

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

CERTIFICATE

I, Jennifer Rampke, the duly authorized, qualified and Executive Secretary of the **Community Development Commission of the City of Chicago**, and the custodian of the records thereof, do hereby certify that I have compared the attached copy of a Resolution adopted by the **Community Development Commission of the City of Chicago** at a Regular Meeting held on the 13th Day of March 2007 with the original resolution adopted at said meeting and recorded in the minutes of the Commission, and do hereby certify that said copy is a true, correct and complete transcript of said Resolution.

Dated this 13th Day of March 2007



**EXECUTIVE SECRETARY
Jennifer Rampke**

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

RESOLUTION NO. 07 - CDC - 20

**AUTHORIZATION TO NEGOTIATE A
REDEVELOPMENT AGREEMENT WITH LAWDALE H & A BOND, LP**

**AND
RECOMMENDATION TO
THE CITY COUNCIL OF THE CITY OF CHICAGO
FOR THE DESIGNATION OF LAWDALE H & A BOND DEVELOPMENT, LLC
AS DEVELOPER**

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

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

WHEREAS, the City Council, upon the Commission's recommendation pursuant to Resolution 00-CDC-28 and pursuant to the Act, enacted three ordinances on May 17, 2000 pursuant to which the City approved and adopted a certain redevelopment plan and project (the "Plan") for the Midwest TIF Redevelopment Project Area (the "Area"), designated the Area as a redevelopment project area and adopted tax increment allocation financing for the Area. The street boundaries of the Area are described on Exhibit A hereto; and

WHEREAS, Lawndale H & A Bond Development, LLC (the "Developer"), has presented to the City's Departments of Planning and Development and Housing ("the Departments") a proposal for redevelopment of the Area or a portion thereof that is in compliance with the Plan, consisting of the rehabilitation of ten multi-family rental apartment buildings (the "Project"); and

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

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

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

ADOPTED: March 13, 2007

Attachment: Exhibit A, Street Boundary Description

**City of Chicago
Department of Planning and Development**

**STAFF REPORT
TO THE
COMMUNITY DEVELOPMENT COMMISSION
REQUESTING DEVELOPER DESIGNATION
MARCH 13, 2007**

I. PROJECT IDENTIFICATION AND OVERVIEW

Project Name: Lawndale Restoration II Apartments

Applicant Name: Lawndale H & A Bond, LP

Project Address:

4118 W. 15 th St.*	15 units
1134-42 S. Central Park	24 units
1259 S. Central Park	18 units
3122 W. Douglas	6 units
3206 W. Douglas	30 units
3219-29 W. Douglas	20 units
3234 W. Douglas	12 units
3239 W. Douglas	9 units
1501 S. Kedzie	24 units
<u>3900 W. Wilcox*</u>	<u>12 units</u>
TOTAL	170 units

- * These two properties are not located in a TIF district.
- * TIF funds will not be used on these properties.

Ward and Alderman: 24th, Michael Chandler
28th, Ed Smith

Community Area: North Lawndale, 29
West Garfield Park, 26

Redevelopment Project Area: Midwest TIF District

Requested Action: TIF Developer Designation

Proposed Project: This project, Phase 1 of 2, consists of the rehabilitation of 170 units in ten buildings. All buildings are three-story masonry buildings. The buildings were constructed approximately 80

years ago and do not have elevators. The scope of work will be a substantial rehabilitation with all major systems replaced when possible. The existing radiator heating and central hot water systems will be renovated. New kitchen and bathroom cabinets and fixtures will be provided and the entire building interiors will be repainted. Work to stabilize and remedy building code violations and other health and safety problems are on-going. Buildings will be rehabilitated on a rolling basis, each taking five months to complete. Current occupancy is 70%, so tenants will be relocated to one of the other buildings while their building is under construction. They may return to their unit if they choose to do so. Total length of construction is estimated at 15 months. Phase 2 will include an additional 81 units in five buildings. Separate financing will be sought by the developer for Phase 2.

The project will provide 170 housing units of which 170 units or 100 percent will be affordable for households earning no more than 60 percent of the area median income.

TIF Assistance: \$8,950,000

II. PROPERTY DESCRIPTION

Address:	4118 W. 15 th St.	15 units
	1134-42 S. Central Park	24 units
	1259 S. Central Park	18 units
	3122 W. Douglas	6 units
	3206 W. Douglas	30 units
	3219-29 W. Douglas	20 units
	3234 W. Douglas	12 units
	3239 W. Douglas	9 units
	1501 S. Kedzie	24 units
	3900 W. Wilcox	12 units
	<u>TOTAL</u>	<u>170 units</u>

Location: Many of the buildings are prominent buildings with corner locations. Eight of the buildings are located on or near Douglas Boulevard between Kedzie Avenue and Central Park Avenue. The other two buildings are located on the northeast corner of 15th Street and Kedvale Avenue and the northwest corner of Wilcox Street and Springfield Avenue.

Tax Parcel Numbers:

<u>PIN</u>	<u>Address</u>	<u>Land Area (SF)</u>
16-22-220-022	4118 W. 15 th St.	6,300
16-14-328-039	1134-42 S. Central Park	6,250
16-23-202-020	1259 S. Central Park	10,147
16-24-103-032	3122 W. Douglas	4,743
16-23-213-027	3206 W. Douglas	15,960
16-23-221-037	3219-29 W. Douglas	27,844
16-23-212-034	3234 W. Douglas	6,838
16-23-220-006	3239 W. Douglas	5,796
16-24-105-001	1501 S. Kedzie	17,400
16-14-102-032	3900 W. Wilcox	6,050

Land Area:

Lot sizes range from 4,743 square feet to 27,844 square feet. Average lot size is 10,733 square feet. Total area of all ten lots is 107,328 square feet.

Current Use:

All ten buildings are three-story masonry buildings with an average size of 18,475 square feet. The buildings were constructed approximately 80 years ago and do not have elevators. The buildings are not landmark buildings. The scope of work will be a substantial rehabilitation with all major systems replaced where needed. The existing radiator heating and central hot water systems will be renovated. New kitchen and bathroom cabinets and fixtures will be provided and the entire building interiors will be repainted. Work to stabilize and remedy building code violations and other health and safety hazards are on-going. Recently, an environmental inspection found evidence of lead paint and asbestos which was not removed during a moderate rehab approximately 16 years ago. Buildings will be rehabilitated on a rolling basis, each taking five months to complete. Current occupancy is 70%, so tenants will be relocated to one of the other buildings while their building is under construction. They may return to their unit if they choose to do so. Total length of construction is estimated at 15 months.

Current Zoning:

All sites are zoned RT-4, with the exception of 3900 W. Wilcox, which is zoned RM-5.

Environmental Condition:

The Chicago Department of Environment (DOE) is conducting an environmental review. An environmental inspection found evidence of lead paint and asbestos which was not removed during a moderate rehab approximately 16 years ago. A Phase I Environmental Site Assessment was conducted by Midwest Environmental Consulting Services, Inc. on December 8, 2006, and found no evidence of soil contamination.

III. BACKGROUND

These 170 units are part of the 1,200-unit Lawndale Restoration portfolio which had a Project-Based Section 8 contract on all of the units. Despite a “moderate” rehabilitation in the early 1990’s, the buildings fell into severe disrepair. With numerous building code violations and vacancy rates rising, HUD foreclosed on the properties in 2005.

To avoid a mass auction of the units, HUD agreed to convey the properties to the City of Chicago. The CDC recommended acquisition authority in November, 2005. The portfolio was divided into groups of buildings and DOH issued an RFQ for developers to purchase one of the groups for \$10 per building through the Community Investment Initiatives program. Holsten Real Estate Development Corporation partnered with ACORN Housing Corporation of Illinois and was selected to purchase the ten buildings in this project. Holsten and ACORN also acquired an additional 80 units they intend to redevelop in the future as Phase II.

