary damages in the event of any breach or violation of any of the foregoing representations or covenants.

7.6 The City shall provide written notice to the Borrower if the City (a) does not receive from the Borrower an Annual Owner's Certification when due, (b) is not permitted to inspect, as provided in Section 16 hereof, the records maintained by the Borrower pursuant to Section 2.19 hereof, or (c) discovers by inspection, review or in some other manner that the Project is not in compliance with the provisions of this Regulatory Agreement, of the National Affordable Housing Act or the HOME Regulations. Subject to Section 6.2 hereof, this Section 7.6 shall survive beyond the Termination Date.

SECTION 8. RECORDING AND FILING.

The Borrower shall cause this Regulatory Agreement and all amendments and supplements hereto to be recorded and filed in the conveyance and real property records of the county in which the Project is located and in such other places as the City may reasonably request. The Borrower shall pay all fees and charges incurred in connection with any such recording. Upon recording, the Borrower shall immediately transmit to the City an executed original of this Regulatory Agreement showing the date and recording number of record.

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SECTION 9. COVENANTS TO RUN WITH THE LAND.

The Borrower hereby subjects the Project to the covenants, reservations and restrictions set forth in this Regulatory Agreement. The City and the Borrower hereby declare their express intent that the covenants, reservations and restrictions set forth herein shall, throughout the Project Term, be deemed covenants, reservations and restrictions running with the land to the extent permitted by law, and shall pass to and be binding upon the Borrower's successors in title to the Project throughout the Project Term, subject to Section 6.2 hereof. The Borrower hereby covenants to include the requirements and restrictions contained in this Regulatory Agreement in any documents transferring any interest in the Project to another Person in order that such transferee has notice of, and is bound by, such restrictions, and to obtain from any transferee the agreement to be bound by and comply with the requirements set forth in this Regulatory Agreement; provided, however, that each and every contract, deed, mortgage or other instrument hereafter executed covering or conveying the Project or any portion thereof or interest therein (including, without limitation, any transfer of a beneficial interest in a land trust or a portion thereof) shall conclusively be held to have been executed, delivered and accepted subject to such covenants, reservations and restrictions, regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instrument.

SECTION 10. GOVERNING LAW.

This Regulatory Agreement shall be construed in accordance with and governed by the internal laws of the State without regard to its conflict of laws principles, and, where applicable, the laws of the United States of America. In the event of any conflict between this Regulatory Agreement and the National Affordable Housing Act, or the HOME Regulations, the requirements of the National Affordable Housing Act, or the HOME Regulations as applicable, shall control.

SECTION 11. AMENDMENTS.

This Regulatory Agreement shall be amended only by a written instrument executed by the parties hereto or their successors in title, and duly recorded in the real property records of the county in which the Project is located. The Borrower hereby expressly agrees to enter into all amendments hereto which, in the opinion of the City, are reasonably necessary for maintaining compliance under the National Affordable Housing Act, and the HOME Regulations.

SECTION 12. NOTICE.

Unless otherwise specified, any notice, demand or request required hereunder shall be given in writing at the addresses set forth below, by any of the following means: (a) personal service; (b) electronic communications, whether by email, telex, telegram or telecopy; (c) overnight courier, receipt requested; or (d) registered or certified mail, return receipt requested.

IF TO CITY:

City of Chicago, Illinois
c/o Department of Planning and Development

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121 North LaSalle Street, Room 1000
Chicago, Illinois 60602
Attention: Commissioner

WITH COPIES TO:

Department of Finance
City of Chicago
33 North LaSalle Street, Suite 600
Chicago, Illinois 60602
Attention: Comptroller

and

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

IF TO BORROWER: As specified on Exhibit B hereto.

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 either clause (a) or (b) above shall be deemed received upon such personal service or upon dispatch by electronic means with confirmation of receipt. Any notice, demand or request sent pursuant to clause (c) above 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 (d) above shall be deemed received two Business Days following deposit in the mail.

SECTION 13. SEVERABILITY.

If any provision of this Regulatory Agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby.

SECTION 14. COUNTERPARTS.

This Regulatory Agreement may be executed in any number of counterparts, each of which shall constitute an original, but all of which, taken together, shall constitute one and the same Regulatory Agreement.

SECTION 15. EFFECTIVE DATE.

This Regulatory Agreement shall be deemed to be in effect as of the date first set forth above.

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SECTION 16. RIGHT TO INSPECT.

Subject to Section 6.2 hereof and upon 30 days' prior notice to the Borrower, the Borrower shall permit, and shall cause any management agent for the Project to permit, the City, HUD and/or the Comptroller General of the United States to inspect the Project at all reasonable times and access thereto shall be permitted for that purpose. At any time during normal business hours and as often as the City, HUD and/or the Comptroller General of the United States may deem necessary, the Borrower shall make available to the City, HUD and/or representatives of the Comptroller General of the United States all of its records with respect to matters covered by this Regulatory Agreement. The Borrower shall permit, and shall cause any management agent for the Project to permit, the City, HUD and/or representatives of the Comptroller General of the United States to audit, examine and make excerpts or transcripts from such records, and to make copies of records relating to personnel, conditions of employment and other data covered by this Regulatory Agreement.

SECTION 17. NO THIRD PARTY BENEFITS.

This Regulatory Agreement is made for the sole benefit of the City and the Borrower and their respective successors and assigns and, except as otherwise expressly provided herein, no other party shall have any legal interest of any kind hereunder or by reason of this Regulatory Agreement. Whether or not the City elects to employ any or all of the rights, powers or remedies available to it hereunder, the City shall have no obligation or liability of any kind to any third party by reason of this Regulatory Agreement or any of the City's actions or omissions pursuant hereto or otherwise in connection herewith.

SECTION 18. REFERENCES TO STATUTES, ETC.

All references herein to statutes, regulations, rules, executive orders, ordinances, resolutions, rulings, notices or circulars issued by any governmental body shall be deemed to include any and all amendments, supplements and restatements from time to time to or of such statutes, regulations, rules, executive orders, ordinances, resolutions, rulings, notices and circulars.

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IN WITNESS WHEREOF, the City and the Borrower have executed this Regulatory Agreement by their duly authorized representatives, all as of the date first written hereinabove.

CITY OF CHICAGO, ILLINOIS, acting by and through its
Department of Planning and Development

By: _____
Name: Andrew J. Mooney
Title: Commissioner

HISTORIC STRAND, LP

By: Historic Strand, LLC, its general partner

By: Holsten Real Estate Development Corporation,
an Illinois corporation, its managing member

By: _____
Name: Peter M. Holsten
Title: President

By: HHCI Strand LLC, an Illinois limited liability
company, a member

By: Holsten Human Capital Development, NFP,
an Illinois not-for-profit corporation, a
member

By: _____
Name: Jackie Taylor Holsten
Title: Board Chair

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the City and the Borrower have executed this Regulatory Agreement by their duly authorized representatives, all as of the date first written hereinabove.

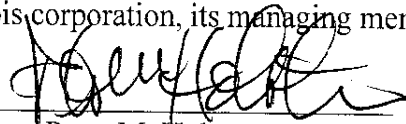
CITY OF CHICAGO, ILLINOIS, acting by and through its Department of Planning and Development

By: _____
Name: Andrew J. Mooney
Title: Commissioner

HISTORIC STRAND, LP

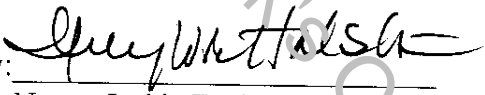
By: Historic Strand, LLC, its general partner

By: Holsten Real Estate Development Corporation,
an Illinois corporation, its managing member

By: 
Name: Peter M. Holsten
Title: President

By: HHCD Strand LLC, an Illinois limited liability company, a member

By: Holsten Human Capital Development, NFP,
an Illinois not-for-profit corporation, its sole member

By: 
Name: Jackie Taylor Holsten
Title: Board Chair

Property of Cook County Clerk's Office

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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 Andrew J. Mooney, 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, he signed and delivered the said instrument pursuant to authority, as his 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 1st day of October, 2014.

Patricia Sulewski

Notary Public



(SEAL)

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EXHIBIT A

LEGAL DESCRIPTION

Lots 11 to 15, inclusive and Lots 43 to 46, inclusive, in Block 2 in Snow & Dickinson's Subdivision of Blocks 1, 2, & 3 in William Hale Thompson's Addition to Chicago, in the Northwest $\frac{1}{4}$ of Section 23, Township 38 North, Range 14 East of the third principal meridian, in Cook County, Illinois. (Containing 28,100 square feet or 0.6451 acres)

Common addresses and PINs:

6315 South Cottage Grove Avenue
20-23-100-004-0000

6314 South Maryland Avenue
20-23-100-007-0000

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EXHIBIT B

I. ADDITIONAL DEFINITIONS

"Davis-Bacon Act" shall mean 40 U.S.C. Section 276a et seq.

"General Partner" shall mean Historic Strand, LLC, an Illinois limited liability company and sole general partner of the Borrower.

"HOME Units" shall mean the 33 units in the Project financed with HOME Funds and required to comply with the National Affordable Housing Act and the HOME Regulations.

"Housing Act Section 3" shall mean Section 3 of the Housing and Urban Development Act of 1968, 12 U.S.C. Section 1701u.

"HUD Restrictions Termination Date" shall mean the 15th anniversary of the Completion Date.

"Loan" shall mean a loan by the City to the Borrower in the principal amount of \$4,658,111 for financing a portion of the costs of rehabilitation of the Project.

"Project" shall mean the building located at 6315 South Cottage Grove Avenue and 6314 South Maryland Avenue, Chicago, Illinois, and which shall contain, as of the completion of rehabilitation thereof, 63 multi-family residential dwelling units, of which 33 shall be HOME Units.

"Section 3 Regulations" shall mean 24 C.F.R. Part 135, and such additional regulations, orders, rulings, interpretations and directives in connection with Housing Act Section 3 as may be promulgated or issued by HUD from time to time.

"Senior Lender" shall mean Citibank, N.A., located at Citibank, N.A., 390 Greenwich Street, 2nd Floor, New York, New York 10013, and its successors and assigns.

"Senior Loan" shall mean a loan by the Senior Lender to the Borrower in the principal amount of \$12,300,000 for financing a portion of the costs of rehabilitation of the Project.

"Senior Mortgage" shall mean that certain Multifamily Mortgage, Assignment of Rents, Security Agreement and Fixture Filing (Illinois) dated as of October 1, 2014 granted by the Borrower to the Senior Lender and securing repayment of the Senior Loan.

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II. ADDITIONAL REPRESENTATIONS AND COVENANTS OF BORROWER.

1. Thirteen (13) of the HOME Units shall be occupied by Very-Low Income Families, and the rent for such units shall not exceed the Low HOME Rents as defined in Section 2.8 hereof.

2. (a) The Project shall consist of the following unit configuration with the following initial rents:

<u>Number of Bedrooms</u>	<u>AMI</u>	<u>Number of Units</u>	<u>Initial Rent</u>
Studio	50%	2	\$475
Studio	60%	2	\$525
Studio	Market	8	\$625
One Bedroom	50%	11	\$575
One Bedroom	60%	38	\$660
One Bedroom	Market	1	\$750
Two bedroom	Resident Manager	1	N/A

(b) The HOME Units shall consist initially of the following unit configuration for Low-Income Families and Very Low-Income Families with the following initial rents:

<u>Number of Bedrooms</u>	<u>Number of Units</u>	<u>Initial Rent</u>
Studio (50%)	2	\$475
Studio (60%)	2	\$525
One Bedroom (50%)	11	\$575
One Bedroom (60%)	18	\$660

(c) The principal amount of the Loan (i.e. \$4,658,111) divided by the total number of HOME Units (i.e., 33) equals \$141,155 per each such unit, which is greater than the minimum per-unit requirement of 24 C.F.R. Section 92.205(c) (i.e., \$1,000 per unit).

(d) The product of the total number of HOME Units multiplied by the applicable maximum per-unit subsidy provided in 24 C.F.R. Section 92.250(a) (i.e., \$4,946,531), as shown below, is greater than the principal amount of the Loan (i.e., \$4,658,111):

<u>No. of Bedrooms</u>	<u>No. of Units</u>	<u>Maximum Subsidy</u> <u>Elevator Building</u>	<u>Product</u>
Studios	4	\$ 132,813	\$ 531,252
One Bedroom	29	\$ 152,251	\$ 4,415,279
TOTAL:	33		\$ 4,946,531

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3. Prevailing Wage Rates.

(a) The applicable provisions are set forth in detail in Form HUD-4010 and the U.S. Secretary of Labor's wage determination, which are attached hereto as Exhibits E and F and hereby made a part hereof. Such wage determination is based upon the applicable wages and fringe benefits found to be prevailing as of the date hereof. If construction on the Project shall not have commenced within 90 days following the date hereof, the wage determination attached hereto may be superseded by a subsequent determination. If construction on the Project shall not have commenced within 85 days following the date hereof, the Borrower shall so inform the City by such 85th day, and the City shall thereafter inform the Borrower by the 90th day following the date hereof as to whether a subsequent wage determination shall apply to the Project. If a subsequent wage determination shall apply to the Project, the Borrower agrees to comply with the City in causing an amendment to this Regulatory Agreement to be executed and recorded attaching such subsequent wage determination hereto.

(b) The Borrower shall comply with the provisions of Form HUD-4010 and the applicable wage determination, and shall ensure that Form HUD-4010 and the U.S. Secretary of Labor's wage determination are attached to and incorporated in all bid specifications, the Construction Contract with the General Contractor and subcontracts with respect to the Project, to the extent and as required in Form HUD 4010 (including, if applicable, amending the Construction Contract, if executed prior to the date hereof, and causing to be amended all existing bid specifications and subcontracts).

(c) In the event of any issues or disputes arising with respect to amounts due as wages to be paid in connection with the Project and/or as liquidated damages under the Contract Work Hours and Safety Standards Act, the Borrower agrees to execute, or cause the applicable contractor or subcontractor to execute, a Labor Standards Deposit Agreement (in the form attached hereto as Exhibit G or such other form as shall be specified by the City) and to deposit, or cause to be deposited, funds in the amount designated by the City, to be held and disbursed as specified in such Labor Standards Deposit Agreement.

4. The Project shall be acquired and rehabilitated in accordance with the Construction Schedule, the Project Budget and any Change Orders hereafter approved by the City.

5. For purposes of Section 12, the Borrower's address shall be:

Historic Strand, LP
 c/o Holsten Real Estate Development Corporation
 1020 W. Montrose Avenue
 Chicago, IL 60613
 Attn: Peter M. Holsten

And:

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c/o Holsten Human Capital Development, NFP
1034 W. Montrose Avenue
Chicago, Illinois 60613
Attention: Jackie Taylor Holsten, Board Chair

With copies to: Applegate & Thorne-Thomsen, P.C.
626 W. Jackson Blvd., Suite 400
Chicago, Illinois 60661
Attention: Nicole A. Jackson

And:

Holland & Knight LLP
131 South Dearborn Street, 30th Floor
Chicago, Illinois 60603
Attention: Daniel L. Kraus

and a copy to: c/o Alliant Capital, Ltd.
340 Royal Poinciana Way, Suite 305
Palm Beach, Florida 33480
Attn: Brian Goldberg

c/o Alliant Asset Management Company, LLC
21600 Oxnard Street, Suite 1200
Woodland Hills, California 91367
Attn: General Counsel

And to:

Kutak Rock LLP
1650 Farnam Street
Omaha, NE 68102
Attention: Shane Deaver
Telephone: (402) 346-6000
Facsimile: (402) 346-1148

6. (a) The work to be performed in connection with the Project is subject to the requirements of Housing Act Section 3. The purpose of Housing Act Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Housing Act Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income individuals, particularly individuals who are recipients of HUD assistance for housing.

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(b) The Borrower hereby agrees to comply with the Section 3 Regulations in connection with the Project. As evidenced by its execution of this Regulatory Agreement, the Borrower hereby certifies that it is under no contractual or other impediment that would prevent the Borrower from complying with the Section 3 Regulations in connection with the Project.

(c) The Borrower hereby agrees to (1) send to each labor organization or representative of workers with which the Borrower has a collective bargaining agreement or other understanding, if any, and which concerns workers whose positions are subject to compliance with the Section 3 Regulations in connection with the Project, a notice advising the labor organization or workers' representative of the Borrower's commitments under this Section, and (2) post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Housing Act Section 3 preference and shall set forth: (i) the minimum number of jobs and job titles subject to hire, the availability of apprenticeship and training positions, and the qualifications for each; (ii) the name and location of the Person(s) taking applications for each of the positions; and (iii) the anticipated date the work shall begin.

(d) The Borrower hereby agrees to (1) include the language contained in this Section in every contract entered into by the Borrower in connection with the Project and subject to compliance with the Section 3 Regulations, including the Construction Contract, and (2) take appropriate action, as provided in an applicable provision of such contract or in this Section, upon a finding that any Person with whom the Borrower contracts, including the General Contractor, is in violation of the Section 3 Regulations. The Borrower covenants and agrees that the Borrower shall not contract with any Person in connection with the Project where the Borrower has notice or knowledge that such Person has been found in violation of the Section 3 Regulations.