This project will restore these buildings to their original grandeur and enhance Douglas Boulevard and the surrounding area. The project will retain 170 units of safe and affordable housing. This specific project has not received previous CDC action.

IV. PROPOSED DEVELOPMENT TEAM

Development Entity:

Developer: **Lawndale H&A Bond, LP**, an Illinois limited partnership whose general partner is Lawndale H&A Bond Development, LLC which is comprised of **Holsten Real Estate Development Corporation (75%)** and **ACORN Housing of Illinois (25%)**.

This project is a joint venture between **Holsten Real Estate Development Corporation** and **ACORN Housing Corporation of Illinois**. Both organizations bring housing experience; some of which overlaps, some of which is complementary.

Holsten has been developing and managing affordable housing in Chicago for over 25 years. Projects include numerous multi-family new construction and rehab deals with complex layers of financing such as North Town Village and Hillard Homes.

ACORN has been organizing community residents, particularly around housing issues, for over 20 years. ACORN was instrumental in prompting HUD’s repossession of 1,200 mismanaged Lawndale units, which include this project, Lawndale Restoration Apartments. ACORN has been developing affordable single-family housing since the late 1980’s, and began developing multi-family properties in the mid 1990’s.

Consultants:

Architect:	Landon, Bone, Baker / Peter Landon
General Contractor:	The developer is in the process of selecting a General Contractor
Developer’s Counsel:	Applegate and Thorne-Thomsen
Property Management:	Holsten Management Corporation

Lead Lender:

JP Morgan Chase

Syndicator:

Apollo Housing Capital

V. PROPOSED PROJECT

All ten buildings are three-story masonry buildings ranging in size from six to 24 units. The units will mainly serve families with units consisting of one to five bedrooms. Masonry finishes vary. Some of the buildings are graystones while others have various colors and styles of face brick. All windows on the front elevations of the buildings will be replaced with custom windows to fit the buildings' original openings. Ornamental fencing will be erected in front of each building. Courtyards and front yards will be landscaped.

These buildings were designed as 3-story walk-ups with no elevators. Most of the buildings were also built with no side or rear set-back. There are no adaptable units or accessible units in the project. No units are at ground level for accessibility. MOPD has determined that adaptable units are not required in this project.

A total of approximately 15 off-street parking spaces may be accommodated behind two of the buildings. Creating additional off-street parking would be difficult, as there are few vacant lots nearby, especially along Douglas Boulevard. Off-street parking was not a condition of the RFP when the developer acquired the properties in January, 2006. An on-site review of the area found adequate on-street parking at all locations.

Buildings will be rehabilitated on a rolling basis, each taking five months to complete. Current occupancy is 70%, so tenants will be relocated to one of the other buildings while their building is under construction. They may return to their unit if they choose to do so. Total length of construction is estimated at 15 months. Floor plans and building elevations are provided as exhibits to this report.

Unit Profile

See following page

All units are at or below 60% AMI and are approved for Section 8 vouchers, and will remain as affordable units for a minimum of 30 years.

BUILDING	1 BR 1.0 BA	2 BR 1.0 BA	3 BR 1.0 BA	4 BR 1.0 BA	5 BR 1.0 BA	TOTAL
1134-42 S. Central Park		18	3	3		24
1259 S. Central Park		12	3	3		18
3900 W. Wilcox		6	3	3		12
4118 W. 15 th /1457 S. Kedvale		10	5			15
3122 W. Douglas			6			6
3239 W. Douglas	3		3		3	9
3234 W. Douglas		9	3			12
3206 W. Douglas		24	6			30
3219-29 W. Douglas			19		1	20
1501 S. Kedzie		4	20			24
Total	3	83	71	9	4	170
Unit Mix %	1.8%	48.8%	41.8%	5.3%	2.4%	100.0%
Gross SF	875	980	1,240	1,430	1,400	184,875
Net SF (-18%)	718	804	1,017	1,173	1,148	151,598
Gross Rent	\$740	\$876	\$982	\$1,073	\$1,189	
Utility Allowance*	26	32	38	48	54	
Net rent/unit/mo with Section 8	\$714	\$844	\$944	\$1,025	\$1,135	
Total net rent/mo for unit type	\$2,142	\$70,052	\$67,024	\$9,225	\$4,540	\$152,983

* Tenants pay for household electric only.

Environmental Features:

The scope of this rehabilitation limits the amount of green elements which can be incorporated into this project. The developer has spent considerable time and expense to make emergency repairs to safety hazards and building code violations throughout the ten buildings. "Green" elements will be incorporated into the rehabilitation whenever possible. In addition, Energy Star appliances will be installed in all of the units.

VI. FINANCIAL STRUCTURE

These ten buildings consist of 170 rental units. On average, 70% of the units are occupied. Tenants will be relocated to other buildings within the project, so occupancy levels and rental income during construction are expected to remain close to that level. All of the units are under a HUD Section 8 contract. There is strong demand for Section 8 approved rental units in the North Lawndale and West Garfield Park communities.

This development will be financed in part with approximately \$13,000,000 in Tax Exempt Bonds from the Department of Housing. These bonds will then generate 4% Low Income Housing Tax Credits, creating an additional \$10,170,000 in Low Income Housing Tax Credit equity to be provided by Apollo Housing Capital. The developer has also received a \$1,185,000 grant from the Federal Home Loan Bank.

The developer is requesting \$8,950,000 in tax increment financing. The TIF funds would reimburse the developer for construction and other qualified expenses on eight of the ten buildings which are located within the Midwest TIF Redevelopment Area. An initial \$4,000,000 in TIF funds would be placed in escrow at closing. The developer will then be able to request payments from the escrow for reimbursement only after construction stages are completed. The remaining \$4,950,000 will be paid to the developer over the remaining 16 years of the life of the Midwest TIF Redevelopment Area. This TIF funding represents 33% of the total development cost of the project. The increment will be generated from the overall Midwest TIF Redevelopment Area.

As stated earlier, these 170 units, a part of the 1,200 total units, were severely neglected and require substantial repairs to address pre-existing building code violations. In an emergency move, the City of Chicago took control of the properties to keep the buildings operating so hundreds of tenants would not be forced out of their apartments. For the last 12 months, the developer has made emergency repairs to keep the tenants safe and the buildings operating. But a more substantial rehabilitation is needed to assure the long-term maintenance of these buildings. These buildings are located in a blighted area of the North Lawndale community. The rehabilitation of these buildings will significantly improve the economic viability of the surrounding area. This project would not be possible but for the TIF financing.

The following tables identify the sources and uses of funds. *See following page.*

Sources and Uses of Funds

SOURCE OF FUNDS	AMOUNT	POSITION	RATE	TERM/AMORT	STATUS	PER UNIT	% of PROJECT
Series A Private Activity Bond	\$ 6,200,000	1 st	6.5%	35/35	Pending	\$36,471	23.1
TIF	8,950,000	2 nd		16/16	Pending	52,647	33.4
FHLB	1,185,000				Approved	6,971	4.4
LIHTC Equity	10,170,000				Approved	59,823	38.0
Deferred Developer Fee	191,617					1,127	0.7
Arbitrage <i>(interest on unspent bonds)</i>	112,370					661	0.4
TOTAL	\$26,808,987					\$157,700	100.0%

USE OF FUNDS	AMOUNT	PER UNIT (170)	PER SF (184,875 SF)	% of PROJECT
Acquisition <i>Inc. Fees, Taxes, Holding Costs</i>	\$487,100	\$2,865	\$2.63	1.8
Construction	18,304,022	107,671	99.01	68.3
Soft Costs	5,954,475	35,026	32.21	22.2
Relocation Costs <i>*(Estimate)</i>	\$616,533*	3,627	3.34	2.3
Developer's Fee	1,446,857	8,511	7.83	5.4
Total	\$26,808,987	\$157,700	\$145.02	100.0

VII. PUBLIC BENEFITS

The proposed project will provide the following public benefits.

Affordable Housing: The project will retain 170 affordable housing units.

Property Taxes: The project will expand the tax base because the investment in the property will result in an increase in its assessed value.

Environmental Features: The project will incorporate green technology and features wherever possible. Energy Star appliances will be used in all units. This project meets the Department of Housing's Affordable Housing Green/Energy Efficiency guidelines.

Permanent Jobs: The project is estimated to generate 10 permanent jobs. The Mayor's Office for Workforce Development (MOWD) has been informed of the project and work with the developer on job training and placement.

Construction Jobs: The project will produce 25 temporary construction jobs.

Affirmative Action: The developer will comply with the requirements of Chicago's affirmative action ordinance, which requires contract participation of 24% by minority-owned business enterprises (MBEs) and 4% by woman-owned business enterprises (WBEs). The developer has provided notification of the proposed project, by certified mail, to eight associations of minority and women contractors. A sample version of the letter and copies of the post office receipts for the certified letters are presented as exhibits to this report.

City Residency: The developer will comply with the requirements of Chicago's city residency ordinance, which requires that at least half of all construction-worker hours be filled by Chicago residents. The developer will also comply with the requirement that all construction jobs are paid the prevailing wage.

VIII. COMMUNITY SUPPORT

Alderman Chandler endorses the project and has provided a letter of support dated January 19, 2007. (see exhibit). Alderman Ed Smith also supports the project, although the one building that is in his ward (3900 W. Wilcox) is not located within the Midwest TIF, and will not receive TIF funds. The partnership between Holsten Development Corporation and ACORN Housing Corporation of Illinois was formed to ensure that the Lawndale Restoration Project units were developed and managed to provide quality, affordable housing to current tenants of the Project. Working with ACORN, residents formed ACORN Tenants United (ATU), elected a resident board, and initiated regular meetings. Leaders of ATU held regular meetings of project residents, as well as community residents to address issues regarding the preservation of affordable units, to ensure renovation of the units, and to improve community safety.

The following elected officials and community organizations have also endorsed the project:
State Representative Arthur L. Turner
U.S. Congressman Danny K. Davis
Rev. Gene Greer, Jr., pastor, Christian Valley Baptist Church
Rev. Steve Spiller, Sr., pastor, Greater Galilee Missionary Baptist Church
(See exhibits for copies of support letters).

IX. CONFORMANCE WITH REDEVELOPMENT AREA PLAN

The proposed project is located in the Midwest Tax Incremental Financing ("TIF") Redevelopment Plan and Project Area, established pursuant to ordinances approved by the City Council on May 17, 2000.

The proposed project conforms to the Redevelopment Goals and Objectives of the Plan to include a comprehensive and coordinated area-wide investment in new public and private improvements and facilities. Implementation of the Goals and Objectives are essential for the successful redevelopment of the Project Area; as well as the elimination of conditions that have impeded redevelopment of the Project Area in the past. The success of the Plan will spur the revitalization of existing housing and institutional community development.

X. CONDITIONS OF ASSISTANCE

If the proposed resolution is approved by the CDC, DPD will negotiate a redevelopment agreement with the developer. The redevelopment agreement will incorporate the parameters of the proposed project as described in this staff report.

It is DPD policy that no business will be conducted with a development entity whose any principal has outstanding municipal debts (such as unpaid parking tickets, unpaid water bills, unpaid business licenses, and others), is in arrears of child support payments, or who is a debtor in bankruptcy, a defendant in a legal action for deficient performance, a respondent in an administrative action for deficient performance, or a defendant in any criminal action. Before today's action is presented to the city council for approval, the department will conduct a thorough background check of all principals having an ownership interest of 7.5 percent or greater, and of the boards of directors and trustees of non-profit organizations. Similar background checks will be conducted on the development entity itself.

Closing of the redevelopment agreement will not occur before the City Council has approved the agreement, the developer has obtained all necessary City approvals including zoning and building permits, and the developer has presented proof of financing. The redevelopment agreement will include a development timetable.

XI. RECOMMENDATION

The Department of Planning and Development and the Department of Housing have thoroughly reviewed the proposed project, the qualifications of the development team, the financial structure of the project, its need for public assistance, its public benefits, and the project's conformance with the redevelopment area plan, and DPD and DOH recommend that the CDC recommends to the City Council the designation of Lawndale H & A Bond, LP as Developer for the redevelopment of the ten apartment buildings comprising the Lawndale Restoration II Apartments located at 4118 W. 15th St., 1134-42 S. Central Park, 1259 S. Central Park, 3122 W. Douglas, 3206 W. Douglas, 3219-29 W. Douglas, 3234 W. Douglas, 3239 W. Douglas, 1501 S. Kedzie, and 3900 W. Wilcox.

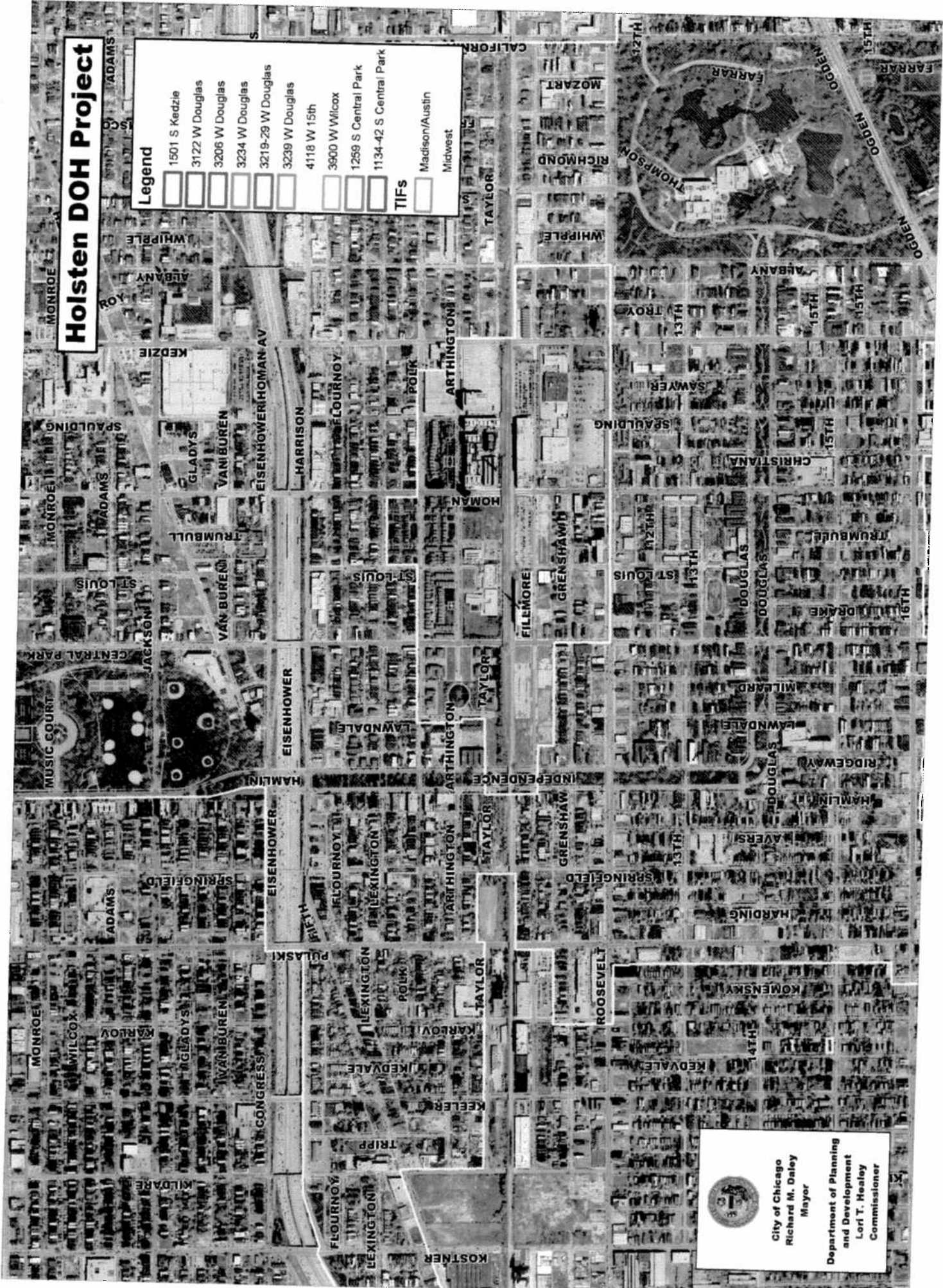
EXHIBITS

Redevelopment Area Map
Neighborhood Map or Aerial
Survey or Plat
Site Plan
Typical Floor Plan
Front Elevation or Rendering
Sample M/WBE Letter
Copies of M/WBE Certified Letter Receipts
Lender's Letter of Interest
Community Letters of Support
Alderman's Letter of Support