(e) The Borrower agrees to cause the General Contractor to (1) include the language contained in this Section in every Subcontract subject to compliance with the Section 3 Regulations, and (2) take appropriate action, as provided in an applicable provision of such Subcontract or in this Section, upon a finding that any Subcontractor with whom the General Contractor contracts is in violation of the Section 3 Regulations. The Borrower shall cause the General Contractor to agree that the General Contractor shall not subcontract with any Person where the General Contractor has notice or knowledge that such Person has been found in violation of the Section 3 Regulations.

(f) The Borrower hereby certifies that any vacant employment positions in connection with the Project, including training positions, that were filled prior to the Closing Date and with Persons other than those to whom the Section 3 Regulations require employment opportunities to be directed, were not filled to circumvent the Borrower's obligations under the Section 3 Regulations.

(g) Noncompliance with the Section 3 Regulations may result in sanctions, including, but not limited to, the declaration by the City of an event of default under the Loan Documents and

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the exercise by the City of its remedies thereunder, as well as debarment or suspension from future HUD-assisted contracts.

(h) The Borrower acknowledges receipt from the City of a copy of the City of Chicago Section 3 Compliance Plan booklet (the "Booklet"). The Borrower agrees to complete or cause to be completed, as applicable, those forms contained in the Booklet as requested by the City and to submit such forms to the City promptly upon the City's request. The Borrower hereby represents and warrants to the City that all such forms heretofore submitted by or on behalf of the Borrower are true and correct. The Borrower hereby covenants to the City that all such forms hereafter submitted by the Borrower shall be true and correct, and that work on the Project shall be carried out in accordance with the existing employee list (with respect to number of employees and job classifications only), hiring plan, training plan, contracting plan and compliance effort narrative, as applicable, as submitted by the Borrower to the City, unless otherwise agreed to in writing by the City.

7. The Borrower and the City agree that the Loan proceeds shall be deemed to be allocated initially to the units in the Project specified below (the "Floating Units"). One or more Floating Units may hereafter be substituted, by the Borrower with the prior written consent of the City, with other units in the Project in order to maintain conformity of the Project with the requirements of the HOME Regulations; provided, however, that (a) the total number of Floating Units remains the same, and (b) each substituted unit is comparable in terms of size, features and number of bedrooms with the originally designated HOME-assisted unit.

<u>Unit Designation</u>	<u>Number of Bedrooms</u>
201	One Bedroom
203	One Bedroom
204	One Bedroom
205	One Bedroom
207	One Bedroom
209	One Bedroom
211	One Bedroom
213	Studio
301	One Bedroom
303	One Bedroom
305	One Bedroom
306	One Bedroom
307	One Bedroom
309	One Bedroom
311	One Bedroom
313	Studio
314	One Bedroom
402	One Bedroom

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403	One Bedroom
404	One Bedroom
406	One Bedroom
408	One Bedroom
410	One Bedroom
412	One Bedroom
413	Studio
501	One Bedroom
503	One Bedroom
505	One Bedroom
506	One Bedroom
507	One Bedroom
509	One Bedroom
512	One Bedroom
516	Studio

The Borrower shall confirm the above and provide the final street address and apartment number of each HOME Unit to the City no later than the time of initial occupancy.

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EXHIBIT C

USE OF LOAN PROCEEDS

The use of the Loan proceeds will be solely for Eligible Costs for the acquisition and rehabilitation of the Project, as described on Exhibit D to the Escrow Agreement which is attached hereto and incorporated herein.

Completion of the acquisition and rehabilitation of the Project shall take place no later than December 31, 2015. In no event shall completion of the Project exceed 4 years from the date hereof.

Specific description of the tasks to be performed, an anticipated schedule for completing the tasks and a project budget:

- see attached Owner's Sworn Statement
- see attached Construction Schedule
- see attached Exhibit D to the Escrow Agreement

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HISTORIC STRAND LIMITED PARTNERSHIP
Historic Strand
Closing Draw

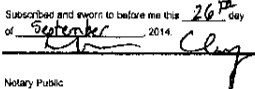
The attached HISTORIC STRAND Limited Partnership, being duly sworn on oath and says that it is the owner/beneficiary of the following described premises in Cook County, Illinois, to-wit:

1. That it is thoroughly familiar with all the facts and circumstances concerning the premises described above;
2. That during the six months last past the only work done or materials furnished in connection with the premises are listed below;
3. That the only contracts let for the furnishing of labor or materials relative to the contemplated improvements are listed below;
4. That this statement is a true and complete statement of all such contracts, previous payments and balances due if any;

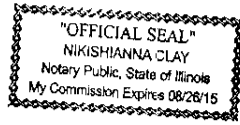
Number	Vendor	Line Item	Total Budget	Line Item Budget	Adjustments	New Budget Amount	Previous Paid	Amount Now Due	Balance
1	City of Chicago	Acquisition	\$ 1	\$ -	\$ -	\$ 1	\$ -	\$ 1.00	\$ -
2	Line-Mathes, Inc.	Construction	\$ 14,638,332	\$ 14,638,332	\$ -	\$ 14,638,332	\$ 244,478.00	\$ 14,393,854	\$ -
3	Line-Mathes, Inc.	Contingency	\$ 1,266,821	\$ 1,266,821	\$ -	\$ 1,266,821	\$ -	\$ 1,266,821	\$ -
4	HLDC	Architect - Design, Engineer	\$ 732,228	\$ 207,132	\$ -	\$ 207,132	\$ 207,132.00	\$ -	\$ -
	Holsten Development Corporation			\$ 125,893	\$ -	\$ 125,893	\$ -	\$ 125,893	\$ -
	Johnson & Lee			\$ 81,939	\$ -	\$ 81,939	\$ -	\$ 81,939	\$ -
5	Johnson & Lee	Architect - Misc.	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
6	HLDC	Parking Consultant Fee	\$ 5,173	\$ 5,173	\$ -	\$ 5,173	\$ -	\$ 5,173	\$ -
7	National Wrecking	Environmental Remediation (Including Contingency)	\$ 1,287,876	\$ 1,287,876	\$ -	\$ 1,287,876	\$ 608,836.00	\$ 679,040	\$ -
8	Applegate & Thorne-Thomson	Legal - Partnership	\$ 240,000	\$ 5,000	\$ -	\$ 245,000	\$ -	\$ 245,000	\$ -
	McLain & Ridge			\$ 4,000	\$ -	\$ 4,000	\$ -	\$ 4,000	\$ -
9	Cliburn	Legal - Lender	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ -
10	Albani	Legal - Syndicator	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
	HLDC			\$ 64,994	\$ -	\$ 64,994	\$ -	\$ 64,994	\$ -
11	Holsten Development Corporation	Legal - Zoning	\$ 87,000	\$ 1,356	\$ -	\$ 88,356	\$ -	\$ 88,356	\$ -
	Neil & Leroy			\$ 681	\$ -	\$ 681	\$ -	\$ 681	\$ -
12	HLDC	Cons'd Fee	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	\$ -	\$ 1,500	\$ -
13	TBD	Green Compliance Fee	\$ 37,110	\$ 37,110	\$ -	\$ 37,110	\$ -	\$ 37,110	\$ -
14	HLDC	TV Consultant	\$ 36,813	\$ 36,813	\$ -	\$ 36,813	\$ -	\$ 36,813	\$ -
	Ernest Sawyer & Associates			\$ 18,811	\$ -	\$ 18,811	\$ -	\$ 18,811	\$ -
	HLDC			\$ 20,899	\$ -	\$ 20,899	\$ -	\$ 20,899	\$ -
15	Holsten Development Corporation	Nations Consultant	\$ 43,866	\$ 7,218	\$ -	\$ 51,084	\$ -	\$ 51,084	\$ -
	McGinnis (Hels)			\$ 16,228	\$ -	\$ 16,228	\$ -	\$ 16,228	\$ -
16	HLDC	History Investigation	\$ 8,100	\$ 8,100	\$ -	\$ 8,100	\$ -	\$ 8,100	\$ -
17	FLS Group, LLC	Appraising	\$ 35,000	\$ 36,200	\$ -	\$ 35,200	\$ -	\$ 35,200	\$ 1,000
	HLDC			\$ 4,300	\$ -	\$ 4,300	\$ -	\$ 4,300	\$ -
18	Holsten Development Corporation	Appraisal and Market Study	\$ 28,820	\$ 13,800	\$ -	\$ 13,800	\$ -	\$ 13,800	\$ -
	Appraisal Research			\$ 11,280	\$ -	\$ 11,280	\$ -	\$ 11,280	\$ -
	HLDC			\$ 4,248	\$ -	\$ 4,248	\$ -	\$ 4,248	\$ -
19	Holsten Development Corporation	Survey	\$ 12,500	\$ 2,700	\$ -	\$ 2,700	\$ -	\$ 2,700	\$ -
	Edward Moley & Associates			\$ 5,818	\$ -	\$ 5,818	\$ -	\$ 5,818	\$ -
	HLDC			\$ 2,164	\$ -	\$ 2,164	\$ -	\$ 2,164	\$ -
20	Holsten Development Corporation	Environmental Reports, Borings, AETs	\$ 2,200	\$ 2,200	\$ -	\$ 2,200	\$ -	\$ 2,200	\$ -
	Professional Service Industries			\$ 20,957	\$ -	\$ 20,957	\$ -	\$ 20,957	\$ -
21	Professional Service Industries	Environmental Monitoring	\$ 248,195	\$ 248,195	\$ -	\$ 248,195	\$ -	\$ 248,195	\$ -
22	Holsten Development Corporation	Construction Period Taxes	\$ 80,000	\$ 800	\$ -	\$ 80,800	\$ -	\$ 80,800	\$ -
	Cook County Treasurer			\$ 7,900	\$ -	\$ 7,900	\$ -	\$ 7,900	\$ -
	HLDC			\$ 79,100	\$ -	\$ 79,100	\$ -	\$ 79,100	\$ -
23	Holsten Development Corporation	Construction Period Insurance	\$ 190,411	\$ 18,187	\$ -	\$ 172,224	\$ -	\$ 172,224	\$ -
	Military Insurance			\$ 164,033	\$ -	\$ 164,033	\$ -	\$ 164,033	\$ -
24	City of Chicago	Tax Credit Reservation Fee	\$ 71,928	\$ 71,928	\$ -	\$ 71,928	\$ -	\$ 71,928	\$ -
25	Holsten Development Corporation	Real Estate Tax Escrow	\$ 80,000	\$ 80,000	\$ -	\$ 80,000	\$ -	\$ 80,000	\$ -
26	Holsten Development Corporation	Insurance Escrow	\$ 80,000	\$ 80,000	\$ -	\$ 80,000	\$ -	\$ 80,000	\$ -
27	HLDC	Tide and Racking	\$ 49,808	\$ 49,808	\$ -	\$ 49,808	\$ -	\$ 49,808	\$ -
	Greiner Illinois Tile Company			\$ 49,808	\$ -	\$ 49,808	\$ -	\$ 49,808	\$ -
28	Holsten Development Corporation	Bridge Lender Fees	\$ 192,417	\$ 137,417	\$ -	\$ 137,417	\$ -	\$ 137,417	\$ -
29	Cliburn	Construction Permit Interest	\$ 850,000	\$ 850,000	\$ -	\$ 850,000	\$ -	\$ 850,000	\$ -
30	HLDC	Permit Fees	\$ 68,408	\$ 72,187	\$ -	\$ 68,408	\$ -	\$ 68,408	\$ -
	Holsten Development Corporation			\$ 4,779	\$ -	\$ 4,779	\$ -	\$ 4,779	\$ -
31	Holsten Development Corporation	Aggregation Fee	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
32	Holsten Development Corporation	Marketing and Leasing	\$ 155,000	\$ 156,000	\$ -	\$ 155,000	\$ -	\$ 155,000	\$ -
33	TBD	Commercial Brokerage	\$ 24,140	\$ 24,140	\$ -	\$ 24,140	\$ -	\$ 24,140	\$ -
34	HLDC	Prerelease Loan Interest Fee	\$ 42,980	\$ 42,980	\$ -	\$ 42,980	\$ -	\$ 42,980	\$ -
	Holsten Development Corporation			\$ 600	\$ -	\$ 600	\$ -	\$ 600	\$ -
35	Holsten Development Corporation	Sliding Fund	\$ 400,000	\$ 400,000	\$ -	\$ 400,000	\$ -	\$ 400,000	\$ -
36	Holsten Development Corporation	Replacement Reserve	\$ 180,000	\$ 180,000	\$ -	\$ 180,000	\$ -	\$ 180,000	\$ -
37	Holsten Development Corporation	Lease Up Reserve	\$ 200,000	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -
38	Holsten Development Corporation	Operating/Utility Service Reserve	\$ 400,000	\$ 400,000	\$ -	\$ 400,000	\$ -	\$ 400,000	\$ -
39	TBD	Commercial Table Software	\$ 201,240	\$ 201,240	\$ -	\$ 201,240	\$ -	\$ 201,240	\$ -
40	Holsten Development Corporation	Developer Fee	\$ 1,000,000	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -
TOTALS			\$ 22,444,838	\$ 22,444,838	\$ -	\$ 22,444,838	\$ -	\$ 22,444,838	\$ -

Signed: 

Holsten Strand, LP
an Illinois limited partnership
By: Historic Strand, LLC
an Illinois limited liability company,
its general partner
By: Holsten Real Estate Development Corporation
an Illinois corporation, its Managing Member
By: Peter Holsten
Title: President

Subscribed and sworn to before me this 26th day of September, 2014.


Notary Public



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CHECK REQUEST
Historic Strand
Draw #1 - Closing Draw

PROPERTY

Vendor Name	Item Number (Corresponds to Closing Draw)	Budget Line Item	Total Payout Amount
Linn-Mathes, Inc. 309 S. Green St., Chicago, IL 60607 Pick Up	2	Construction	\$ 244,079.00
LISC	4	Architect - Design/Engineer	\$ 400,290.93
LISC	6	Parking Consultant Fee	\$ 5,172.65
LISC	11	Legal - Zoning	\$ 44,964.11
LISC	12	ComEd Fee	\$ 1,500.00
LISC	14	TIF Consultant	\$ 39,952.00
LISC	15	Historic Consultant	\$ 20,999.13
LISC	16	Masonry Investigation	\$ 8,160.00
LISC	18	Appraisal and Market Study	\$ 4,320.00
LISC	19	Survey	\$ 4,245.00
LISC	20	Environmental Reports, Borings, ASTs	\$ 27,151.67
LISC	23	Construction Period Insurance	\$ 191.00
LISC	27	Title and Recording	\$ 802.00
LISC	30	Permit Fees	\$ 16,251.16
LISC	34	Predevelopment Loan Interest/Fees	\$ 42,391.64
LISC			\$ 816,391.29
ABA Routing Number: 021000021 Acct Number: 13759524 Account Name: LISC Comments: Credit to LISC (Ref: 43216-0004) Bank: JP Morgan Chase Bank 1166 Avenue of the Americas New York, NY 10036 Wire			
Holsten Development Corporation 1020 W. Montrose, Chicago, IL 60613 Pick Up or Mail	4	Architect - Design/Engineer	\$ 207,132.18
Holsten Development Corporation	11	Legal - Zoning	\$ 1,355.00
Holsten Development Corporation	15	Historic Consultant	\$ 7,225.00
Holsten Development Corporation	18	Appraisal and Market Study	\$ 13,960.00
Holsten Development Corporation	19	Survey	\$ 2,300.00
Holsten Development Corporation	20	Environmental Reports, Borings, ASTs	\$ 2,200.00
Holsten Development Corporation	23	Construction Period Taxes	\$ 500.00
Holsten Development Corporation	27	Construction Period Insurance	\$ 16,167.00
Holsten Development Corporation	28	Bridge Lender Fees	\$ 25,000.00
Holsten Development Corporation	30	Permit Fees	\$ 72,157.24
Holsten Development Corporation	31	Application Fees	\$ 10,000.00
Holsten Development Corporation	34	Predevelopment Loan Interest/Fees	\$ 500.00
Holsten Development Corporation	40	Developer Fee	\$ 300,000.00
Holsten Development Corporation			\$ 658,496.42
Johnson and Lee 1 East 8th Street, Suite 200, Chicago, IL 60605 Pick Up or Mail	4	Architect - Design/Engineer	\$ 17,921.33
National Wrecking 2441 N. Leavitt St., Chicago, IL Pick Up	7	Environmental Remediation	\$ 659,835.00
Applegate & Thorne-Thomsen Account: 0980862909 ABA: 271070801 Citibank 69 W. Washington, Chicago, IL 60603 FEIN: 36-4216292 Wire	8	Legal - Partnership	\$ 245,000.00
Holland & Knight LLP Post Office Box 864084 Orlando, FL 32886-4084 Mail	8	Legal - Partnership	\$ 5,000.00
Citibank	9	Legal - Lender	\$ 10,000.00
Citibank	28	Bridge Lender Fees	\$ 118,084.00
Citibank, N.A. ABA: 021000089 Acct Name: Citibank, N.A. Acct Number: 384-93429 Credit To: 091-32025-1-1 DAFI#: 43AA3766 Ref: The Strand Contract: Danya Ranger (213-239-1945) Wire			\$ 158,084.00
Alliant Capital, Ltd. 21600 Oxnard Street, Suite 1200 Woodland Hills, CA 91367 TAKEN OUT FROM EQUITY PROCEEDS	10	Legal - Syndicator	\$ 50,000.00
Neal & Leroy, L.L.C. 120 N. LaSalle St., Suite 2600 Chicago, IL 60602 Mail	11	Legal - Zoning	\$ 635.00
Ernest Sawyer & Associates 100 N. LaSalle St., Suite 1515 Chicago, IL 60602 Mail	14	TIF Consultant	\$ 19,581.00