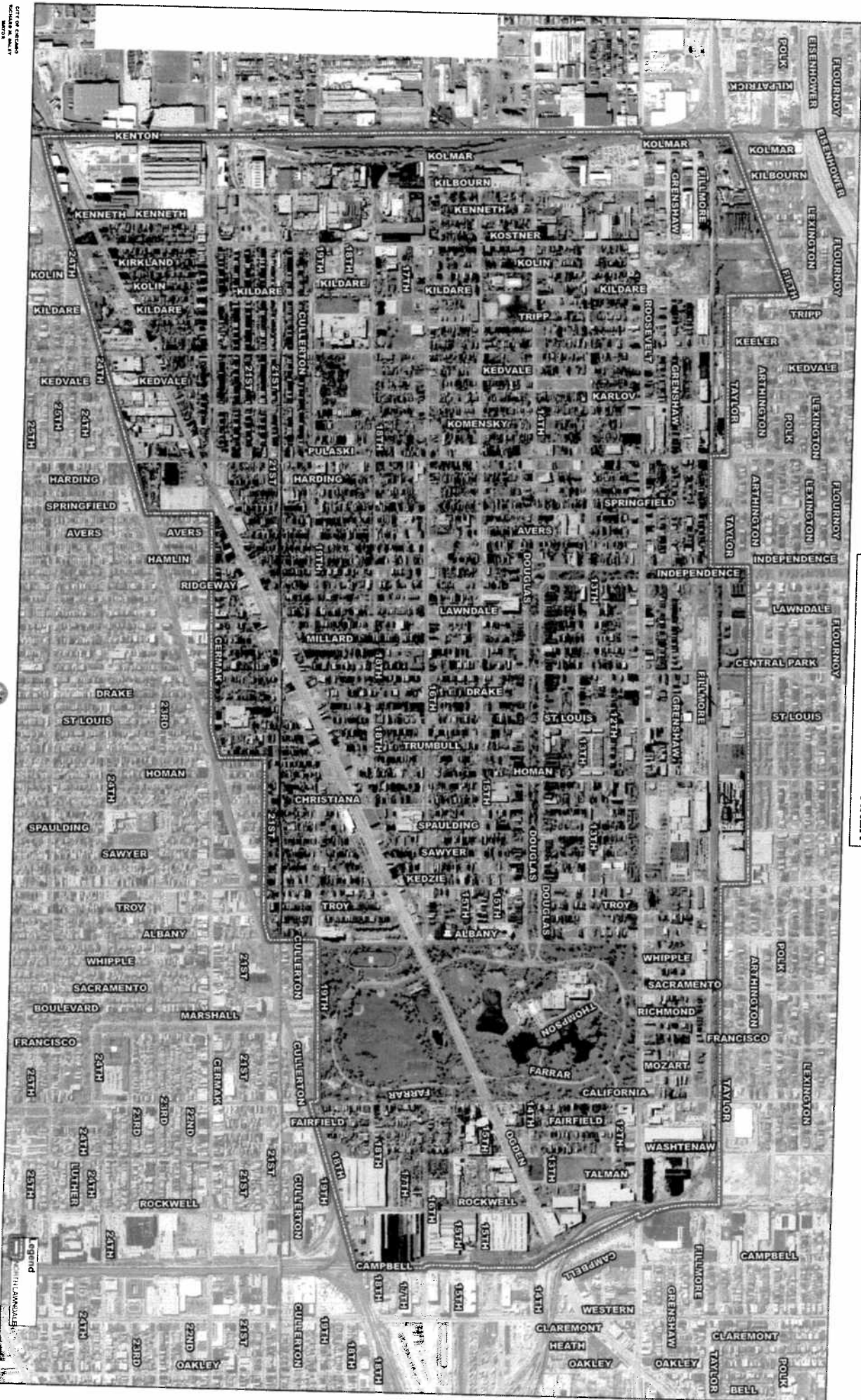
Holsten DOH Project

Legend

- 1501 S Kedzie
 - 3122 W Douglas
 - 3206 W Douglas
 - 3234 W Douglas
 - 3219-29 W Douglas
 - 3239 W Douglas
 - 4118 W 15th
 - 3900 W Wilcox
 - 1259 S Central Park
 - 1134-42 S Central Park
- TIFS
- Madison/Austin
 - Midwest




 City of Chicago
 Richard M. Daley
 Mayor
 Department of Planning
 and Development
 Lori T. Healey
 Commissioner



NORTH LAWDALE PROJECT AREA

Legend
City of Escanaba
North Lawndale

ACORN Housing Corporation

Mission

ACORN Housing Corporation (ACORN Housing) is a non-profit organization dedicated to the creation and preservation of affordable housing for very low- and low-income families. ACORN Housing established an office in Chicago in 1987 to specifically address the housing needs of low-income Chicagoans, focusing its efforts primarily on the city's south and west sides.

ACORN Housing's mission is to help families of limited means to secure and protect decent, affordable housing. Our work takes place in the overlooked and forgotten neighborhoods in which the concentration of poverty and minority households is very high -- places like Englewood, West Englewood and Lawndale. It is in these areas that ACORN Housing and neighborhood residents have set about the task of reconstruction and authentic community renewal. ACORN Housing and its subsidiaries:

- Develop, own and manage housing for low- and moderate income households;
- Provide services to low income families including credit counseling, homeownership counseling and training for first time buyers; and
- Work with neighborhood groups and tenant organizations on various development and community initiatives.

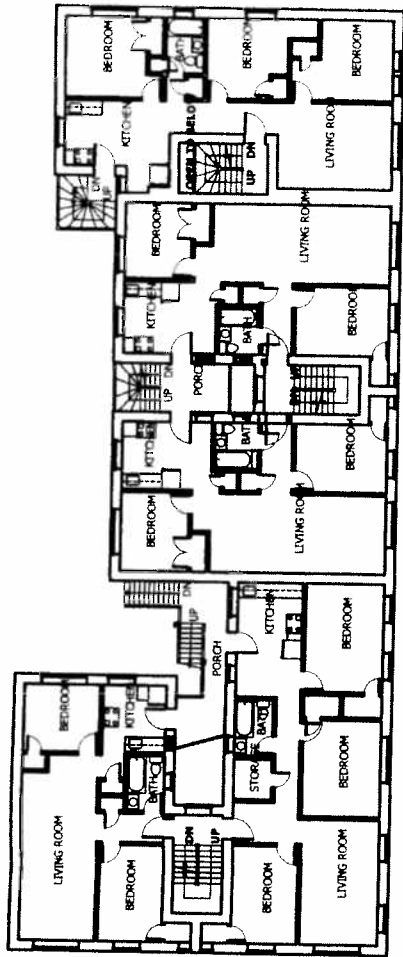
Qualifications of ACORN Housing Corporation

Housing Development Experience

ACORN Housing has substantial experience with both multifamily rental and homeownership projects. Focused on low and very low income households, financing for these projects has typically been complex and multi-layered; HUD financing programs have generally been a major source of funding.

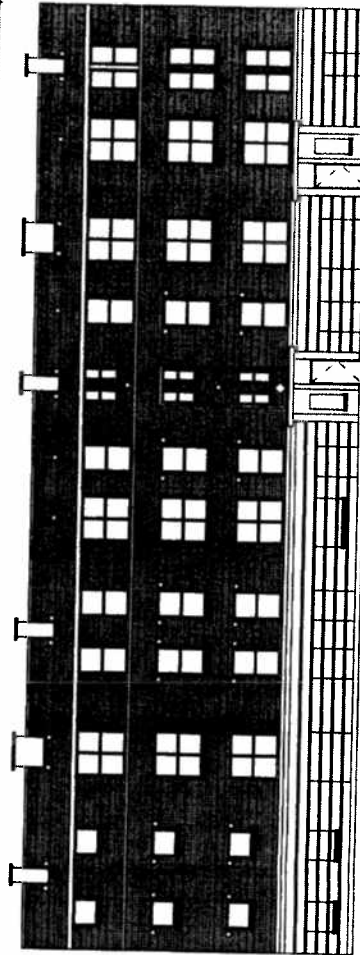
ACORN Housing and its affiliates have created or preserved 521 affordable rental units for very low-income households. A number of these projects included the preservation of large multifamily rental properties assisted with FHA-insured mortgages and project based Section 8 contracts. Our direct experience includes developing FHA-foreclosed properties, projects purchased from private owners, properties transferred using a note sale and properties whose owner was prepaying his FHA insured mortgage. ACORN Housing was instrumental in creating tenant associations that were actively involved in the redevelopment plans for these buildings. These projects included support from city and state sources, tax exempt bond financing, 4% and 9% tax credits, HUD grants, and other HUD funding programs.

ACORN Housing and its affiliates have also developed and sold 616 affordable housing units in five cities through its Housing and Homeownership Project. These developments created ownership opportunities for low- and very low-income households who would otherwise not be able to afford to purchase their own homes. These projects have leveraged \$50 million in financing with funding support from sources such as the New York HPD, State Housing Authorities, CDBG and a variety of other HUD programs. We are currently developing an additional 228 ownership units, which are now under construction. Financing for these projects includes conventional debt, local subsidy and support from HOME and other local grant funds.

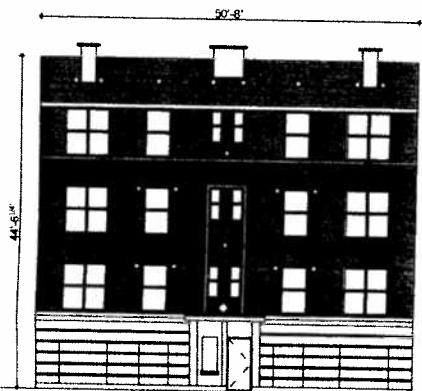


TYPICAL FLOOR PLAN
SCALE: 1/16" = 1'-0"

126'-7"



FRONT ELEVATION
SCALE: 1/16" = 1'-0"



15TH STREET ELEVATION

FRONT ELEVATION
SCALE: 1/16" = 1'-0"

LANDON BONE BAKER ARCHITECTS

314 W INSTITUTE PLACE CHICAGO IL 60610
312.988.9100 FAX 312.988.7146

LAWDALE RESTORATION PROJECT 2533

4118 W. 15th St.

date: 5/18/2006

scale: 1/16" = 1'-0"

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

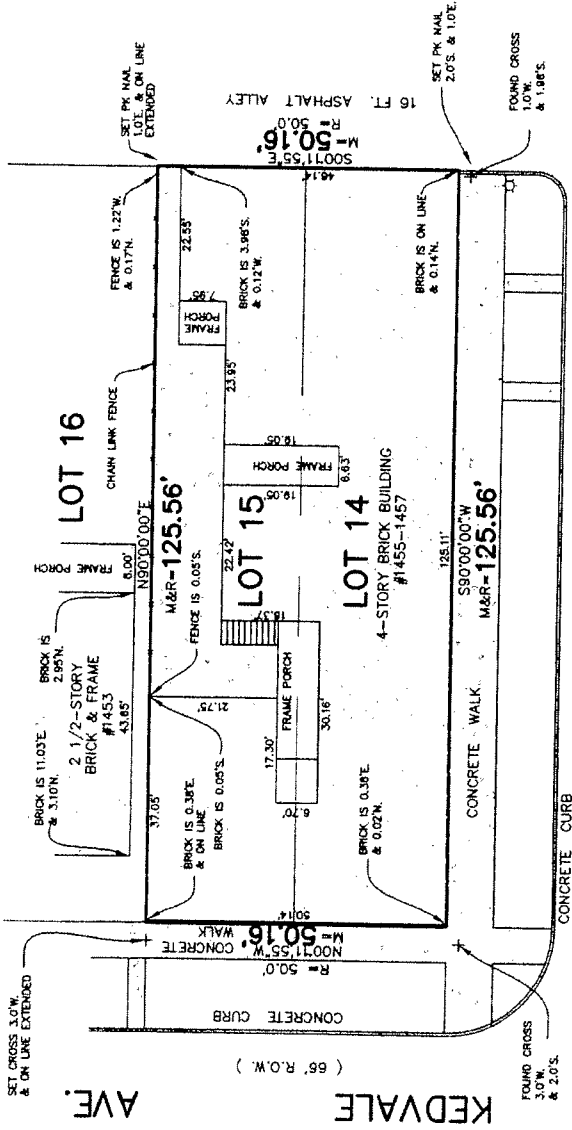
Legend:
⊛ Electric Light Pole

GREMLEY & BIEDERMANN

LICENSE NO. BA-002768
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 FAX: (773) 286-4181 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / ACSM Land Title Survey

Lots 14 and 15 in Block 3 in Our Home Addition to Chicago, being a Subdivision of the East Half of the Northeast Quarter of Section 22, Township 39 North, Range 13 East of the Third Principal Meridian (except the North 50 acres thereof), in Cook County, Illinois.
TOTAL PROPERTY AREA = 6,298 SQ. FT. = 0.14 ACRES



WEST 15th STREET
(66' R.O.W.)

Note R. & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

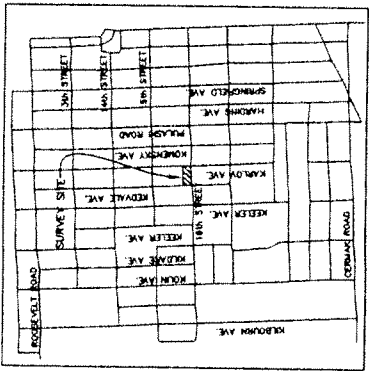
For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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ORDERED BY: WALTER REAL ESTATE	CHECKED: DRANK	DATE: 08/27/06
ADDRESS: 418 WEST 57th STREET	BY: [Signature]	DATE: 08/27/06
GREMLEY & BIEDERMANN		
LICENSE NO. BA-002768 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 FAX: (773) 286-4181 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO: 2006-06824-001	DATE: 08/27/06	SCALE: 1 INCH = 20 FEET
2006-06824-001		
G:\CAD\2006\2006-06824-001\2006-06824-001.dwg		