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CLOSING REQUEST

Historic Strand

Draw #1 - Closing Draw

McGuire Iglesias Architects 1330 Sherman Ave., Evanston, IL 60201 Mail	15	Historic Consultant	\$	2,634.34
FLS Group, LLC 4709 W. Golf Road, Suite 200 Skokie, IL 60076 Mail	17	Accounting	\$	3,787.50
Appraisal Research Counselors 400 East Randolph Street, Suite 715 Chicago, IL 60601-7388 Mail	18	Appraisal	\$	2,300.00
Edward Molloy & Associates 1236 Mark Street Bensenville, IL 60106-1022 Mail	19	Survey	\$	1,500.00
Professional Service Industries	20	Environmental Reports, Borings, ASTs	\$	1,800.00
Professional Service Industries	21	Environmental Monitoring	\$	122,500.00
Professional Service Industries 7192 Solutions Center Chicago, IL 60677-7001 Customer Number: 1098914 Project Number: 00471910 Mail			\$	124,300.00
McHenry Insurance 904 S. Rt. 31, P.O. Box 537 McHenry, IL 60051 Mail	23	Construction Period Insurance	\$	104,053.00
City of Chicago	1	Acquisition Cost	\$	1.00
Department of Planning and Development 121 N. LaSalle St. Room 1000 Chicago, IL 60602 Attn: Tamra Collins Mail	24	Tax Credit Reservation Fee	\$	71,928.27
Greater Illinois Title Company	27	Title and Recording	\$	25,805.50
			\$	3,011,332.65

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SOURCE WITH US
DRAW #1
HISTORIC STRAND

<u>CONSTRUCTION SOURCES</u>	<u>PROJECT TOTAL</u> <u>AMOUNT</u>	<u>AMOUNT FUNDED</u> <u>TO DATE</u>	<u>OVERPAYMENT</u> <u>HELD AT TITLE</u> <u>COMPANY</u>	<u>AMOUNT NOW</u> <u>DUE FOR</u> <u>CURRENT DRAW</u>	<u>OVERPAYMENT</u> <u>TO BE USED FOR</u> <u>FUTURE</u> <u>DISBURSEMENTS</u>	<u>BALANCE OF LOAN</u> <u>TO BE FUNDED</u>
City of Chicago HOME Loan	\$ 4,558,111	\$ -		\$ -		\$ 4,558,111
City of Chicago HOME Holdback	\$ 100,000	\$ -		\$ -		\$ 100,000
TIF	\$ 1,000,000	\$ -		\$ -		\$ 1,000,000
Construction Bridge Loan - Citibank	\$ 12,240,753	\$ -		\$ 1,428,823.65		\$ 12,240,753
Initial Equity Payment (including DTC proceeds)	\$ 2,660,790	\$ -	\$ 1,078,381.00	\$ 1,582,409.00		\$ 2,660,790
GP Contribution	\$ 100	\$ -		\$ 100.00		\$ 100
DCEO Grant (50%)	\$ 64,395	\$ -		\$ -		\$ 64,395
Out of Pro-Rata Equity	\$ 2,225,379	\$ -		\$ -		\$ 2,225,379
TOTAL	\$ 22,849,528	\$ -	\$ 1,078,381.00	\$ 3,011,332.65	\$ -	\$ 22,849,528

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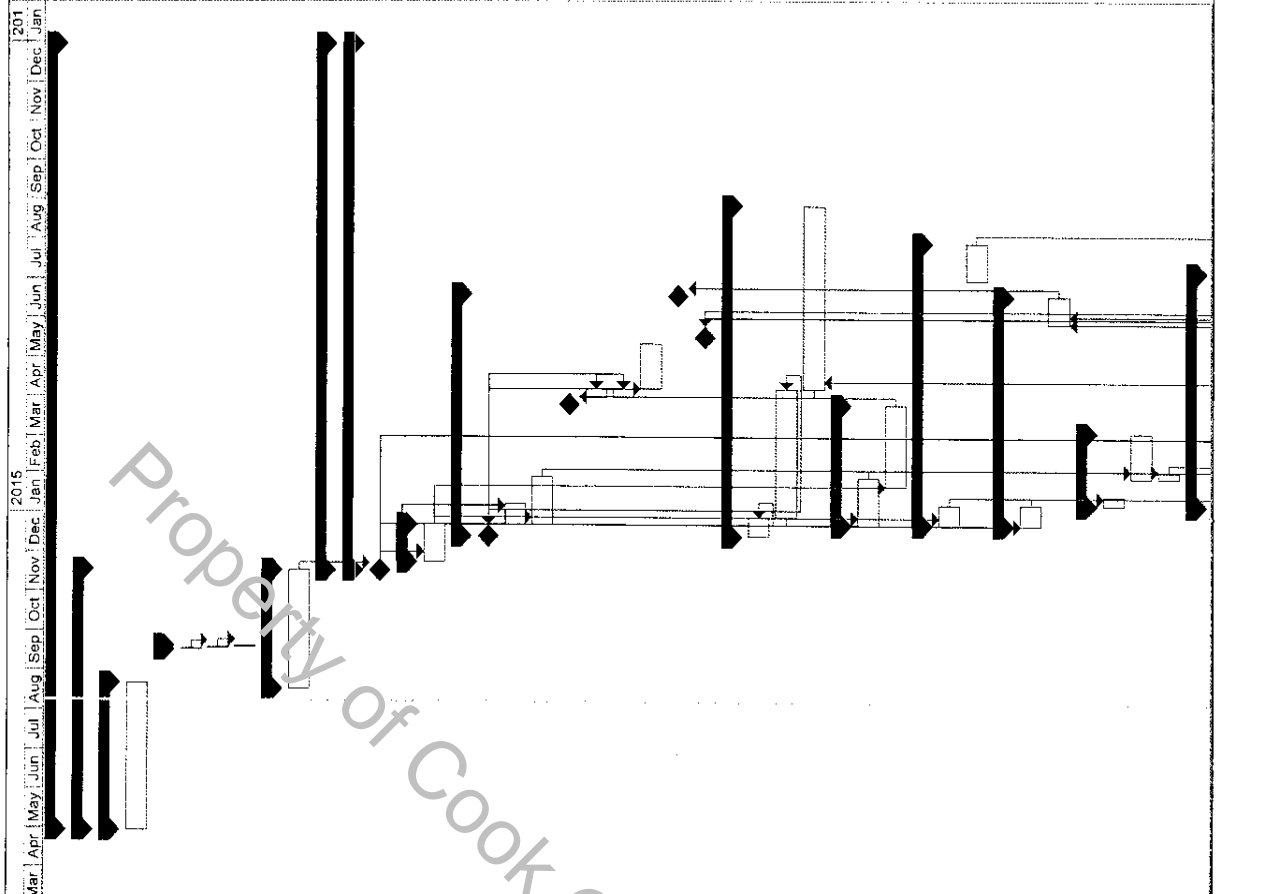
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STRAND
6315-23 Cottage Grove Avenue
Chicago, IL

PRELIMINARY PROJECT SCHEDULE

August 8, 2014

ID	Task Name	Duration	Start	Finish
1	Strand Overall Project Schedule	425 days	Wed 04/30/14	Wed 12/30/15
2	Owner Activities			
3	Permits	141 days	Wed 04/30/14	Mon 11/17/14
4	Building Permit	80 days	Wed 04/30/14	Thu 08/21/14
7	Closing	80 days	Wed 04/30/14	Thu 08/21/14
8		3 days	Wed 09/17/14	Fri 09/19/14
9		1 day	Wed 09/17/14	Wed 09/17/14
10	CDPD Preconstruction Meeting	1 day	Thu 09/18/14	Thu 09/18/14
10	CDPD Notice To Proceed	1 day	Fri 09/19/14	Fri 09/19/14
5	Environmental Remediation & Demo (By Owner)	65 days	Mon 08/18/14	Mon 11/17/14
6	Building Interior (By Owner)	65 days	Mon 08/18/14	Mon 11/17/14
11	Strand Construction Schedule	284 days	Tue 11/18/14	Wed 12/30/15
12	Construction Start	284 days	Tue 11/18/14	Wed 12/30/15
13	Mobilization	5 days	Tue 11/18/14	Mon 11/24/14
14	Demolition	20 days	Tue 11/25/14	Tue 12/23/14
15	Demo (not done in Environmental Remediation)	20 days	Tue 11/25/14	Tue 12/23/14
16	Major MEP Work	132 days	Mon 12/15/14	Fri 06/19/15
25	Electrical Service (ComEd)	80 days	Mon 12/15/14	Wed 04/08/15
17	Sewer / Water / Grease Basin	10 days	Wed 12/24/14	Thu 01/08/15
18	U/G MEP @ Building Interior	25 days	Wed 12/24/14	Thu 01/29/15
19	Standpipes	30 days	Fri 03/27/15	Thu 05/07/15
23	Phone Service Raceway	5 days	Wed 04/01/15	Wed 04/08/15
24	Cable TV Service Raceway	5 days	Wed 04/01/15	Wed 04/08/15
22	Gas Service	25 days	Wed 04/08/15	Tue 05/12/15
21	Set Major Rooftop Equipment	1 day	Fri 06/19/15	Fri 06/19/15
20	Fire Pump / Controller	15 days	Mon 05/18/15	Tue 06/09/15
108	Elevators	180 days	Mon 12/15/14	Thu 08/27/15
109	Submittals	10 days	Mon 12/15/14	Tue 12/30/14
110	Manufacturing	70 days	Tue 12/30/14	Wed 04/08/15
111	Installation	100 days	Wed 04/08/15	Thu 06/27/15
37	Structural / Misc. Steel	65 days	Wed 12/24/14	Thu 03/26/15
38	Infills	25 days	Wed 12/24/14	Thu 01/29/15
39	Stair #2	45 days	Fri 01/23/15	Thu 03/26/15
40	Earthwork	132 days	Wed 12/24/14	Wed 07/29/15
42	Excavate for Enlarged Elevator Pit	10 days	Wed 12/24/14	Thu 01/08/15
41	Excavate for Sitework / Parking Lot	20 days	Wed 07/01/15	Wed 07/29/15
112	Roofing	124 days	Wed 12/24/14	Thu 06/18/15
113	Tear Off / Temp roof	10 days	Wed 12/24/14	Thu 01/08/15
114	Final roof	15 days	Fri 05/29/15	Thu 06/18/15
29	Concrete	40 days	Fri 01/09/15	Thu 03/05/15
31	Elevator Pit / Foundation	5 days	Fri 01/09/15	Thu 01/15/15
30	Infills	25 days	Fri 01/30/15	Thu 03/05/15
32	Basement Slab on Grade	3 days	Fri 01/30/15	Tue 02/03/15
33	Masonry	126 days	Fri 01/09/15	Tue 07/07/15



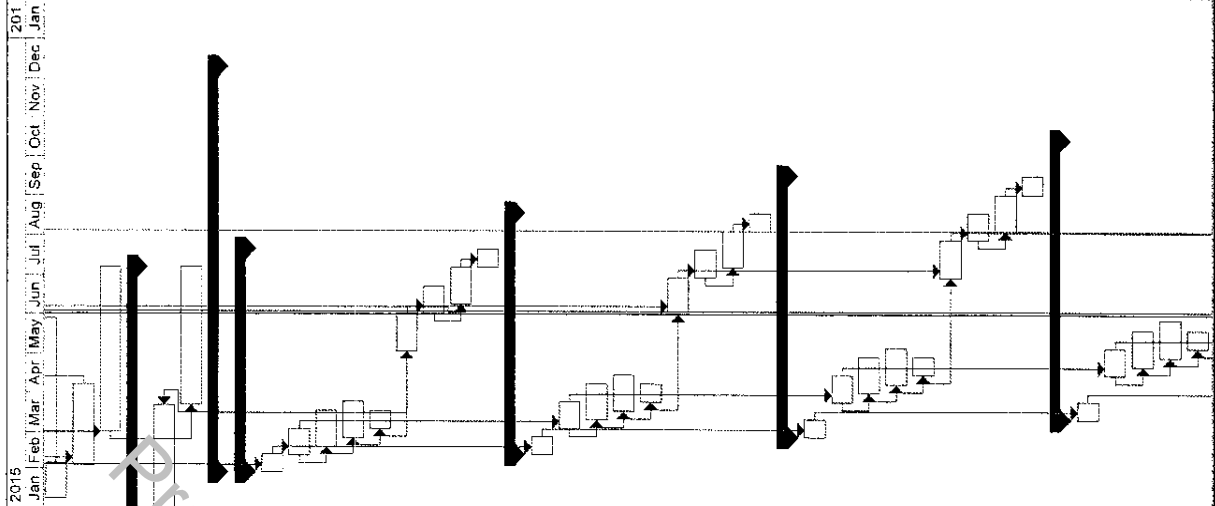
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STRAND
6315-23 Cottage Grove Avenue
Chicago, IL

PRELIMINARY PROJECT SCHEDULE

August 8, 2014

ID	Task Name	Duration	Start	Finish
35	Rebuild roof parapets	20 days	Fri 01/09/15	Thu 02/05/15
34	CMU @ Elevator Shafts	45 days	Wed 02/04/15	Tue 04/07/15
36	Exterior wall restoration / infills / new openings	90 days	Mon 03/02/15	Tue 07/07/15
26	Windows	135 days	Fri 12/28/14	Tue 07/07/15
27	Order windows	60 days	Fri 12/28/14	Mon 03/23/15
28	Demo / Install windows	75 days	Mon 03/23/15	Tue 07/07/15
48	Interior Build-out	221 days	Fri 01/30/15	Thu 12/10/15
59	2nd Floor	121 days	Fri 01/30/15	Tue 07/21/15
60	Layout	10 days	Fri 01/30/15	Thu 02/12/15
61	Sprinkler Rough and MEP Risers / Stacks	15 days	Thu 02/12/15	Wed 03/04/15
62	Framing	20 days	Thu 02/19/15	Wed 03/18/15
63	MEP Rough	20 days	Thu 02/26/15	Wed 03/25/15
64	Insulation @ exterior walls	10 days	Thu 03/05/15	Wed 03/18/15
65	Drywall	20 days	Mon 05/04/15	Mon 06/01/15
66	Taping	15 days	Tue 06/02/15	Mon 06/22/15
67	Unit Finishes	20 days	Tue 06/09/15	Tue 07/07/15
68	Corridor / Common Area Finishes	10 days	Wed 07/08/15	Tue 07/21/15
69	3rd Floor	131 days	Fri 02/13/15	Tue 08/18/15
70	Layout	10 days	Fri 02/13/15	Thu 02/26/15
71	Sprinkler Rough and MEP Risers / Stacks	15 days	Thu 03/05/15	Wed 03/25/15
72	Framing	20 days	Thu 03/12/15	Wed 04/02/15
73	MEP Rough	20 days	Thu 03/18/15	Wed 4/15/15
74	Cellulose insulation @ exterior walls	10 days	Thu 03/26/15	Wed 4/10/15
75	Drywall	20 days	Tue 06/02/15	Mon 06/29/15
76	Taping	15 days	Tue 06/09/15	Tue 07/21/15
77	Unit Finishes	20 days	Wed 07/08/15	Tue 08/04/15
78	Corridor / Common Area Finishes	10 days	Wed 07/08/15	Tue 08/18/15
79	4th Floor	141 days	Fri 02/27/15	Wed 09/16/15
80	Layout	10 days	Fri 02/27/15	Thu 03/12/15
81	Sprinkler Rough and MEP Risers / Stacks	15 days	Thu 03/26/15	Wed 04/15/15
82	Framing	20 days	Thu 04/02/15	Wed 04/29/15
83	MEP Rough	20 days	Thu 04/09/15	Wed 05/06/15
84	Cellulose insulation @ exterior walls	10 days	Thu 04/16/15	Wed 04/29/15
85	Drywall	20 days	Tue 06/30/15	Tue 07/28/15
86	Taping	15 days	Wed 07/29/15	Tue 08/18/15
87	Unit Finishes	20 days	Wed 08/05/15	Tue 09/01/15
88	Corridor / Common Area Finishes	10 days	Wed 09/02/15	Wed 09/16/15
89	5th Floor	151 days	Fri 03/13/15	Wed 10/14/15
90	Layout	10 days	Fri 03/13/15	Thu 03/26/15
91	Sprinkler Rough and MEP Risers / Stacks	15 days	Thu 04/16/15	Wed 05/06/15
92	Framing	20 days	Thu 04/23/15	Wed 05/20/15
93	MEP Rough	20 days	Thu 04/30/15	Thu 05/28/15
94	Cellulose insulation @ exterior walls	10 days	Thu 05/07/15	Wed 05/20/15



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EXHIBIT D *to the Escrow Agreement*

ELIGIBLE AND INELIGIBLE COSTS

<u>SOURCES OF FUNDS:</u>	<u>BUDGET</u>
DPD HOME**	\$4,658,111.00
TIF Loan	\$2,000,000.00
Equity (Alliant)	\$15,773,039.00
DCEO Energy Grant	\$128,790.00
IAHTC (Donation Tax Credits)	\$279,588.00
General Partner Equity	\$10,000.00
Total Funding Sources	\$22,849,528.00

*Equity and TIF will take out the construction loan of \$12,300,000

* *DPD requires a \$100,000 holdback on HOME funds until the final draw at construction completion to comply with HUD Regulations and Affordability Requirements.

<u>INELIGIBLE CITY FUNDED COSTS</u>	<u>BUDGET</u>	<u>PAID BY</u>
Lease up Reserve	\$200,000.00	Equity
Insurance Reserve	\$50,000.00	Equity
Property Tax Reserve	\$50,000.00	Equity
Operating Reserve	\$450,000.00	Equity
Replacement Reserve	\$150,000.00	Equity
Sinking Fund Reserve	\$400,000.00	Equity
Application Fees (DPD)	\$1,500.00	Equity
Commercial Accounting/other commercial	\$236,240.00	Equity
Tax Credit Issuer Fees	\$71,928.00	Equity
Total Ineligible Costs	\$1,609,668.00	

HED ELIGIBLE COSTS

All other Costs are Eligible

ITEMS PAID OUTSIDE OF ESCROW - See Exhibit C

Construction Loan Repayment	\$10,386,717.00	Equity/TIF/HOME
Reserves (HOME Ineligibles)	\$1,300,000.00	Equity Only
Total Costs Outside of Escrow:	11,686,717.00	

Developer Fees

Developer Fee*		\$1,000,000.00	Equity/HOME
		Payment	
Payment Schedule	Percentages	Amount	
Closing	30%	\$300,000.00	
Completion	20%	\$200,000.00	
Conversion 8609	35%	\$350,000.00	
Final Equity Installment	15%	\$150,000.00	

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Total 100% \$1,000,000.00

* Total Developer Fee Per DPD's Policy \$1,000,000



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EXHIBIT D

ANNUAL OWNER'S CERTIFICATION (AOC) FOR PROJECT RECEIVING HOME FUNDS FROM THE CITY OF CHICAGO, DEPARTMENT OF PLANNING AND DEVELOPMENT

Borrower: _____

Project Name: _____

Project Number: _____

Borrower Federal Employer Identification Number: _____

The City of Chicago, Illinois, acting by and through its Department of Planning and Development (the "City"), has entered into a Housing Loan Agreement dated as of _____ with the Borrower pursuant to which the City has loaned HOME Funds to the Borrower for the Project. The Borrower is required to maintain certain records concerning the Project and the City is required to monitor the Project's compliance with the HOME Regulations and the agreements executed by the City and the Borrower in connection with the Project. The Borrower further agreed, in the Regulatory Agreement (dated as of _____ between the City and the Borrower (the "Regulatory Agreement"), to maintain certain records and prepare and deliver certain reports to the City. The Borrower shall not increase rents for units of the Project during any year during the Project Term until Borrower submits a rent increase approval request, in the form attached as Schedule III hereto, to DPD and receives DPD's approval of such rent increase. This Annual Owner's Certification must be completed in its entirety and must be executed by the Borrower, notarized and returned to the City by _____ of each year for the period commencing on the earlier of (a) _____ of the first year of the Compliance Period, or (b) the first _____ following completion of the construction or rehabilitation of the Project, and ending on the later of (1) the first _____ following the end of the Compliance Period, or (2) the first _____ following the Termination Date. In addition, a copy of Schedule I must be completed for each building which comprises a part of the Project. No changes may be made to the language contained herein without the prior approval of the City. Except as otherwise specifically indicated, capitalized terms contained herein shall have the meanings ascribed to them in the Regulatory Agreement.

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A. INFORMATION

1. Please list the building identification numbers and address for each building included in the Project: (If there are additional buildings in the Project, please provide the requested information on a separate sheet and attach to this document.)

<u>Building Identification Number</u>	<u>Building Address</u>
---------------------------------------	-------------------------

2. Complete Schedule I for each building included in the Project.
3. Has any change occurred, either directly or indirectly, (a) in the identity of the Borrower, (b) in the identity of any general partner(s), if any, of the Borrower, (c) in the ownership of any interests in any general partner of the Borrower or in any shareholder, trustee or beneficiary of the Borrower, or (d) which would otherwise cause a change in the identity of the individuals who possess the power to direct the management and policies of the Borrower since the date of the Regulatory Agreement or the most recent Annual Owner's Certification?

Yes _____ No _____

If Yes, provide all the appropriate documents.

4. Have the Borrower's organizational documents been amended or otherwise modified since they were submitted to the City?

Yes _____ No _____

If Yes, provide all amendments and modifications of the Borrower's organizational documents.

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5. Provide the City with independently audited financial statements for the Project for the most recent fiscal year, including an income and expense statement, a balance sheet listing assets and liabilities, a detailed schedule of operating, maintenance and administrative expenses and a cash flow statement.
6. If the date of this Annual Owner's Certification is not later than the first _____ following the Termination Date, the following certifications apply:
- (a) The Borrower hereby certifies to the City that (1) the Project is in full compliance with all currently applicable provisions of the HOME Regulations, (2) the Project shall continue to comply with the HOME Regulations during the Project Term as required by the HOME Regulations, and (3) no change shall occur in the Borrower or any general partner, if any, of the Borrower without the prior written consent of the City, except as may be permitted pursuant to Section 8 of the Mortgage.
- (b) Provide to the City copies of each lease and each Tenant Income Certification executed in connection with the HOME Units since the later of the execution of the Regulatory Agreement or the last Annual Owner's Certification submitted to the City. For each such HOME Unit, provide to the City the data with respect to tenant characteristics as required by the Regulatory Agreement.
- (c) Provide the City with evidence of compliance with the Regulatory Agreement since the later of the execution of the Regulatory Agreement or the last Annual Owner's Certification, including copies of any required notices given to prospective tenants regarding lead-based paint with the signature of each tenant in a HOME Unit. [24 C.F.R. §35.5(b)(1)]
- (d) Did the Project cause the displacement of any People?

Yes _____

No _____

If Yes, provide evidence to the City of compliance with the Regulatory Agreement, including the information required under 24 C.F.R. Section 92.508(a)(7)(iv). (The information required by this question need only be supplied to the City once.)

- (e) If there are 12 or more HOME Units, provide to the City payroll records of the General Contractor indicating compliance with the Davis-Bacon Act and the Contract Work Hours and Safety Standards Act.

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- (f) Provide to the City evidence of compliance with the affirmative marketing requirements of the Regulatory Agreement.

B. REPRESENTATIONS, WARRANTIES AND COVENANTS

The Borrower hereby represents and warrants to the City that each of the following statements is true and accurate and covenants as follows:

1. The Borrower is [check as applicable]:
 - (a) an individual.
 - (b) a group of individuals.
 - (c) a corporation incorporated and in good standing in the State of _____.
 - (d) a general partnership organized under the laws of the State of _____.
 - (e) a limited partnership organized under the laws of the State of _____.
 - (f) other [please describe]: _____.

2. The Borrower is [check as applicable] (a) _____ the owner of fee simple title to, or (b) _____ the owner of 100 percent of the beneficial interest in, the hereinafter described Project.

3. The Project consists of _____ building(s) containing a total of _____ residential unit(s).

4. If the date of this Annual Owner's Certification is (a) not prior to the start of the Compliance Period and (b) not later than the first _____ following the end of the Compliance Period, the following subparagraphs apply:
 - (a) For the 12-month period preceding the date hereof (the "Year"):
 1. 20 percent or more of the residential units in the Project were both rent-restricted and occupied by individuals (the whose income as of the first date of initial occupancy was 50 percent or less of area median income ("Very Low-Income Tenant");
 2. the Borrower has received an annual income certification from each Eligible Tenant in substantially the form attached hereto as Schedule II or in such other form as shall have been approved by the City (a "Tenant Income Certification") and documentation to support that Tenant Income Certification and the Borrower assisted each of the Eligible Tenants in completing the Tenant Income Certifications if necessary;

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3. all of the units in the Project were for use by the general public and used on a nontransient basis, all of which units complied with the applicable requirements of the HOME Regulations;
 4. each building in the Project was suitable for occupancy, taking into account the health, safety and building codes of the City;
 5. all tenant facilities included in the Eligible Basis of any building in the Project, such as swimming pools, other recreational facilities and parking areas, were provided on a comparable basis to all tenants in such building;
- (b) Any savings realized in a construction line item of the Project were either dedicated to the benefit of the Project through enhancement of the Project, and except as disclosed to and approved by the City, no amounts paid or payable to the Borrower as developer fees exceeded the amount set forth in the Borrower's original application for the Loan and such fees will not be increased without the consent of the City.
 - (c) Schedule II attached hereto constitutes a true, correct and complete schedule showing, for the Year, the rent charged for each HOME Unit in the Project and the income of the Eligible Tenants in each HOME Unit.
 - (d) None of the incomes of the Eligible Tenants exceeds the applicable limits under the HOME Regulations.
5. The Project is in compliance with all of the currently applicable requirements of the National Affordable Housing Act, the HOME Regulations, and the Regulatory Agreement. The Borrower will take whatever action is required to ensure that the Project complies with all requirements imposed by the National Affordable Housing Act, the HOME Regulations, and the Regulatory Agreement during the periods required thereby.

The Borrower shall retain all tenant selection documents, which include but are not limited to: income verification, employment verification, credit reports, leases and low-income computation forms, to be available for periodic inspections by the City or its representative. The City, at its option, can periodically inspect the Project, and all tenancy-related documents to determine continued compliance of the Project with all applicable requirements.

6. No litigation or proceedings are pending or, to the Borrower's knowledge, threatened, which may affect the interest of the Borrower in the Project or the ability of the Borrower to perform its obligations with respect thereto, except as disclosed on Schedule _____ attached hereto.

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7. The Borrower has taken affirmative action to ensure that women- and minority-owned businesses have had the maximum opportunity to compete for and perform as contractors for supplies and/or services, and will continue to do so with future contracts and awards as provided in Sections 2-92-420 through 2-92-570, inclusive, of the Municipal Code of Chicago, as from time to time supplemented, amended and restated.
8. All units in each building included in the Project are affirmatively marketed and available for occupancy by all persons regardless of race, color, national origin, sex, religion, familial status, or disability.
9. The Borrower has not demolished any part of the Project or substantially subtracted from any real or personal property of the Project or permitted the use of any residential rental unit for any purpose other than rental housing. The Borrower has used its best efforts to repair and restore the Project to substantially the same condition as existed prior to the occurrence of any event causing damage or destruction, or to relieve the condemnation, and thereafter to operate the Project in accordance with the terms of the Regulatory Agreement.
10. The Borrower is in possession of all records which it is required to maintain pursuant to the terms of the National Affordable Housing Act, the HOME Regulations, and the Regulatory Agreement, as well as any additional records which the City has determined to be necessary to the compliance and administration of the Project.
11. The Borrower has not executed any agreement with provisions contradictory to, or in opposition to, the provisions of the Regulatory Agreement and in any event the requirements of the Regulatory Agreement are paramount and controlling as to the rights and obligations therein set forth and supersede any other requirements in conflict therewith. The Borrower shall continue to cooperate with the City and furnish such documents, reports, exhibits or showings as are required by the National Affordable Housing Act, the HOME Regulations, and the Regulatory Agreement and the City or the City's counsel.

If the Borrower is unable to make any representation or warranty set forth above, the Borrower must immediately contact the City and inform the City of the reason that the Borrower is unable to make such representation or warranty; provided, however, that the foregoing shall not be deemed to negate any notice and/or cure periods available to the Borrower under the Loan Documents (as defined in the Regulatory Agreement).

Under penalties of perjury, the Borrower declares that, to the best of its knowledge and belief, each response, representation, warranty and document delivered by the Borrower in connection herewith is true, correct and complete and will continue to be true, correct and complete.

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C. INDEMNIFICATION

The Borrower hereby agrees to fully and unconditionally indemnify, defend and hold harmless the City from and against any judgments, losses, liabilities, damages (including consequential damages), costs and expenses of whatsoever kind or nature, including, without limitation, attorneys' fees, expert witness fees, and any other professional fees and litigation expenses or other obligations, incurred by the City that may arise in any manner out of or in connection with actions or omissions which result from the Borrower's responses or documents provided pursuant to the terms of this Annual Owner's Certification, including breaches of the representations and warranties herein contained, other than those judgments, losses, liabilities, damages, costs and expenses arising out of the City's gross negligence or willful misconduct following the City's acquisition of title to or control of the Project, unless such act is taken in response to (1) any willful misconduct or negligent act or omission of the Borrower, the General Partner, if any, or the Owner, if any (as the last two terms are defined in the Loan Agreement), or (2) any breach (other than failure to repay the Loan) by the Borrower, the General Partner, if any, or the Owner, if any, of any provisions of the instruments executed by the Borrower, the General Partner, if any, or the Owner, if any, in connection with the Loan.

IN WITNESS WHEREOF, the Borrower has executed this Annual Owner's Certification this _____ day of _____, _____.

BORROWER: _____

By: _____

Its: _____

Subscribed and sworn to before me this _____ day of _____, _____.

 Notary Public
 (SEAL)

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SCHEDULE I

Borrower: _____

Mailing Address: _____

Date of Regulatory Agreement: _____

Project Name and No.: _____

Building Address: _____

Building Identification Number: _____

1. Number of Residential Rental Units in this Building:

Studios _____	1 Br _____	2 Br _____
3 Br _____	4 Br _____	5 or more Br _____

2. Total Square Feet of space contained in Residential Rental Units in this Building: _____

3.

(a) Note utilities paid by tenants:

(b) Note utilities paid by Borrower for which tenants reimburse Borrower:

(c) For each Residential Rental Unit in the Project, provide the following:

HOME-ASSISTED UNITS RENTED TO VERY LOW-INCOME FAMILIES:

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- 7. Have any Low-Income Families or Very Low-Income Families been evicted since the time of the last Annual Owner's Certification or if this report is the first Annual Owner's Certification filed with respect to this building, since the initial rent-up of this building?

Yes _____ No _____

If Yes, please provide details.

- 8. Has any legal or administrative action been instituted by any Low-Income Family or Very Low-Income Family against the Borrower?

Yes _____ No _____

If Yes, please provide details.

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SCHEDULE II

TENANT INCOME CERTIFICATION (TIC)

See attached.