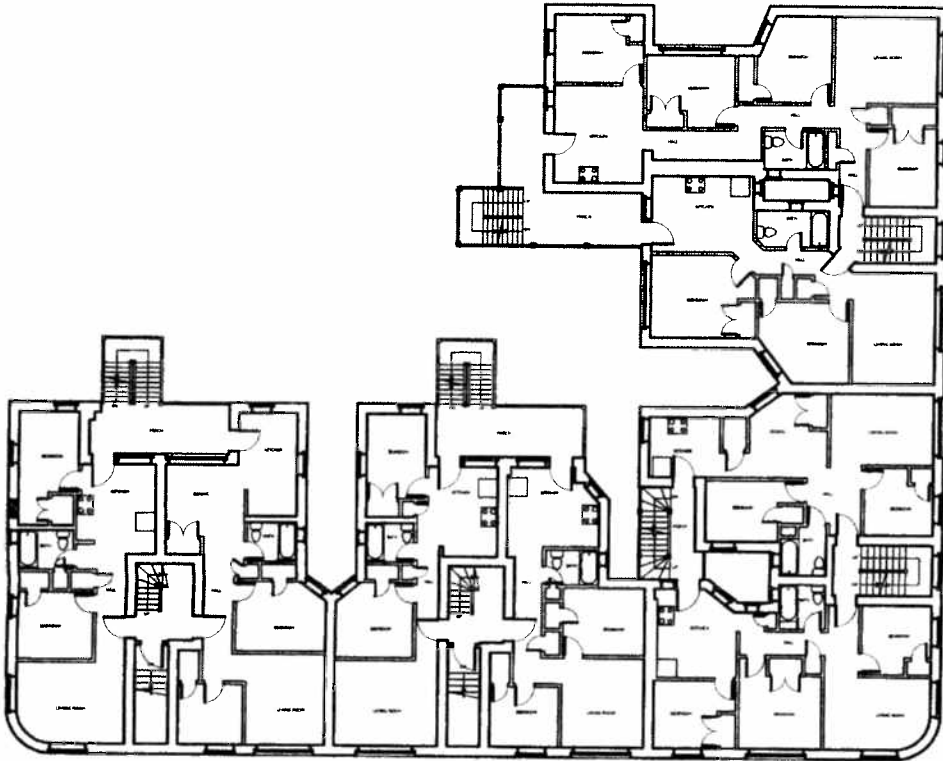
State of Illinois)
County of Cook)ss

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11A of Table A thereof.
Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and if effect on the date of this certification, undersigned further certifies that the in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. This Survey was prepared based on Chicago Title Insurance Company Title Commitment 1401 008358340 F1 Dated August 21, 2006 as to matters of record.

Field measurements completed on September 20, 2006.
Signed on **08/27/06**

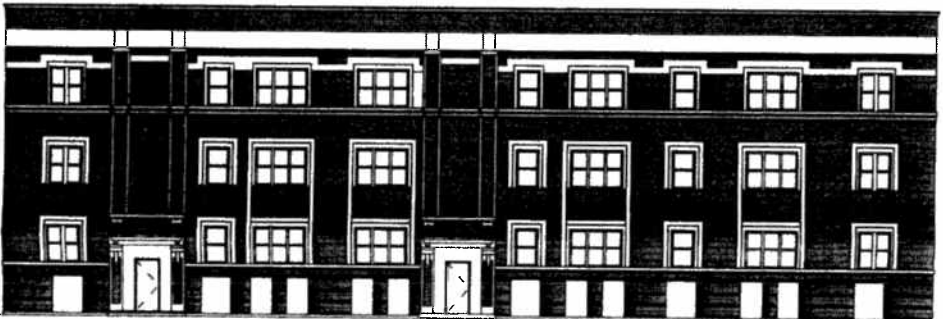
By: **[Signature]**

Professional Illinois Land Surveyor # **1920**
My license expires November 30, 2006.



125'-1"

TYPICAL FLOOR PLAN
SCALE: 1/16" = 1'-0"



1134 S. CENTRAL PARK AVENUE ELEVATION

FRONT ELEVATION
SCALE: 1/16" = 1'-0"

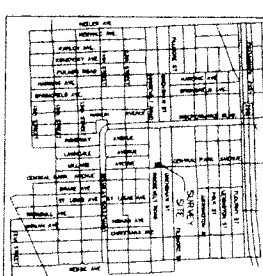
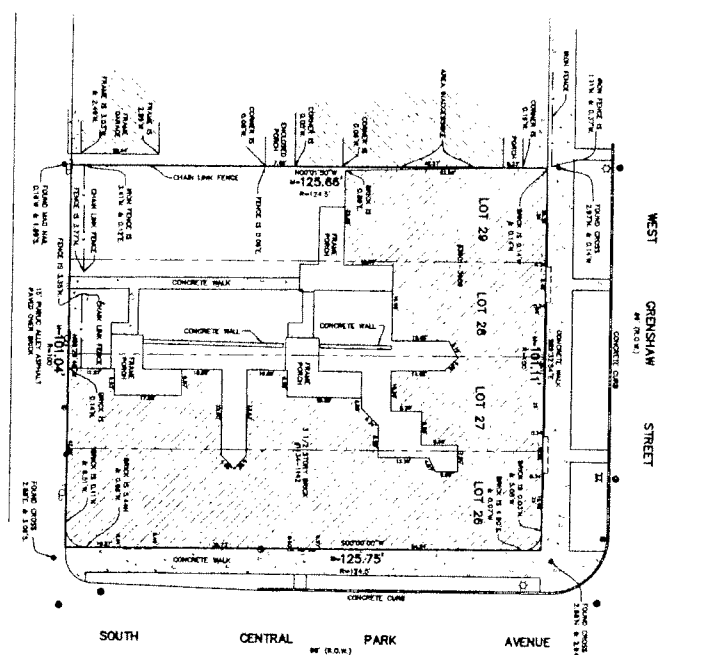
GREMLEY & BIEDERMANN

ALTA/ACSM Land Title Survey

PROFESSIONAL LAND SURVEYOR
1401 NORTH ELMEN AVENUE, CHICAGO, IL 60606
TELEPHONE (773) 468-3200 FAX (773) 334-0261
DATE: 08/21/2006
PROJECT: ALTA/ACSM Land Title Survey
SHEET NO. 1 OF 1
TOTAL PROPERTY AREA = 17,786.50 SQ. FT. = 0.40 ACRES

Legend.

- 1 Storm Man
- 2 Storm Man
- 3 Storm Man
- 4 Storm Man
- 5 Storm Man
- 6 Storm Man
- 7 Storm Man
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- 100 Storm Man



2006-06818-001

DATE: 08/21/2006

TIME: 10:30 AM

BY: [Signature]

CHECKED BY: [Signature]

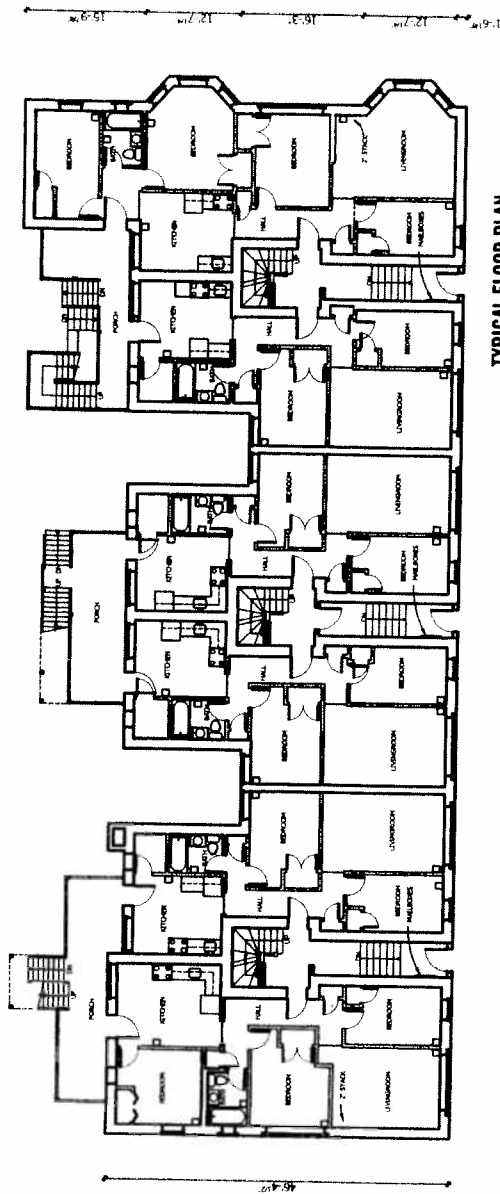
APPROVED BY: [Signature]

THIS IS A MEASUREMENT OF THE DISTANCE FROM THE CENTER OF THE CURVE TO THE POINT OF TANGENCY AND THE DISTANCE FROM THE POINT OF TANGENCY TO THE POINT OF INTERSECTION. THE DISTANCE FROM THE POINT OF TANGENCY TO THE POINT OF INTERSECTION IS THE DISTANCE FROM THE POINT OF TANGENCY TO THE POINT OF INTERSECTION. THE DISTANCE FROM THE POINT OF TANGENCY TO THE POINT OF INTERSECTION IS THE DISTANCE FROM THE POINT OF TANGENCY TO THE POINT OF INTERSECTION.