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ANNUAL INCOME CERTIFICATION/RECERTIFICATION (TO BE COMPLETED BY OWNER/MANAGEMENT)

TENANT INCOME CERTIFICATION

Initial Certification Recertification Other _____

Effective Date: _____

Move-in Date: _____
(MM/DD/YYYY)

PART I. - DEVELOPMENT DATA

Property Name: _____ TC #: _____

Property Address: _____ City: _____ State: _____ Zip: _____

BIN #: _____ County: _____ Unit Number: _____ # Bedrooms: _____

PART II. HOUSEHOLD COMPOSITION

HH Mbr #	Last Name	First Name & Middle Initial	Relationship to Head of Household	Date of Birth (MM/DD/YYYY)	F/T Student (Y or N)	Social Security or Alien Reg. No.
1			HEAD			
2						
3						
4						
5						
6						
7						

PART III. GROSS ANNUAL INCOME (USE ANNUAL AMOUNTS)

HH Mbr #	(A) Employment or Wages	(B) Soc. Security/Pensions	(C) Public Assistance	(D) Other Income
TOTALS	\$ _____	\$ _____	\$ _____	\$ _____

Add totals from (A) through (D), above

TOTAL INCOME (E) \$ _____

PART IV. INCOME FROM ASSETS

HH Mbr #	(F) Type of Asset	(G) C/I	(H) Cash Value of Asset	(I) Annual Income from Asset
TOTALS:			\$ _____	\$ _____
Enter Column (H) Total If over \$5000		\$ _____	Passbook Rate X Currently 2.00%	= (J) Imputed Income
Enter the greater of the total of column I, or J: imputed income			TOTAL INCOME FROM ASSETS (K)	\$ _____
(L) Total Annual Household Income from all Sources [Add (E) + (K)]				\$ _____

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PART V. DETERMINATION OF INCOME ELIGIBILITY

RECERTIFICATION ONLY:

TOTAL ANNUAL HOUSEHOLD INCOME FROM ALL SOURCES: From item (L) on page 1 \$

Household Meets Income Restriction at: \$ _____

Current Income Limit x 140%:

- 60% 50%
 40% 30%
 Other _____ %

Household Income exceeds 140% at recertification:
 Yes No

Current Income Limit per Family Size: \$ _____

Household Income at Move-in: \$ _____

Household Size at Move-in: _____

PART VI. RENT

Tenant Paid Rent \$ _____
 Utility Allowance \$ _____

Rent Assistance: \$ _____
 Other non-optional charges: \$ _____

GROSS RENT FOR UNIT: (Tenant paid rent plus Utility Allowance & other non-optional charges) \$

Unit Meets Rent Restriction at:
 60% 50% 40% 30% _____ %

Maximum Rent Limit for this unit (as of recertification effective date) \$ _____

PART VII. STUDENT STATUS

ARE ALL OCCUPANTS FULL TIME STUDENTS?
 Yes No

If yes, Enter student explanation* (also attach documentation)

- *Student Explanation:
- 1 TANF assistance
 - 2 Job Training Program
 - 3 Single parent/dependent child
 - 4 Married/joint return
 - 5 Former Foster Child

Enter 1-5

PART VIII. PROGRAM TYPE

Mark the program(s) listed below (a. through e.) for which this household's unit will be counted toward the property's occupancy requirements. Under each program marked, indicate the household's income status as established by this certification/recertification.

a. Tax Credit <input type="checkbox"/> See Part V above.	b. HOME <input type="checkbox"/> <i>Income Status</i> <input type="checkbox"/> ≤ 50% AMGI <input type="checkbox"/> ≤ 60% AMGI <input type="checkbox"/> ≤ 80% AMGI <input type="checkbox"/> OI**	c. Tax Exempt <input type="checkbox"/> <i>Income Status</i> <input type="checkbox"/> ≤ 50% AMGI <input type="checkbox"/> ≤ 60% AMGI <input type="checkbox"/> ≤ 80% AMGI <input type="checkbox"/> OI**	d. AHDP <input type="checkbox"/> <i>Income Status</i> <input type="checkbox"/> ≤ 50% AMGI <input type="checkbox"/> ≤ 80% AMGI <input type="checkbox"/> OI**	e. Other <input type="checkbox"/> (Name of Program) _____ <i>Income Status</i> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> OI**
---	--	--	---	---

** Upon recertification, household was determined over-income (OI) according to eligibility requirements of the program(s) marked above.

PART IX. HOUSEHOLD DEMOGRAPHIC

HII Mbr #	Race Code	Ethnicity Code	Disabled? (Y/N)
1			
2			
3			
4			
5			
6			
7			

Race Code	
1	White
2	Black/African American
3	American Indian/Alaska Native
4	Asian
5	Native Hawaiian/other Pacific Island
6	Other

Ethnicity Code	
1	Hispanic or Latino
2	Not Hispanic or Latino

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INSTRUCTIONS FOR COMPLETING TENANT INCOME CERTIFICATION

This form is to be completed by the owner or an authorized representative.

Part I - Development Data

Check the appropriate box for Initial Certification (move-in), Recertification (annual recertification), or Other. If Other, designate the purpose of the recertification (i.e., a unit transfer, a change in household composition, or other state-required recertification).

Move-in Date Enter the date the tenant has or will take occupancy of the unit.

Effective Date Enter the effective date of the certification. For move-in, this should be the move-in date. For annual recertification, this effective date should be no later than one year from the effective date of the previous (re)certification.

Property Name Enter the name of the development.

County Enter the county (or equivalent) in which the building is located.

BIN # Enter the Building Identification Number (BIN) assigned to the building (from ICS Form 8609).

TC # Enter the Tax Credit Identification Number for the development.

Property Address Enter the address of the building.

Unit Number Enter the unit number.

Bedrooms Enter the number of bedrooms in the unit.

Part II - Household Composition

List all occupants of the unit. State each household member's relationship to the head of household by using one of the following coded definitions:

H	-	Head of Household	S	-	Spouse
A	-	Adult co-tenant	O	-	Other family member
C	-	Child	F	-	Foster child(ren)/adult(s)
L	-	Live-in caretaker	N	-	None of the above

Enter the date of birth, student status, and social security number or alien registration number for each occupant.

If there are more than 7 occupants, use an additional sheet of paper to list the remaining household members and attach it to the certification.

Part III - Annual Income

See HUD Handbook 4350.3 for complete instructions on verifying and calculating income, including acceptable forms of verification.

From the third party verification forms obtained from each income source, enter the gross amount anticipated to be received for the twelve months from the effective date of the (re)certification. Indicate the anticipated income from all sources received by the family head and spouse (even if temporarily absent) and by each additional member of the family age 18 or older. Complete a separate line for each income-earning member. List the respective household member number from Part II.

Column (A)	Enter the annual amount of wages, salaries, tips, commissions, bonuses, and other income from employment; distributed profits and/or net income from a business.
Column (B)	Enter the annual amount of Social Security, Supplemental Security Income, pensions, military retirement, etc.
Column (C)	Enter the annual amount of income received from public assistance (i.e., TANF, general assistance, disability, etc.).
Column (D)	Enter the annual amount of alimony, child support, unemployment benefits, or any other income regularly received by the household.
Row (E)	Add the totals from columns (A) through (D), above. Enter this amount.

Part IV - Income from Assets

See HUD Handbook 4350.3 for complete instructions on verifying and calculating income from assets, including acceptable forms of verification.

From the third party verification forms obtained from each asset source, list the gross amount anticipated to be received during the twelve months from the effective date of the certification. List the respective household member number from Part II and complete a separate line for each member.

Column (F)	List the type of asset (i.e., checking account, savings account, etc.)
Column (G)	Enter C (for current, if the family currently owns or holds the asset), or I (for imputed, if the family has disposed of the asset for less than fair market value within two years of the effective date of (re)certification).
Column (H)	Enter the cash value of the respective asset.
Column (I)	Enter the anticipated annual income from the asset (i.e., savings account balance multiplied by the annual interest rate).
TOTALS	Add the total of Column (H) and Column (I), respectively.

If the total in Column (H) is greater than \$5,000, you must do an imputed calculation of asset income. Enter the Total Cash Value, multiply by 2% and enter the amount in (J), Imputed Income.

Row (K)	Enter the greater of the total in Column (I) or (J)
Row (L)	Total Annual Household Income From all Sources Add (E) and (K) and enter the total

HOUSEHOLD CERTIFICATION AND SIGNATURES

After all verifications of income and/or assets have been received and calculated, each household member age 18 or older must sign and date the Tenant Income Certification. For move-in, it is recommended that the Tenant Income Certification be signed no earlier than 5 days prior to the effective date of the certification.

Part V – Determination of Income Eligibility

Total Annual Household Income from all Sources	Enter the number from item (L).
Current Income Limit per Family Size	Enter the Current Move-in Income Limit for the household size.
Household income at move-in	For recertifications, only. Enter the household income from the move-in

Household size at move-in

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certification. On the adjacent line, enter the number of household members from the move-in certification.

Household Meets Income Restriction

Check the appropriate box for the income restriction that the household meets according to what is required by the set-aside(s) for the project.

Current Income Limit x 140%

For recertifications only. Multiply the Current Maximum Move-in Income Limit by 140% and enter the total. Below, indicate whether the household income exceeds that total. If the Gross Annual Income at recertification is greater than 140% of the current income limit, then the available unit rule must be followed.

Part VI - Rent

Tenant Paid Rent

Enter the amount the tenant pays toward rent (not including rent assistance payments such as Section 8).

Rent Assistance

Enter the amount of rent assistance, if any.

Utility Allowance

Enter the utility allowance. If the owner pays all utilities, enter zero.

Other non-optional charges

Enter the amount of non-optional charges, such as mandatory garage rent, storage lockers, charges for services provided by the development, etc.

Gross Rent for Unit

Enter the total of Tenant Paid Rent plus Utility Allowance and other non-optional charges

Maximum Rent Limit for this unit

Enter the maximum allowable gross rent for the unit.

Unit Meets Rent Restriction at

Check the appropriate rent restriction that the unit meets according to what is required by the set-aside(s) for the project.

Part VII - Student Status

If all household members are full time* students, check "yes". If at least one household member is not a full time student, check "no".

If "yes" is checked, the appropriate exemption must be listed in the box to the right. If none of the exemptions apply, the household is ineligible to rent the unit.

**Full time is determined by the school the student attends.*

Part VIII – Program Type

Mark the program(s) for which this household's unit will be counted toward the property's occupancy requirements. Under each program marked, indicate the household's income status as established by this certification/recertification. If the property does not participate in the HOME, Tax-Exempt Bond, Affordable Housing Disposition, or other housing program, leave those sections blank.

Tax Credit

See Part V above.

HOME

If the property participates in the HOME program and the unit this household will occupy will count towards the HOME program set-asides, mark the appropriate box indicating the household's designation.

Tax Exempt

If the property participates in the Tax Exempt Bond Program, mark the appropriate box indicating the household's designation.

AHDP

If the property participates in the Affordable Housing Disposition Program (AHDP), and this household's unit will count towards the set-aside requirements, mark the appropriate box indicating the household's designation.

Other

If the property participates in any other affordable housing program, complete the information as appropriate.

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Part IX – Household Demographic

Please ask applicant/resident(s) to provide their demographic information and disability status. If the applicant/resident(s) refuses, it is management's responsibility to complete the information based on observation or derived from other sources.

SIGNATURE OF OWNER/REPRESENTATIVE

It is the responsibility of the owner or the owner's representative to sign and date this document immediately following execution by the resident(s).

The responsibility of documenting and determining eligibility (including completing and signing the Tenant Income Certification form) and ensuring such documentation is kept in the tenant file is extremely important and should be conducted by someone well trained in tax credit compliance.

These instructions should not be considered a complete guide on tax credit compliance. The responsibility for compliance with federal program regulations lies with the owner of the building(s) for which the credit is allowable.

Property of Cook County Clerk's Office

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SCHEDULE III

Rent Increase Approval Form

See attached.

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I understand that pursuant to the new HOME regulations (effective June 2014) we will implement the above rental increases for HOME assisted units only after the Department of Planning and Development has approved the rental increases in writing. I further understand that any increase which is implemented without written approval will be deemed to be in non-compliance and will be subject to any penalties or sanctions associated with non-compliance.

Date: _____

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EXHIBIT E

Form HUD-4010



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Federal Labor Standards Provisions

U.S. Department of Housing
and Urban Development
Office of Labor Relations

Applicability

The Project or Program to which the construction work covered by this contract pertains is being assisted by the United States of America and the following Federal Labor Standards Provisions are included in this Contract pursuant to the provisions applicable to such Federal assistance.

A. 1. (i) Minimum Wages. All laborers and mechanics employed or working upon the site of the work, will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs, which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period.

Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible, place where it can be easily seen by the workers.

(ii) (a) Any class of laborers or mechanics which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when the following criteria have been met:

(1) The work to be performed by the classification requested is not performed by a classification in the wage determination; and

(2) The classification is utilized in the area by the construction industry; and

(3) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(b) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employment Standards Administration, U.S. Department of Labor, Washington, D.C. 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB control number 1215-0140.)

(c) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

(d) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (1)(ii)(b) or (c) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

(iii) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(iv) If the contractor does not make payments to a trustee or other third person, the contractor may consider as part

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of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

2. Withholding. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the contractor under this contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract in the event of failure to pay any laborer or mechanic, including any apprentice, trainee or helper, employed or working on the site of the work, all or part of the wages required by the contract, HUD or its designee may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the contractor, disburse such amounts withheld for and on account of the contractor or subcontractor to the respective employees to whom they are due. The Comptroller General shall make such disbursements in the case of direct Davis-Bacon Act contracts.

3. (i) Payrolls and basic records. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in Section 1(b)(2)(B) of the Davis-bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5 (a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in Section 1(b)(2)(B) of the Davis-Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been

communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs. (Approved by the Office of Management and Budget under OMB Control Numbers 1215-0140 and 1215-0017.)

(ii) (a) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor, or owner, as the case may be, for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i) except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e.g., the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at <http://www.dol.gov/esa/whd/forms/wh347instr.htm> or its successor site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor, or owner, as the case may be, for transmission to HUD or its designee, the contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this subparagraph for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to HUD or its designee. (Approved by the Office of Management and Budget under OMB Control Number 1215-0149.)

(b) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(1) That the payroll for the payroll period contains the information required to be provided under 29 CFR 5.5 (a)(3)(ii), the appropriate information is being maintained under 29 CFR 5.5(a)(3)(i), and that such information is correct and complete;

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(2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3;

(3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(c) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by subparagraph A.3.(ii)(b).

(d) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 231 of Title 31 of the United States Code.

(iii) The contractor or subcontractor shall make the records required under subparagraph A.3.(i), available for inspection, copying, or transcription by authorized representatives of HUD or its designee or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the contractor, sponsor, applicant or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

4. Apprentices and Trainees.

(i) **Apprentices.** Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who

is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(ii) **Trainees.** Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by

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the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(iii) **Equal employment opportunity.** The utilization of apprentices, trainees and journeymen under 29 CFR Part 5 shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.

5. Compliance with Copeland Act requirements. The contractor shall comply with the requirements of 29 CFR Part 3 which are incorporated by reference in this contract.

6. Subcontracts. The contractor or subcontractor will insert in any subcontracts the clauses contained in subparagraphs 1 through 11 in this paragraph A and such other clauses as HUD or its designee may by appropriate instructions require, and a copy of the applicable prevailing wage decision, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in this paragraph.

7. Contract termination; debarment. A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

8. Compliance with Davis-Bacon and Related Act Requirements. All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract.

9. Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and HUD or its designee, the U.S. Department of Labor, or the employees or their representatives.

10. (i) Certification of Eligibility. By entering into this contract the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be

awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(ii) No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(iii) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001. Additionally, U.S. Criminal Code, Section 1 01 0, Title 18, U.S.C., "Federal Housing Administration transactions", provides in part: "Whoever, for the purpose of . . . influencing in any way the action of such Administration..... makes, utters or publishes any statement knowing the same to be false..... shall be fined not more than \$5,000 or imprisoned not more than two years, or both."

11. Complaints, Proceedings, or Testimony by Employees. No laborer or mechanic to whom the wage, salary, or other labor standards provisions of this Contract are applicable shall be discharged or in any other manner discriminated against by the Contractor or any subcontractor because such employee has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable under this Contract to his employer.

B. Contract Work Hours and Safety Standards Act. The provisions of this paragraph B are applicable where the amount of the prime contract exceeds \$100,000. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.

(1) **Overtime requirements.** No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which the individual is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.

(2) **Violation; liability for unpaid wages; liquidated damages.** In the event of any violation of the clause set forth in subparagraph (1) of this paragraph, the contractor and any subcontractor responsible herefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in subparagraph (1) of this paragraph, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by the clause set forth in subparagraph (1) of this paragraph.

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(3) **Withholding for unpaid wages and liquidated damages.** HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contract, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act which is held by the same prime contractor such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in subparagraph (2) of this paragraph.

(4) **Subcontracts.** The contractor or subcontractor shall insert in any subcontracts the clauses set forth in subparagraph (1) through (4) of this paragraph and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in subparagraphs (1) through (4) of this paragraph.

C. Health and Safety. The provisions of this paragraph C are applicable where the amount of the prime contract exceeds \$100,000.

(1) No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his health and safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation.

(2) The Contractor shall comply with all regulations issued by the Secretary of Labor pursuant to Title 29 Part 1926 and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act, (Public Law 91-54, 83 Stat 96). 40 USC 3701 et seq.

(3) The contractor shall include the provisions of this paragraph in every subcontract so that such provisions will be binding on each subcontractor. The contractor shall take such action with respect to any subcontractor as the Secretary of Housing and Urban Development or the Secretary of Labor shall direct as a means of enforcing such provisions.

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EXHIBIT F

Applicable Wage Determination



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IL140020 MOD 4 REVISED 06/27/14 IL140020
***** THIS WAGE DETERMINATION WAS REPLACED ON 06/27/14 *****
General Decision Number: IL140020 06/13/2014

Superseded General Decision Number: IL20130020

State: Illinois

Construction Types: Building Landscape, Heavy Landscape,
Highway Landscape and Residential Landscape

Counties: Boone, Cook, De Kalb, Du Page, Grundy, Henry, Kane,
Kankakee, Kendall, Lake, McHenry, McLean, Ogle, Peoria, Rock
Island, Tazewell, Will, Winnebago and Woodford Counties in
Illinois.

LANDSCAPING WORK ON BUILDING, RESIDENTIAL, HEAVY AND HIGHWAY
CONSTRUCTION PROJECTS.

Modification Number	Publication Date
0	01/03/2014
1	01/24/2014
2	03/07/2014
3	03/14/2014
4	06/13/2014

ENGI0150-013 06/01/2013

BUILDING AND HIGHWAY CONSTRUCTION (LANDSCAPE WORK): The
landscape work for the Landscape Equipment Operator excludes
the preparation of sub-grade prior to application of finish
landscape materials and the utilization of any equipment over
one cubic yard.