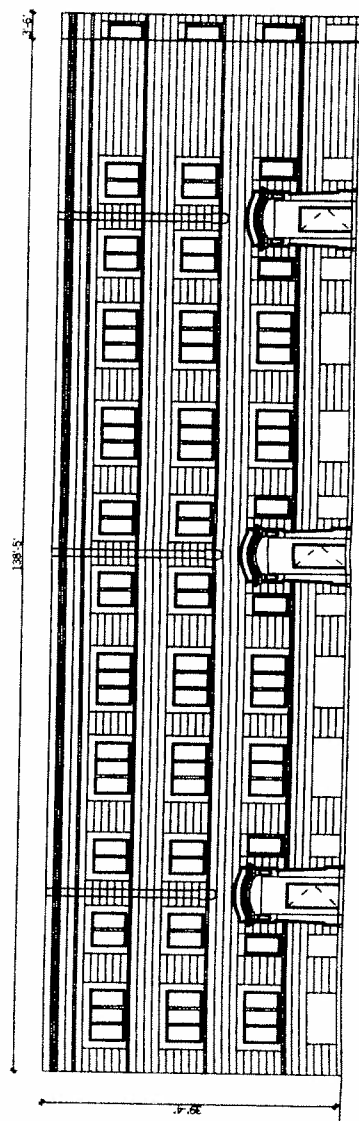
PROPERTY IS NOT AFRICA SPECIAL PURPOSE USE ZONING. ANY USE OF THIS PROPERTY MUST BE IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE CITY OF CHICAGO. THE CITY OF CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT HAS REVIEWED THIS SURVEY AND DETERMINED THAT IT IS IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE CITY OF CHICAGO. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF GREMLEY & BIEDERMANN, INC.

GREMLEY & BIEDERMANN, INC. 1401 NORTH ELMEN AVENUE, CHICAGO, IL 60606
TELEPHONE (773) 468-3200 FAX (773) 334-0261
DATE: 08/21/2006
PROJECT: ALTA/ACSM Land Title Survey
SHEET NO. 1 OF 1
TOTAL PROPERTY AREA = 17,786.50 SQ. FT. = 0.40 ACRES

By: [Signature]
Checked by: [Signature]
Approved by: [Signature]



TYPICAL FLOOR PLAN
SCALE: 1/16" = 1'-0"



FRONT ELEVATION
SCALE: 1/16" = 1'-0"

CENTRAL PARK AVENUE ELEVATION

LONDON BONE BAKER ARCHITECTS
314 W INSTITUTE PLACE CHICAGO IL 60610
312.988.9100 FAX 312.988.7146

LAWDALE RESTORATION PROJECT 2533
1259 S. Central Park
date: 5/18/2006 scale: 1/16" = 1'-0"

GREMLEY & BIEDERMANN

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft

LICENSE NO. 164-002761

PROFESSIONAL LAND SURVEYORS

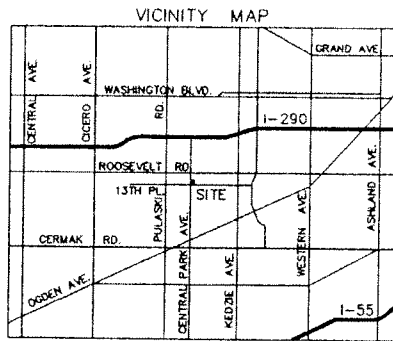
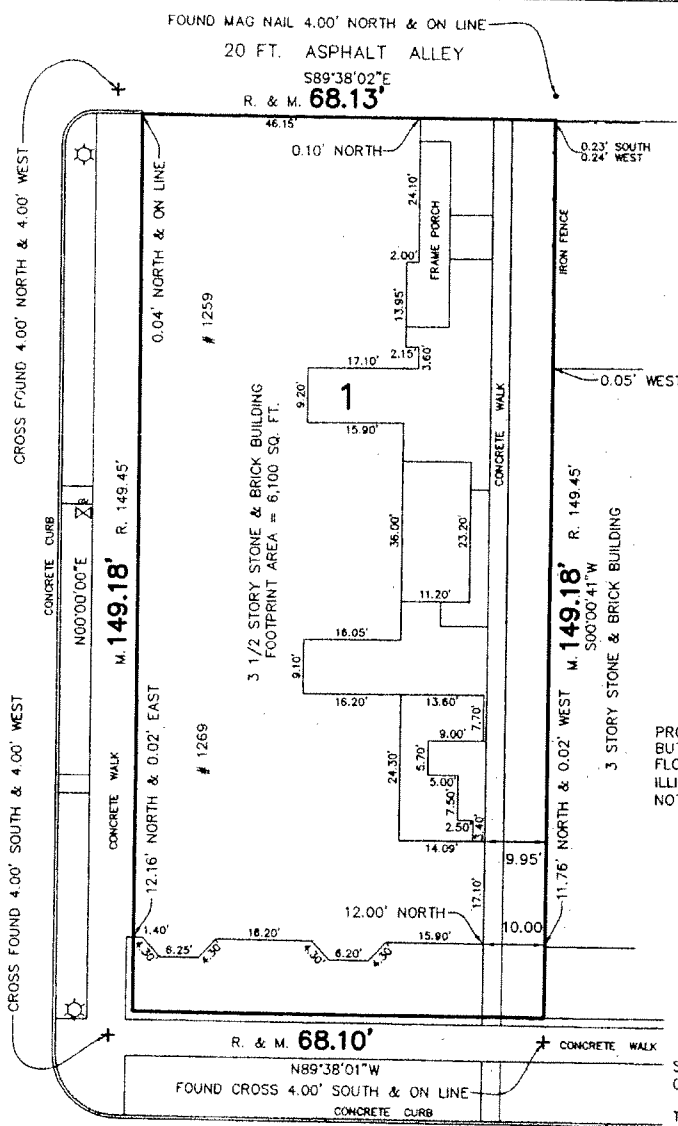
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE (773) 685-5102 FAX (773) 286-4184 EMAIL INFO@PLCS-SURVEY.COM

ALTA / ACSM Land Title Survey

LOT 1 IN RISSMANN'S RESUBDIVISION OF LOTS 25, 26, 27, 28, 29 AND THE WEST 21 FEET OF LOT 30 IN BLOCK 3 IN D. GOODWIN'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 10,161 SQ. FT. = 0.233 ACRES

SOUTH CENTRAL PARK AVENUE



Legend:
 Electric Light Pole
 Gas Valve

PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA BUT APPEARS IN ZONE X, AREAS OUTSIDE 500 YEAR FLOOD, AS PER INSURANCE RATE MAP OF COOK COUNTY, ILLINOIS, COMMUNITY PANEL NO. 17031C 0505 F (PANEL NOT PRINTED).