BOONE, COOK, DUPAGE, GRUNDY, KANE, KENDALL, LAKE, MCHENRY, AND
WILL COUNTIES

	Rates	Fringes
Operators:.....	\$ 28.00	2.50+A+B+C
Includes Angle Dozer, Small; Bobcat and other similar type machines, 1 cu yd or less; Chipping Machine; Combination Backhoe and Front End Loader 1 cu yd or less; Fork Lift Truck; Hi-Reach and High-Ranger;Hydraulic Boom with Clam;Log Skidder; Sttrow Blower and Seeder; Stump Machine;Tractors, Crawlers, Rubber Tire Tractors, Highlift Shovels or Front End Loaders 1 cu yd or less; Tree Spades, all; Utility Tractor and attachments, and Rubber Tire Front End loader or similar machine of 1 to 1.5 cu yd solely used for placement of large decorative boulders, trees with balled soil, and other decorative landscape material too large to be accommodated in a 1 cu yd bucket. All other equipment utilized for performing landscape work, tree trimming or removal of stees, and to install plants; transport trees; excavate plant pits; place soil and other landscape materials; and apply finish landscape material on subgrade prepared by others		

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FOOTNOTE:

A. Health and Welfare contribution is \$1,037 per month effective December 1, 2010.

B. Paid Holidays: New Year's Day; Memorial Day; Fourth of July; Labor Day; Thanksgiving Day; and Christmas Day provided that all such employees shall have in fact worked their regularly scheduled work day immediately preceding and the regularly scheduled work day immediately succeeding the occurrence of such holiday.

C. Paid Vacation: All employees who have been in the employ of the Employer for a full season of work shall be entitled to one (1) week of vacation with pay. Pay shall be 40 times the employee's regular straight time hourly rate. Effective as of January 1, 2010, employees who have worked for the employer for not less than eleven hundred (1100) straight time and overtime hours since their most recent anniversary date of hire as of vacation time will be deemed to have worked one full season. All employees who have been in the employ of their Employer for three (3) or more consecutive full seasons of work shall at the conclusion of their current season be entitled to two (2) weeks of vacation with pay. Pay shall be 80 times the employee's regular straight time hourly rate. All employees who have been in the employ of their employer for nine (9) or more consecutive full seasons of work shall at the conclusion of their current season be entitled to three (3) weeks of vacation with pay. Pay shall be 120 times the employee's regular straight time hourly rate.

ENGI0150-023 06/01/2013

HIGHWAY CONSTRUCTION (LANDSCAPE WORK): The landscape work for the Landscape Equipment Operator excludes the preparation of sub-grade prior to application of finish landscape materials and the utilization of any equipment over one cubic yard

HENRY, MCLEAN, OGLE, PEORIA, ROCK ISLAND, TAZEWELL, WINNEBAGO, and WOODFORD COUNTIES

	Rates	Fringes
Operators:.....	\$ 28.00	2.50+A+B+C
Includes the following: Angle Dozer, Small; Bobcat and other similar type machines, 1 cu yd or less; Chipping Machine; Combination Backhoe and Front End Loader 1 cu yd or less; Fork Lift Truck; Hi-Reach and High-Ranger;Hydraulic Boom with Clam;Log Skidder; Sstraw Blower and Seeder; Stump Machine;Tractors, Crawlers, Rubber Tire Tractors, Highlift Shovels or Front End Loaders 1 cu yd or less; Tree Spades, all; Utility Tractor and attachments, and Rubber Tire Front End loader or similar machine of 1 to 1.5 cu yd solely used for placement of large decorative boulders, trees with balled soil, and other decorative landscape material too large to be accommodated in a 1 cu yd bucket. All other equipment utilized for performing landscape work, tree trimming or removal of stees, and to install plants; transport trees; excavate plant pits; place soil and other landscape materials; and apply		

finish landscape material or subgrade prepared by others

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FOOTNOTE:

A. Health and Welfare contribution is \$1,037.00 per month effective December 1, 2010.

B. Paid Holidays: New Year's Day; Memorial Day; Fourth of July; Labor Day; Thanksgiving Day; and Christmas Day provided that all such employees shall have in fact worked their regularly scheduled work day immediately preceding and the regularly scheduled work day immediately succeeding the occurrence of such holiday.

C. Paid Vacation: All employees who have been in the employ of the Employer for a full season of work shall be entitled to one (1) week of vacation with pay. Pay shall be 40 times the employee's regular straight time hourly rate. Effective as of January 1, 2010, employees who have worked for the employer for not less than eleven hundred (1100) straight time and overtime hours since their most recent anniversary date of hire as of vacation time will be deemed to have worked one full season. All employees who have been in the employ of their Employer for three (3) or more consecutive full seasons of work shall at the conclusion of their current season be entitled to two (2) weeks of vacation with pay. Pay shall be 80 times the employee's regular straight time hourly rate. All employees who have been in the employ of their employer for nine (9) or more consecutive full seasons of work shall at the conclusion of their current season be entitled to three (3) weeks of vacation with pay. Pay shall be 120 times the employee's regular straight time hourly rate.

LAB00032-004 05/01/2009

HIGHWAY CONSTRUCTION

WINNEBAGO COUNTY

	Rates	Fringes
Landscape Laborer.....	\$ 27.66	18.50

LAB00362-003 05/01/2013

HIGHWAY CONSTRUCTION

MCLEAN COUNTY

	Rates	Fringes
Landscape Laborer.....	\$ 31.08	17.79

LAB00751-004 05/01/2012

HIGHWAY CONSTRUCTION

KANKAKEE COUNTY

	Rates	Fringes
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Landscape Laborer.....\$ 23.16 20.65

LAB0052-004 05/01/2006

HIGHWAY CONSTRUCTION

ROCK ISLAND AND HENRY COUNTIES

	Rates	Fringes
Landscape Laborer.....	\$ 21.94	12.79

* LAB00996-004 05/01/2014

HIGHWAY CONSTRUCTION

PEORIA, TAZEWELL, AND WOODFORD COUNTIES

	Rates	Fringes
Landscape Laborer.....	\$ 31.61	18.76

TEAM0065-005 05/01/2013

MCLEAN COUNTY (South of a straight line from where Route 24 intersects the Woodford County line in a Southeast direction to the South Southwest corner of Livingston County), OGLE (South of Route 72/West of Route 251), PEORIA, TAZEWELL, and WOODFORD (All except Northeast corner East of Route 51/251 & South of Route 24) COUNTIES

	Rates	Fringes
TRUCK DRIVER		
Group 1.....	\$ 32.04	10.70+a
Group 2.....	\$ 32.50	10.70+a
Group 3.....	\$ 32.72	10.70+a
Group 4.....	\$ 33.02	10.70+a
Group 5.....	\$ 33.88	10.70+a

FOOTNOTE: a. \$201.2 per week

CLASSIFICATIONS:

GROUP 1: Drivers on 2 axles hauling less than 9 tons; air compressor & welding machines and brooms, including those pulled by separate units; Truck Driver Helper, warehouse employees; Mechanic Helpers; greasers and tiremen; pick-up trucks when hauling material, tools, or workers to and from and on the job site; and forklifts up to 6,000 lb capacity.

GROUP 2: 2 or 3 axles hauling more than 9 tons but hauling less than 16 tons; A-frame winch trucks; hydrolift trucks; Vactor Trucks or similar equipment when used for transportation purposes; Forklift over 6,000 lb.capacity; winch trucks; and four axle combination units.

GROUP 3: 2, 3 or 4 Axles hauling 16 tons or more; 5-Axles or more combination units; drivers on water pulls; articulated dump trucks; mechanics and working forepersons.

GROUP 4: Low Boy and Oil Distributors.

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GROUP 5: Drivers who require special protective clothing while employed on hazardous waste work.

TEAM0179-004 06/01/2011

GRUNDY, KENDALL, MCLEAN (North of a straight line starting at the intersection of McLean-Woodford Counties line & Route 24 in a Southeastern direction to the South Southwest corner of Livingston County), WILL, and WOODFORD (Northeast corner east of Route 51/251 & North of Route 24) COUNTIES

	Rates	Fringes
TRUCK DRIVER		
2-3 AXLES.....	\$ 35.65	7.25+a
4 AXLES.....	\$ 35.80	7.25+a
5 AXLES.....	\$ 36.00	7.25+a
6 AXLES.....	\$ 36.20	7.25+a
All Lowboy Trucks.....	\$ 37.20	7.25+a

FOOTNOTE: a. \$229.80 per week.

FOOTNOTE: An additional \$.10 per axle shall be paid for all vehicles with more than six (6) axles.

CLASSIFICATIONS:

Group 1 - Frame Truck when used for transportation purposes; Air Compressor and Welding Machines, including those pulled by cars, pick-up trucks and tractors; Ambulances; Articulated Dumps; Batch Gate Lockers; Batch Hopperman; Car and Truck Washers; Carry Alls; Forl Lifts and Hoisters; Helpers; Mechanics Helpers and Greasers; Oil Distributors, two-man operation; Pavement Breakers; Pole Trailer, up to 40 feet; Pothole Repair Trucks; Power Mower Tractors, Quick Change Barrier; Self-Propelled Chip Spreader; Shipping and Receiving Clerks and Checkers; Skipman; Slurry Trucks, two-man operation; Slurry Trucks, Conveyor Operated - 2 or 3 man operation; Teamsters; Unskilled Dumpmen; Warehousemen and Dockmen; Truck Drivers hauling warning lights, barricades, and portable toilets on the job site

Group 2 - Dispatcher; Dump Crets and Adgetators under 7 yards; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnapulls or Turnatrailers when pulling other than self-loading equipment or similar equipment under 16 cubic yards; Mixer Trucks under 7 yards; Ready-Mix Plant Hopper Operator; Winch Trucks, 2 Axles

Group 3 - Dump Crets and Adgetators, 7 yards and over; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnapulls or Turnatrailers when pulling other than self-loading equipment or similar equipment over 16 cubic yards; Explosives and/or Fission Material Trucks; Mixer Trucks 7 yards or over; Mobile Cranes while in transit; Oil Distributors, one-man operation; Pole Trailer, over 40 feet; Pole and Expandable Trailers hauling material over 50 feet long; Slurry Trucks, one-man operation; Winch Trucks, 3 axles or more; Mechanic - *Truck Welder and *Truck Painter*These

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classifications shall only apply in areas where and when it has been a past area practice; Asphalt Plant Operators in areas where it has been past practice

Group 4 - Dual-purpose vehicles, such as mounted crane trucks with hoist and accessories; Foreman; Master Mechanic; Self-loading equipment like P.B. and trucks with scoops on the front

* TEAM0179-008 06/01/2011

KANKAKEE COUNTY

	Rates	Fringes
TRUCK DRIVER		
2 or 3 axles.....	\$ 35.65	7.25+a
4 axles.....	\$ 35.80	7.25+a
5 axles.....	\$ 36.00	7.25+a
6 axles.....	\$ 36.20	7.25+a

FOOTNOTE: a. \$229.80 per week.

FOOTNOTE: An additional \$.20 per axle shall be paid for all vehicles with more than six (6) axles.

CLASSIFICATIONS:

Group 1 - Frame Truck when used for transportation purposes; Air Compressor and Welding Machines, including those pulled by cars, pick-up trucks and tractors; Ambulances; Articulated Dumps; Batch Gate Lockers; Batch Hopperman; Car and Truck Washers; Carry Alls; Forl Lifts and Hoisters; Helpers; Mechanics Helpers and Greasers; Oil Distributors, two-man operation; Pavement Breakers; Pole Trailer, up to 40 feet; Pothole Repair Trucks; Power Mower Tractors; Quick Change Barrier; Self-Propelled Chip Spreader; Shipping and Receiving Clerks and Checkers; Skipman; Slurry Trucks, two-man operation; Slurry Trucks, Conveyor Operated - 2 or 3 man operation; Teamsters; Unskilled Dumpmen; Warehousemen and Dockmen; Truck Drivers hauling warning lights, barricades, and portable toilets on the job site

Group 2 - Dispatcher; Dump Crets and Adgetators under 7 yards; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnapulls or Turnatrailers when pulling other than self-loading equipment or similar equipment under 16 cubic yards; Mixer Trucks under 7 yards; Ready-Mix Plant Hopper Operator; Winch Trucks, 2 Axles

Group 3 - Dump Crets and Adgetators, 7 yards and over; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnapulls or Turnatrailers when pulling other than self-loading equipment or similar equipment over 16 cubic yards; Explosives and/or Fission Material Trucks; Mixer Trucks 7 yards or over; Mobile Cranes while in transit; Oil Distributors, one-man operation; Pole Trailer, over 40 feet; Pole and Expandable Trailers hauling material over 50 feet long; Slurry Trucks, one-man operation; Winch Trucks, 3 axles or more; Mechanic - *Truck Welder and *Truck Painter*These classifications shall only apply in areas where and when it

has been a past area practice; Asphalt Plant Operators in areas where it has been past practice

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Group 4 - Dual-purpose vehicles, such as mounted crane trucks with hoist and accessories; Foreman; Master Mechanic; Self-loading equipment like P.B. and trucks with scoops on the front

* TEAM0301-001 06/01/2011

LAKE AND MCHENRY COUNTIES

	Rates	Fringes
TRUCK DRIVER		
2-3 AXLES.....	\$ 35.85	.15+a
4 AXLES.....	\$ 36.00	.15+a
5 AXLES.....	\$ 36.20	.15+a
6 AXLES.....	\$ 36.40	.15+a

FOOTNOTE: a. \$288.00 per week health and welfare
\$240.00 per week pension

An additional \$.20 per axle shall be paid for all vehicles with more than six (6) axles.

Paid Holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

900 straight time hours or more in 1 calendar year for the same employer shall receive 1 week paid vacation; 3 years - 2 weeks paid vacation; 10 years - 3 weeks paid vacation; 20 years - 4 weeks paid vacation.

CLASSIFICATIONS:

Group 1 - Frame Truck when used for transportation purposes; Air Compressor and Welding Machines, including those pulled by cars, pick-up trucks and tractors; Ambulances; Articulated Dumps; Batch Gate Lockers; Batch Hopperman; Car and Truck Washers; Carry Aalls; Forl Lifts and Hoisters; Helpers; Mechanics Helpers and Greasers; Oil Distributors, two-man operation; Pavement Breakers; Pole Trailer, up to 40 feet; Pothole Repair Trucks; Power Mower Tractors; Quick Change Barrier; Self-Propelled Chip Spreader; Shipping and Receiving Clerks and Checkers; Skipman; Slurry Trucks, two-man operation; Slurry Trucks, Conveyor Operated - 2 or 3 man operation; Teamsters; Unskilled Dumpmen; Warehousemen and Dockmen; Truck Drivers hauling warning lights, barricades, and portable toilets on the job site

Group 2 - Dispatcher; Dump Crets and Adgetators under 7 yards; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnapulls or Turnatrailers when pulling other than self-loading equipment or similar equipment under 16 cubic yards; Mixer Trucks under 7 yards; Ready-Mix Plant Hopper Operator; Winch Trucks, 2 Axles

Group 3 - Dump Crets and Adgetators, 7 yards and over; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnapulls or Turnatrailers when pulling other than self-loading equipment or similar equipment over 16 cubic

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yards; Explosives and/or Fission Material Trucks; Mixer Trucks 7 yards or over; Mobile Cranes while in transit; Oil Distributors, one-man operation; Pole Trailer, over 40 feet; Pole and Expandable Trailers hauling material over 50 feet long;

Slurry Trucks, one-man operation; Winch Trucks, 3 axles or more; Mechanic - *Truck Welder and *Truck Painter* These classifications shall only apply in areas where and when it has been a past area practice; Asphalt Plant Operators in areas where it has been past practice

Group 4 - Dual-purpose vehicles, such as mounted crane trucks with hoist and accessories; Foreman; Master Mechanic; Self-loading equipment like P.B. and trucks with scoops on the front

* TEAM0325-004 06/01/2011

BOONE and WINNEBAGO COUNTIES

	Rates	Fringes
TRUCK DRIVER		
2 - 3 Axles.....	\$ 32.96	15.62
4 Axles.....	\$ 33.11	15.62
5 Axles.....	\$ 33.31	15.62
6 Axles.....	\$ 33.42	15.62

FOOTNOTE: An additional \$.20 per axle shall be paid for all vehicles with more than six (6) axles.

CLASSIFICATIONS:

Group 1 - Frame Truck when used for transportation purposes; Air Compressor and Welding Machines, including those pulled by cars, pick-up trucks and tractors; Ambulances; Batch Gate Lockers; Batch Hopperman; Car and Truck Washers; Forl Lifts and Hoisters; Helpers; Mechanics Helpers and Greasers; Oil Distributors, two-man operation; Pavement Breakers Pole Trailer, up to 40 feet; Power Mower Tractors; Skipman; Slurry Trucks, two-man operation; Teamsters; Truck Drivers hauling warning lights, barricades, and portable toilets on the job site

Group 2 - Dump Crets and Adgetators under 7 yards; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnpulls or Turntrailers when pulling other than self-loading equipment or similar equipment under 16 cubic yards; Mixer Trucks under 7 yards; Ready-Mix Plant Hopper Operator; Winch Trucks, 2 Axles

Group 3 - Dump Crets and Adgetators, 7 yards and over; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnpulls or Turntrailers when pulling other than self-loading equipment or similar equipment over 16 cubic yards; Explosives and/or Fission Material Trucks; Mixer Trucks 7 yards or over; Mobile Cranes while in transit; Oil Distributors, one-man operation Pole Trailer, over 40 feet; Pole and Expandable Trailers hauling material over 50 feet long, additional \$0.50 per hour; Slurry Trucks, one-man operation; Winch Trucks, 3

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axles or more

*Mechanic*Truck Welder and Truck Painter; Winter Rate: Between Dec. 15 and Feb. 28 the mechanic and welder rate shall be \$2.00 less than the scheduled scale. Truck Painter and Truck Welder classifications shall only apply in areas where and when it has been a past area practice; Dual-purpose vehicles, such as mounted crane trucks with hoist and accessories

Group 4 - Foreman; Master Mechanic; Self-loading equipment like P.B. and trucks with scoops on the front

* TEAM0330-004 06/01/2010

DEKALB and OGLE (North of Route 72/East of Route 251, Adeline, Byron, Creston, Dement, Forreston North of Route 72, Leaf River North of Route 72, Lynnville, Monroe, Rochelle, & Scott) COUNTIES

	Rates	Fringes
TRUCK DRIVER		
2-3 AXLES.....	\$ 33.95	.15+a
4 AXLES.....	\$ 34.10	.15+a
5 AXLES.....	\$ 34.30	.15+a
6 AXLES.....	\$ 34.50	.15+a

FOOTNOTE: a. \$514.00 per week

An additional \$.20 per axle shall be paid for all vehicles with more than six (6) axles.

Paid Holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day

900 straight time hours or more in 1 calendar year for the same employer shall receive 1 week paid vacation; 3 years - 2 weeks paid vacation; 10 years - 3 weeks paid vacation; 20 years - 4 weeks paid vacation.

CLASSIFICATIONS:

Group 1 - Frame Truck when used for transportation purposes; Air Compressor and Welding Machines, including those pulled by cars, pick-up trucks and tractors; Ambulances; Articulated Dumps; Batch Gate Lockers; Batch Hopperman; Car and Truck Washers; Carry Alls; Forl Lifts and Hoisters; Helpers; Mechanics Helpers and Greasers; Oil Distributors, two-man operation; Pavement Breakers; Pole Trailer, up to 40 feet; Pothole Repair Trucks; Power Mower Tractors; Quick Change Barrier; Self-Propelled Chip Spreader; Shipping and Receiving Clerks and Checkers; Skipman; Slurry Trucks, two-man operation; Slurry Trucks, Conveyor Operated - 2 or 3 man operation; Teamsters; Unskilled Dumpmen; Warehousemen and Dockmen; Truck Drivers hauling warning lights, barricades, and portable toilets on the job site

Group 2 - Dispatcher; Dump Crets and Adgetators under 7 yards; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnapulls or Turnatrailers when pulling other than self-loading equipment or similar equipment under 16 cubic

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yards; Mixer Trucks under 7 yards; Ready Mix Plant Hopper Operator; Winch Trucks, 2 Axles

Group 3 - Dump Crets and Adgetators, 7 yards and over; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnapulls or Turnatrailers when pulling other than self-loading equipment or similar equipment over 16 cubic yards; Explosives and/or Fission Material Trucks; Mixer Trucks 7 yards or over; Mobile Cranes while in transit; Oil Distributors, one-man operation; Pole Trailer, over 40 feet; Pole and Expandable Trailers hauling material over 50 feet long;

Slurry Trucks, one-man operation; Winch Trucks, 3 axles or more; Mechanic - *Truck Welder and *Truck Painter*These classifications shall only apply in areas where and when it has been a past area practice; Asphalt Plant Operators in areas where it has been past practice

Group 4 - Dual-purpose vehicels, such as mounted crane tucks with hoist and accessories; Foreman; Master Mechanic; Self-loading equipment like P.B. and trucks with scoops on the front

TEAM0371-004 05/01/2013

HENRY and ROCK ISLAND COUNTIES

	Rates	Fringes
TRUCK DRIVER		
Group 1.....	\$ 32.15	10.70+a
Group 2.....	\$ 32.60	10.70+a
Group 3.....	\$ 32.85	10.70+a
Group 4.....	\$ 33.12	10.70+a
Group 5.....	\$ 33.99	10.70+a

FOOTNOTE: a. \$41.70 per day

CLASSIFICATIONS:

GROUP 1: Drivers on 2 axles hauling less than 9 tons; air compressor & welding machines and brooms, including those pulled by separate units; Truck Driver Helper, warehouse employees; Mechanic Helpers; greasers and tiremen; pick-up trucks when hauling material, tools, or workers to and from and on the job site; and forklifts up to 6,000 lb capacity.

GROUP 2: 2 or 3 axles hualing more than 9 tons but hauling less than 16 tons; A-frame winch trucks; hydrolift trucks; Vactor Trucks or similar equipment when used for transportation purposes; Forklift over 6,000 lb.capacity; winch trucks; and four axle combiation units.

GROUP 3: 2, 3 or 4 Axles hauling 16 tons or more; 5-Axles or more combination units; drivers on water pulls; articulated dump trucks; mechanics and working forepersons.

GROUP 4: Low Boy and Oil Distributors.

GROUP 5: Drivers who require special protective clothing while employed on bazardous waste work.

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* TEAM0673-003 06/01/2008

DU PAGE and KANE COUNTIES

	Rates	Fringes
TRUCK DRIVER		
2-3 AXLES.....	\$ 32.55	.15+a
4 AXLES.....	\$ 32.70	.15+a
5 AXLES.....	\$ 32.90	.15+a
6 AXLES.....	\$ 33.10	.15+a

FOOTNOTE: a. \$434.00 per week.

An additional \$.20 per axle shall be paid for all vehicles with more than six (6) axles.

Paid Holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

900 straight time hours or more in 1 calendar year for the same employer shall receive 1 week paid vacation; 3 years - 2 weeks paid vacation; 10 years - 3 weeks paid vacation; 20 years - 4 weeks paid vacation.

CLASSIFICATIONS:

Group 1 - Frame Truck when used for transportation purposes; Air Compressor and Welding Machines, including those pulled by cars, pick-up trucks and tractors; Ambulances; Articulated Dumps; Batch Gate Lockers; Batch Hopperman; Car and Truck Washers; Carry Alls; Forl Lifts and Hoisters; Helpers; Mechanics Helpers and Greasers; Oil Distributors, two-man operation; Pavement Breakers; Pole Trailer, up to 40 feet; Pothole Repair Trucks; Power Mower Tractors; Quick Change Barrier; Self-Propelled Chip Spreader; Shipping and Receiving Clerks and Checkers; Skipman; Slurry Trucks, two-man operation; Slurry Trucks, Conveyor Operated - 2 or 3 man operation; Teamsters; Unskilled Dumpmen; Warehousemen and Dockmen; Truck Drivers hauling warning lights, barricades, and portable toilets on the job site

Group 2 - Dispatcher; Dump Crets and Adgetators under 7 yards; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnapulls or Turnatrailers when pulling other than self-loading equipment or similar equipment under 16 cubic yards; Mixer Trucks under 7 yards; Ready-Mix Plant Hopper Operator; Winch Trucks, 2 Axles

Group 3 - Dump Crets and Adgetators, 7 yards and over; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnapulls or Turnatrailers when pulling other than self-loading equipment or similar equipment over 16 cubic yards; Explosives and/or Fission Material Trucks; Mixer Trucks 7 yards or over; Mobile Cranes while in transit; Oil Distributors, one-man operation; Pole Trailer, over 40 feet; Pole and Expandable Trailers hauling material over 50 feet long; Slurry Trucks, one-man operation; Winch Trucks, 3 axles or more; Mechanic - *Truck Welder and *Truck Painter*These classifications shall only apply in areas where and when it has been a past area practice; Asphalt Plant Operators in

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areas where it has been past practice.

Group 4 - Dual-purpose vehicles, such as mounted crane trucks with hoist and accessories; Foreman; Master Mechanic; Self-loading equipment like P.B. and trucks with scoops on the front.

TEAM0731-001 06/01/2011

COOK COUNTY - HEAVY AND HIGHWAY

	Rates	Fringes
TRUCK DRIVER		
2 or 3 Axles.....	\$ 33.85	16.85
4 Axles.....	\$ 34.10	16.85
5 Axles.....	\$ 34.30	16.85
6 Axles.....	\$ 34.50	16.85

FOOTNOTES:

- A. Paid Holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.
- B. 900 straight time hours or more in 1 calendar year for the same employer shall receive 1 week paid vacation; 3 years - 2 weeks paid vacation; 10 years - 3 weeks paid vacation; 20 years - 4 weeks paid vacation.
- C. An additional \$.20 per axle shall be paid for all vehicles with more than six (6) axles.

TEAM0786-001 06/01/2008

COOK COUNTY - BUILDING AND RESIDENTIAL

	Rates	Fringes
TRUCK DRIVER		
2 & 3 Axles.....	\$ 31.33	.10+a
4 Axles.....	\$ 31.58	.10+a
5 Axles.....	\$ 31.78	.10+a
6 Axles.....	\$ 31.98	.10+a

FOOTNOTES:

- a. \$463.00 per week.
- An additional \$.20 per axle shall be paid for all vehicles with more than six (6) axles.
- Paid Holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.
- 900 straight time hours or more in 1 calendar year for the same employer shall receive 1 week paid vacation; 3 years - 2 weeks paid vacation; 10 years - 3 weeks paid vacation; 20 years - 4 weeks paid vacation.

SUIL1993-001 01/19/1993

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BUILDING CONSTRUCTION (LANDSCAPE WORK):

	Rates	Fringes
LABORER		
BOONE, GRUNDY, KANE, KENDALL, LAKE, MCHENRY, & WILL COUNTIES		
LANDSCAPE LABORERS.....	\$ 7.25	
COOK COUNTY		
LANDSCAPE LABORERS.....	\$ 7.25	
LANDSCAPE PLANTSMAN.....	\$ 9.80	1.82
DE KALB COUNTY		
LANDSCAPE LABORERS.....	\$ 7.25	
LANDSCAPE OPERATORS.....	\$ 7.25	
LANDSCAPE PLANTSMAN.....	\$ 9.66	.26
DU PAGE COUNTY		
LANDSCAPE LABORERS.....	\$ 7.25	
LANDSCAPE PLANTSMAN.....	\$ 9.04	1.16
GRUNDY, LAKE & WILL COUNTIES		
LANDSCAPE DRIVER 2 & 3 Axles.....	\$ 11.86	2.81
LANDSCAPE PLANTSMAN.....	\$ 12.00	3.32

SUIL1993-002 01/19/1993

HEAVY CONSTRUCTION (LANDSCAPE WORK)

	Rates	Fringes
LABORER		
BOONE, GRUNDY, KANE, KENDALL, LAKE, MCHENRY & WILL COUNTIES:		
LANDSCAPE DRIVER, 2 & 3 AXLES.....	\$ 11.94	2.42
LANDSCAPE LABORERS.....	\$ 7.25	
LANDSCAPE OPERATORS.....	\$ 13.11	3.01
LANDSCAPE PLANTSMAN.....	\$ 9.73	2.05
COOK COUNTY:		
LANDSCAPE DRIVER, 2 & 3 AXLES.....	\$ 9.93	1.89
LANDSCAPE LABORERS.....	\$ 7.25	
LANDSCAPE OPERATORS.....	\$ 10.98	2.12
LANDSCAPE PLANTSMAN.....	\$ 10.08	2.06
DE KALB COUNTY:		
LANDSCAPE LABORERS.....	\$ 7.25	
LANDSCAPE OPERATORS.....	\$ 7.25	
LANDSCAPE PLANTSMAN.....	\$ 9.66	.26
DU PAGE COUNTY:		
LANDSCAPE DRIVER, 2 & 3 AXLES.....	\$ 8.32	1.02
LANDSCAPE LABORERS.....	\$ 7.25	
LANDSCAPE OPERATORS.....	\$ 10.75	
LANDSCAPE PLANTSMAN.....	\$ 10.65	

SUIL1993-003 01/19/1993

HIGHWAY CONSTRUCTION (LANDSCAPE WORK):

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LABORER

DE KALB COUNTY

LANDSCAPE LABORERS.....\$	7.25	
LANDSCAPE OPERATORS.....\$	7.25	
LANDSCAPE PLANTSMAN.....\$	9.66	

KANKAKEE COUNTY:

LANDSCAPE DRIVER.....\$	8.75	.17
LANDSCAPE OPERATOR.....\$	16.57	3.56

PEORIA, TAZEWELL, &

WOODFORD COUNTIES:

TRUCK DRIVERS 2 & 3 AXLES..\$	17.58	5.88
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WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of "identifiers" that indicate whether the particular rate is union or non-union.

Union Identifiers

An identifier enclosed in dotted lines beginning with characters other than "SU" denotes that the union classification and rate have found to be prevailing for that classification. Example: PLUM0198-005 07/01/2011. The first four letters, PLUM, indicate the international union and the four-digit number, 0198, that follows indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2011, following these characters is the effective date of the most current negotiated rate/collective bargaining agreement which would be July 1, 2011 in the above example.

Union prevailing wage rates will be updated to reflect any changes in the collective bargaining agreements governing the rates.

0000/9999: weighted union wage rates will be published annually each January.

Non-Union Identifiers

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Classifications listed under an "SU" identifier were derived from survey data by computing average rates and are not union rates; however, the data used in computing these rates may include both union and non-union data. Example: SULA2004-007 5/13/2010. SU indicates the rates are not union majority rates, LA indicates the State of Louisiana; 2004 is the year of the survey; and 007 is an internal number used in producing the wage determination. A 1993 or later date, 5/13/2010, indicates the classifications and rates under that identifier were issued as a General Wage Determination on that date.

Survey wage rates will remain in effect and will not change until a new survey is conducted.

 WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
 Wage and Hour Division
 U.S. Department of Labor
 200 Constitution Avenue, N.W.
 Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
 U.S. Department of Labor
 200 Constitution Avenue, N.W.
 Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

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3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION



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	Rates	Fringes
PAINTER (including taper).....	\$ 40.75	22.64

PAIN0027-001 06/01/2014		
	Rates	Fringes
GLAZIER.....	\$ 40.50	30.82

PLAS0005-002 07/01/2012		
	Rates	Fringes
PLASTERER.....	\$ 40.25	22.34

PLAS0502-001 06/01/2014		
	Rates	Fringes
CEMENT MASON/CONCRETE FINISHER...	\$ 43.10	26.39

PLUM0130-001 06/03/2013		
	Rates	Fringes
PLUMBER.....	\$ 46.05	23.47

PLUM0597-002 06/01/2014		
	Rates	Fringes
PIPEFITTER.....	\$ 46.00	26.84

ROOF0011-001 05/31/2014		
	Rates	Fringes
ROOFER.....	\$ 39.70	18.87

SFIL0281-001 06/01/2013		
	Rates	Fringes
SPRINKLER FITTER.....	\$ 47.15	20.15

SHEE0073-001 06/01/2011		
	Rates	Fringes
Sheet Metal Worker.....	\$ 40.56	27.23

SHEE0073-002 06/01/2011		
	Rates	Fringes
Sheet Metal Worker ALUMINUM GUTTER WORK.....	\$ 27.63	27.23

TEAM0731-001 06/01/2011		

COOK COUNTY - HEAVY AND HIGHWAY

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Paid Holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

900 straight time hours or more in 1 calendar year for the same employer shall receive 1 week paid vacation; 3 years - 2 weeks paid vacation; 10 years - 3 weeks paid vacation; 20 years - 4 weeks paid vacation.

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (i)).

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of "identifiers" that indicate whether the particular rate is union or non-union.

Union Identifiers

An identifier enclosed in dotted lines beginning with characters other than "SU" denotes that the union classification and rate have found to be prevailing for that classification. Example: PLUM0198-005 07/01/2011. The first four letters, PLUM, indicate the international union and the four-digit number, 0198, that follows indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2011, following these characters is the effective date of the most current negotiated rate/collective bargaining agreement which would be July 1, 2011 in the above example.

Union prevailing wage rates will be updated to reflect any changes in the collective bargaining agreements governing the rates.

0000/9999: weighted union wage rates will be published annually each January.

Non-Union Identifiers

Classifications listed under an "SU" identifier were derived from survey data by computing average rates and are not union

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rates; however, the data used in computing these rates may include both union and non-union data. Example: SU1A2004-007 5/13/2010. SU indicates the rates are not union majority rates, LA indicates the State of Louisiana; 2004 is the year of the survey; and 007 is an internal number used in producing the wage determination. A 1993 or later date, 5/13/2010, indicates the classifications and rates under that identifier were issued as a General Wage Determination on that date.

Survey wage rates will remain in effect and will not change until a new survey is conducted.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

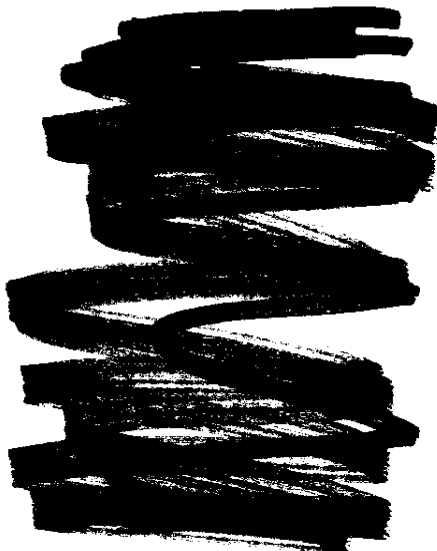
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Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION



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IL140009 MOD 9 REVISED 09/05/14 IL9

***** THIS WAGE DETERMINATION WAS REPLACED ON 09/05/14*****

General Decision Number: IL140009 08/01/2014

Superseded General Decision Number: IL20130009

State: Illinois

Construction Types: Building, Heavy, Highway and Residential

County: Cook County in Illinois.

BUILDING, RESIDENTIAL, HEAVY, AND HIGHWAY PROJECTS (does not include landscape projects).

Modification Number	Publication Date
0	01/03/2014
1	01/24/2014
2	02/07/2014
3	06/06/2014
4	06/13/2014
5	06/20/2014
6	07/04/2014
7	07/11/2014
8	07/18/2014
9	08/01/2014

* ASBE0017-001 06/01/2014

	Rates	Fringes
ASBESTOS WORKER/INSULATOR Includes the application of all insulating materials, protective coverings, coatings, and finishes to all types of mechanical systems.....	\$ 48.45	24.35
Fire Stop Technician.....	\$ 38.76	23.15
HAZARDOUS MATERIAL HANDLER includes preparation, wetting, stripping removal scrapping, vacuuming, bagging and disposal of all insulation materials, whether they contain asbestos or not, from mechanical systems.....	\$ 36.34	23.15

BOIL0001-001 01/01/2014

	Rates	Fringes
BOILERMAKER.....	\$ 42.13	25.45

BRIL0021-001 06/01/2011

	Rates	Fringes
BRICKLAYER.....	\$ 39.78	20.80

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BRIL0021-004 06/01/2010

	Rates	Fringes
Marble Mason.....	\$ 39.03	19.90

BRIL0021-006 06/01/2012

	Rates	Fringes
TERRAZZO WORKER/SETTER.....	\$ 39.37	20.51
TILE FINISHER.....	\$ 33.60	15.22
TILE SETTER.....	\$ 40.49	16.93

BRIL0021-009 06/01/2009

	Rates	Fringes
MARBLE FINISHER.....	\$ 29.10	19.90

BRIL0021-012 06/01/2009

	Rates	Fringes
Pointer, cleaner and caulker.....	\$ 39.20	18.51

CARP0555-001 06/01/2014

	Rates	Fringes
CARPENTER Carpenter, Lather, Millwright, Piledriver, and Soft Floor Layer.....	\$ 43.35	27.67

CARP0555-002 10/01/2012

	Rates	Fringes
CARPENTER (Excluding structures with elevators and structures over 3 1/2 stories)...	\$ 32.12	25.47

ELEC0009-003 06/03/2013

	Rates	Fringes
Line Construction Groundman.....	\$ 34.98	20.80
Lineman and Equipment Operator.....	\$ 44.85	26.67

ELEC0134-001 06/04/2012

	Rates	Fringes
ELECTRICIAN.....	\$ 42.00	26.75

ELEC0134-002 04/01/1998

	Rates	Fringes
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ELECTRICIAN
CLASS "B".....\$ 20.71 2.975+a+b

CLASS B SCOPE OF WORK:

Install magnetic or electronic replacement ballasts either singly or in groups including necessary wiring within fixture; Install replacement lamp holders and/or sockets including necessary wiring within fixture including relocating sockets within fixture; Install replacement lighting circuit breakers where necessary; Install replacement lighting switches where necessary; Repair lighting fixtures other than ballast or socket replacements; Rewire chandeliers or incandescent fixtures only within fixtures themselves.

FOOTNOTES:

a-Paid Vacation- Employees who have been employed for one year but less than three years receive 1 week of paid vacation; employees who have been employed three years but less than ten years receive 2 weeks of paid vacation; Employees who have been employed ten years but less than twenty years receive 3 weeks of paid vacation; and employees who have worked twenty or more years receive 4 weeks of paid vacation.

b-Funeral Leave-In the instance of the death of a mother, other-in-law-; father, father-in-law, sister, brother, husband, wife, or a child of an employee shall receive up to three days of paid funeral leave.

ELEC0134-003 06/04/2012

Rates Fringes

ELECTRICIAN
ELECTRICAL TECHNICIAN.....\$ 37.50 26.25

The work shall consist of the installation, operation, inspection, maintenance, repair and service of radio, television, recording, voice sound vision production and reproduction, telephone and telephone interconnect, facsimile, data apparatus, coaxial, fibre optic and wireless equipment, appliances and systems used for the transmission and reception of signals of any nature, business, domestic, commercial, education, entertainment and residential purposes, including but not limited to communication and telephone, electronic and sound equipment, fibre optic and data communication systems, and the performance of any task directly related to such installation or service whether at new or existing sites, such tasks to include the placing of wire and cable and electrical power conduit or other raceway work within the equipment room and pulling wire and/or cable through conduit and the installation of any incidental conduit.

ELEV0002-003 01/01/2014

Rates Fringes

ELEVATOR MECHANIC.....\$ 49.90 26.785+a+b

FOOTNOTES:

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A. Eight paid holidays: New Year's Day; Memorial Day; Independence Day; Labor Day; Thanksgiving Day; Day after Thanksgiving; Veterans' Day and Christmas Day.

B. Employer contributes 8% of regular basic hourly rate as vacation pay credit for employees with more than 5 years of service; and 6% for 6 months to 5 years of service.

* ENGI0150-006 06/01/2014

Building and Residential Construction

	Rates	Fringes
OPERATOR: Power Equipment		
GROUP 1.....	\$ 47.10	32.05
GROUP 2.....	\$ 45.80	32.05
GROUP 3.....	\$ 43.25	32.05
GROUP 4.....	\$ 41.50	32.05

POWER EQUIPMENT OPERATORS CLASSIFICATIONS

GROUP 1: Mechanic; Asphalt Plant*; Asphalt Spreader; Autograde*; Backhoes with Caisson attachment*; Batch Plant*; Benoto(Requires two Engineers); Boiler and Throttle Valve; Caisson Rigs*; Central Redi-Mix Plant*; Combination Backhoe Front Endloader Machine; Compressor and Throttle Valve; Concrete Breaker (Truck Mounted)*; Concrete Conveyor; Concrete Conveyor, Truck Mounted; Concrete Paver over 27E cu. ft.*; Concrete Paver 27E cu ft and Under*; Concrete Placer*; Concrete Placing Boom; Concrete Pump (Truck Mounted); Concrete Tower; Cranes*; Cranes, Hammerhead*; Cranes, (CCI and similar type Requires two operators only); Creter Crane; Crusher, Stone, etc; Derricks; Derricks, Traveling*; Formless Curb and Gutter Machine*; Grader, Elevating; Grouting Machines; Highlift Shovels or Front Endloader 2 1/4 yd. and over; Hoists, Elevators, Outside Type Rack and pinion and similar Machines; Hoists, One, Two, and Three Drum; Hoists, Two Tugger One Floor; Hydraulic Backhoes*; Hydraulic Boom Trucks; Hydraulic Vac (and similar equipment); Locomotives; Motor Patrol*; Pile Drivers and Skid Rig*; Post Hole Digger; Pre- Stress Machine; Pump Cretes Dual Ram(Requiring frequent Lubrication and Water); Pump Cretes; Squeeze Cretes-Screw Type Pumps Gypsum Bulker and Pump; Raised and Blind Hole Drill*; Roto Mill Grinder (36" and Over)*; Roto Mill Grinder (Less Than 36")*; Scoops-Tractor Drawn; Slip-Form Paver*; Straddle Buggies; Tournapull; Tractor with Boom, and Side Boom; and Trenching Machines*.

GROUP 2: Bobcat (over 3/4 cu yd); Boilers; Broom, Power Propelled; Bulldozers; Concrete Mixer (Two Bag and over); Conveyor, Portable; Forklift Trucks; Greaser Engineer; Highlift Shovels or Front End loaders under 2 1/4 cu yd; Automatic Hoists, Hoists, Inside Elevators; Hoists, Sewer Dragging Machine; Hoists, Tugger Single Drum; Laser Screed; Rock Drill (Self-Propelled); Rock Drill (Truck Mounted)*; Rollers; Steam Generators; Tractors; Tractor Drawn Vibratory Roller (Receives an additional \$.50 per hour); Winch Trucks with "A" Frame.

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GROUP 3: Air Compressor-Small 150 and Under (1 to 5 not to exceed a total of 300 ft); Air Compressor-Large over 250; Combination-Small Equipment Operator; Generator- Small 50 kw and under; Generator-Large over 50 kw; Heaters, Mechanical; Hoists, Inside Elevators (Remodeling, or Renovatin work); Hydraulic Power Units (Pile Driving, Extracting, and Drilling); Low Boys; Pumps Over 3" (1 To 3 not to exceed a total of 300 ft); Pumps, Well Points; Welding Machines (2 through 5); Winches, 4 Small Electric Drill Winches; Bobcat (up to and including 3/4 cu yd)

GROUP 4 - Bobcats and/or other Skid Steer Loaders; Brick Forklifts; Oilers

*--Requires Oiler

* ENGI0150-025 06/01/2014

Heavy and Highway Construction

	Rates	Fringes
OPERATOR: Power Equipment		
GROUP 1.....	\$ 45.30	32.05
GROUP 2.....	\$ 44.75	32.05
GROUP 3.....	\$ 42.70	32.05
GROUP 4.....	\$ 41.30	32.05
GROUP 5.....	\$ 40.10	32.05

POWER EQUIPMENT OPERATOR CLASSIFICATIONS

GROUP 1: Asphalt Plant*; Asphalt Heater and Planer combination; Asphalt Heater Scarfire*, Asphalt Spreader; Autograder/ GOMACO or similar; ABG Paver*, Backhoes with Caisson attachment*, Ballast Regulator, Belt Loader; Caisson Rigs*Car Dumper, Central Redi-Mix Plant*, Combination Backhoe; Front End Loader Machine (1 cu yd or over Backhoe bucket or with attachments); Concrete Breaker (truck mounted); Concrete Conveyor; Concrete Paver over 27 cu ft*; Concrete Placer*; Concrete Tube Float; Cranes, all attachments*; Cranes, Hammerhead, Linden, Peco and machines of a like nature*; Creter Crane; Crusher, stone; All Derricks; Derrick Boats; Derricks, traveling*; Dowell Machine with Air Compressor (\$1.00 above Class 1); Dredges*; Field Mechanic Welder; Formless Curb and Gutter Machine*; Gradall and machines of a like nature*; Grader, Elevating; Grader, Motor Grader, Motor Patrol, Auto Patrol, Form Grader, Pull Grador, Subgrader; Guard Rail Post Driver mounted*; Hoists, one, two, and three Drum; Hydraulic Backhoes*; Backhoes with Shear attachments*; Mucking Machine; Pile Drivers and Skid Rig*; Pre-Stress Machine; Pump Cretes Dual Ram (requires frequent lubrication and water)*; Rock Drill- Crawler or Skid Rig*; Rock Drill truck mounted*; Rock/ Track Tamper; Roto Mill Grinder, (36" and over)*; Slip-Form Paver*; Soil Test Drill Rig, truck mounted*; Straddle Buggies; Hydraulic Telescoping Form (tunnel); Tractor Drawn Belt Loader*; Tractor Drawn Belt Loader with attached Pusher (two engineers); Tractor with boom; Tractaire with attachment; Traffic Barrier Transfer Machine*; Trenching Machine; Truck Mounted Concrete Pump with boom*; Underground Boring and/or Mining Machines 5 ft in diameter and over tunnel, etc.*; Wheel Excavator* &

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Widener (Apsco); Raised or Boring Drill, Tunnel & Shaft

GROUP 2: Batch Plant*; Bituminous Mixer; Boiler and Throttle Valve; Bulldozer; Car Loader Trailing Conveyors; Combination Backhoe Front End Loader Machine, (less than 1 cu yd Backhoe Bucket with attachments); Compressor and Throttle Valve; Compressor, common receiver (3); Concrete Breaker or Hydro Hammer; Concrete Grinding Machine; Concrete Mixer or Paver 7S series to and including 27 cu ft; Concrete Spreader; Concrete Curing Machine; Burlap Machine; Belting Machine and Sealing Machine; Concrete Wheel Saw; Conveyor Muck Cars (Haglund or similar type); Drills (all); Finishing Machine-Concrete; Greaser Engineer; Highlift Shovels or Front End Loader; Hoist- Sewer Dragging Machine; Hydraulic Boom Trucks, all attachments; Hydro-Blaster (requires two operators); Laser Screed*; Locomotives, Dinky; Off-Road Hauling Units (including articulating); Pump Cretes; Squeeze Cretes-Screw Type pumps, Gypsum Bulker and Pump; Roller Asphalt; Rotary Snow Plows; Rototiller, Seaman, self-Propelled; Scoops-Tractor Drawn; Self-propelled Compactor; Spreader-Chip-Stone; Scraper; Scraper-Prime Mover in Tandem regardless of size (add \$1.00 to Group 2 hourly rate for each hour and for each machine attached thereto add \$1.00 to Group 2 hourly rate for each hour); Tank Car Heater; Tractors, Push, pulling Sheeps Foot, Disc, or Compactor, etc; Tug Boats

GROUP 3: Boilers; Brooms, all power propelled; Cement Supply Tender; Compressor, Common Receiver (2); Concrete Mixer, two bag and over; Conveyor, Portable; Farm type Tractors used for mowing, seeding, etc; Fireman on Boilers; Forklift Trucks; Grouting Machines; Hoists, Automatic; Hoists, all Elevators; Hoists, Tugger single Drum; Jeep Diggers; Low Boys; Pipe Jacking Machines; Post-hole Digger; Power Saw, Concrete, Power Driven; Pug Mills; Rollers, other than asphalt; Seed and Straw Blower; Steam Generators; Slump Machine; Winch Trucks with A-Frame; Work Boats; Tamber-Form motor driven

GROUP 4: Air compressor - Small 250 and under (1 to 5 not to exceed a total of 300 ft); Air Compressor - Large over 250; Combination - Small Equipment Operator; Directional Boring Machine; Generators - Small 50 kw and under; Generators - Large , over 50 kw; Heaters, Mechanical; Hydraulic power unit (Pile Driving, Extracting or Drilling); Light Plants (1 to 5); Pumps, over 3" (1 to 3, not to exceed a total of 300 ft); Pumps, Well Points; Tractaire; Welding Machines (2 through 5); Winches, 4 small electric drill winches;

GROUP 5: Bobcats (All); Brick Forklifts; Oilers; Directional Boring

*Requires Oiler

IRON0001-026 06/01/2013

	Rates	Fringes
IRONWORKER		
Sheeter.....	\$ 42.32	33.74
Structural and Reinforcing..	\$ 42.07	33.74

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IRON0063-001 06/01/2013

	Rates	Fringes
IRONWORKER, ORNAMENTAL.....	\$ 42.90	30.11

IRON0063-002 06/01/2014

	Rates	Fringes
IRONWORKER		
Fence Erector.....	\$ 35.84	24.82

IRON0136-001 07/01/2012

	Rates	Fringes
IRONWORKER		
Machinery Movers; Riggers;		
Macinery Erectors.....	\$ 35.87	28.67
Master Riggers.....	\$ 38.37	28.67

LAB00002-006 06/01/2014

	Rates	Fringes
LABORER (BUILDING & RESIDENTIAL)		
GROUP 1.....	\$ 38.00	24.40
GROUP 2.....	\$ 38.00	24.40
GROUP 3.....	\$ 28.075	24.40
GROUP 4.....	\$ 38.10	24.40
GROUP 5.....	\$ 38.15	24.40
GROUP 6.....	\$ 38.20	24.40
GROUP 7.....	\$ 38.22	24.40
GROUP 8.....	\$ 38.32	24.40
GROUP 9.....	\$ 38.35	24.40
GROUP 10.....	\$ 38.45	24.40
GROUP 11.....	\$ 38.27	24.40
GROUP 12.....	\$ 39.00	24.40

LABORER CLASSIFICATIONS

- GROUP 1: Building Laborers; Plasterer Tenders; Pumps for Dewatering; and other unclassified laborers.
- GROUP 2: Fireproofing and Fire Shop laborers.
- GROUP 3: Cement Gun.
- GROUP 4: Chimney over 40 ft.; Scaffold Laborers.
- GROUP 5: Cement Gun Nozzle Laborers (Gunite); Windlass and capstan person.
- GROUP 6: Stone Derrickmen & Handlers.
- GROUP 7: Jackhammermen; Power driven concrete saws; and other power tools.
- GROUP 8: Firebrick & Boiler Laborers.
- GROUP 9: Chimney on fire brick; Caisson diggers; & Well