WEST 13TH PLACE
66 FT. R.O.W.

Note R. & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and in all cases report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2006 *All Rights Reserved*

State of Illinois)
County of Cook)ss

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 7A, 7B1, 8, 9, 10 and 11A of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and if effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. This Survey was prepared based on Chicago Title Insurance Company Title Commitment 1401 008356340 F1 Dated August 21, 2006 as to matters of record.

Field measurements completed on September 22, 2006.

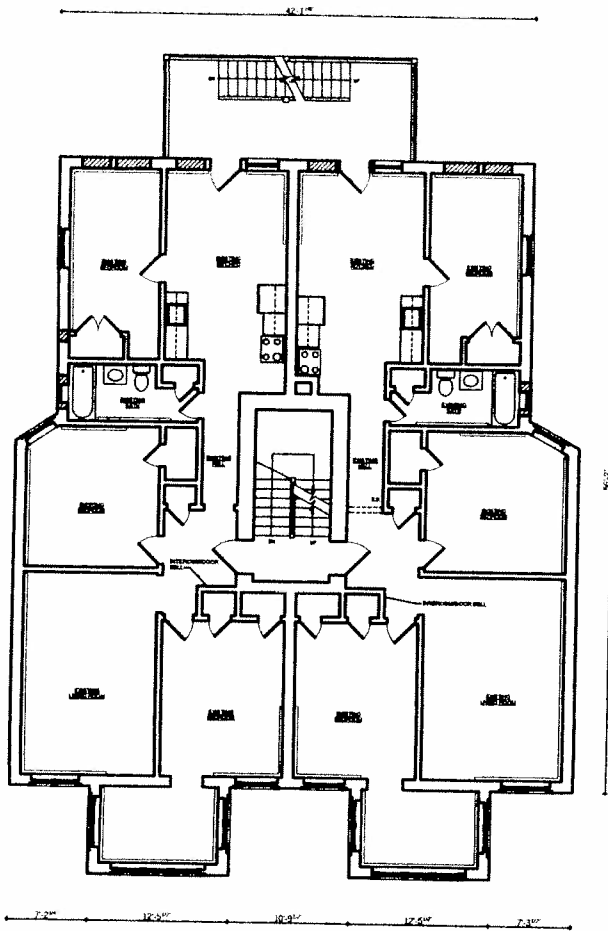
Signed on September 26 2006.

By: [Signature]

Professional Illinois Land Surveyor # 1920

My license expires November 30, 2006.

ORDERED BY: HOLESTEN REAL ESTATE		CHECKED: JB	DRAWN: RS
ADDRESS: 1259 S. CENTRAL PARK AVE			
GREMLEY & BIEDERMANN			
LICENSE NO. 164-002761 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE (773) 685-5102 FAX (773) 286-4184 EMAIL INFO@PLCS-SURVEY.COM			
ORDER NO: 2006-06819-001	DATE: SEPTEMBER 22, 2006	PAGE NO: 1 OF 1	
G:\CAD\2006\2006-06819.dwg 2006-06819-001.dwg SCALE: 1 INCH = 20 FEET			

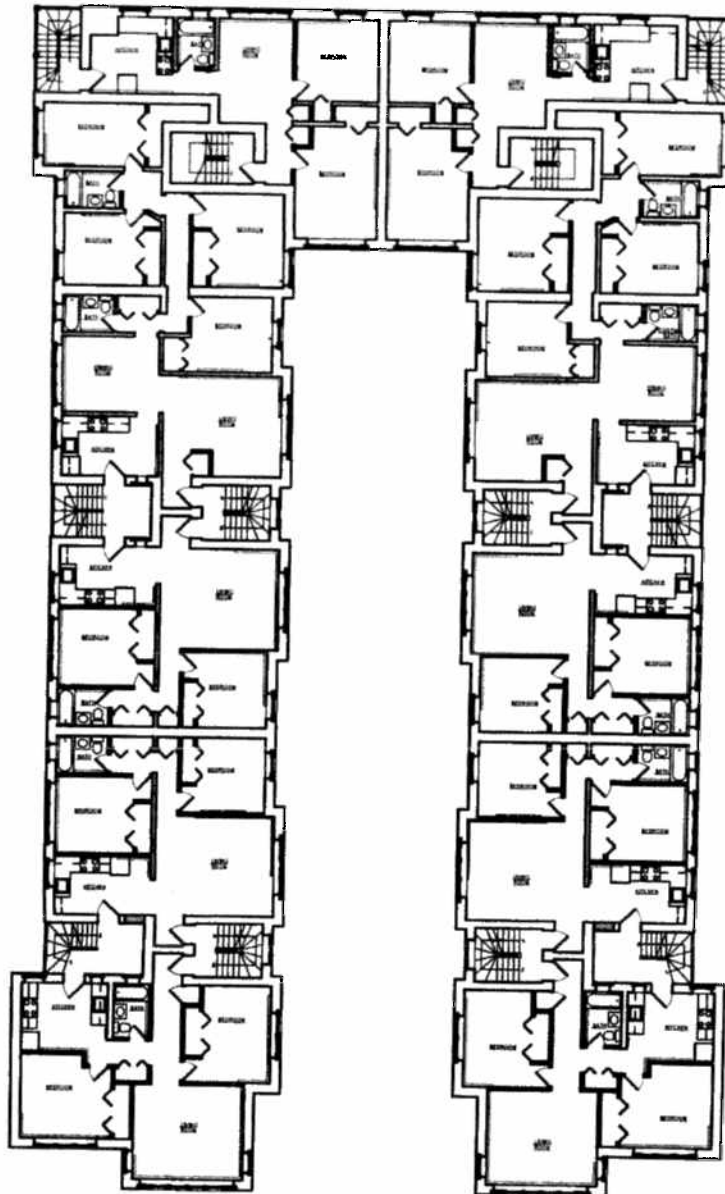


TYPICAL FLOOR PLAN
SCALE: 3/32" = 1'-0"

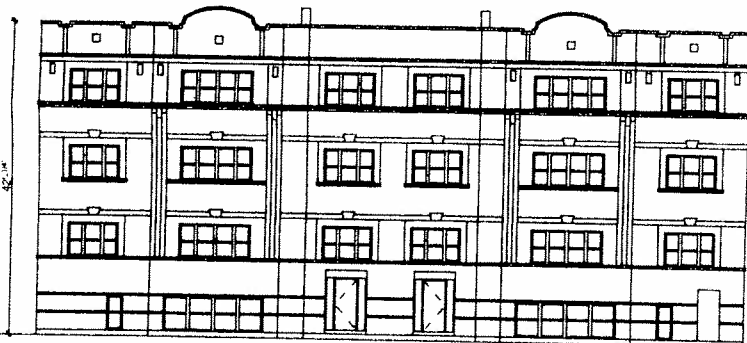
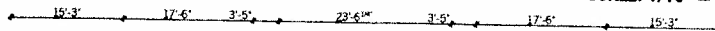


PROPOSED ELEVATION

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



TYPICAL FLOOR PLAN
SCALE: 1/16" = 1'-0"



3206 WEST DOUGLAS STREET ELEVATION

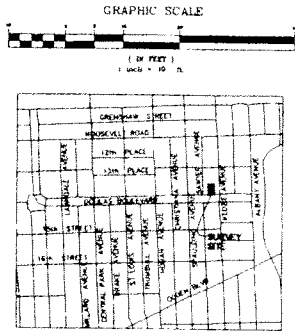
FRONT ELEVATION
SCALE: 1/16" = 1'-0"

GREMLEY & BIEDERMANN

License No. 06-0876
 PROFESSIONAL LAND SURVEYORS
 1505 NORTH ELSTON AVENUE, CHICAGO, IL 60642
 TELEPHONE (773) 685-5482 FAX (773) 224-4364 EMAIL: INFO@G&B-SURV.COM

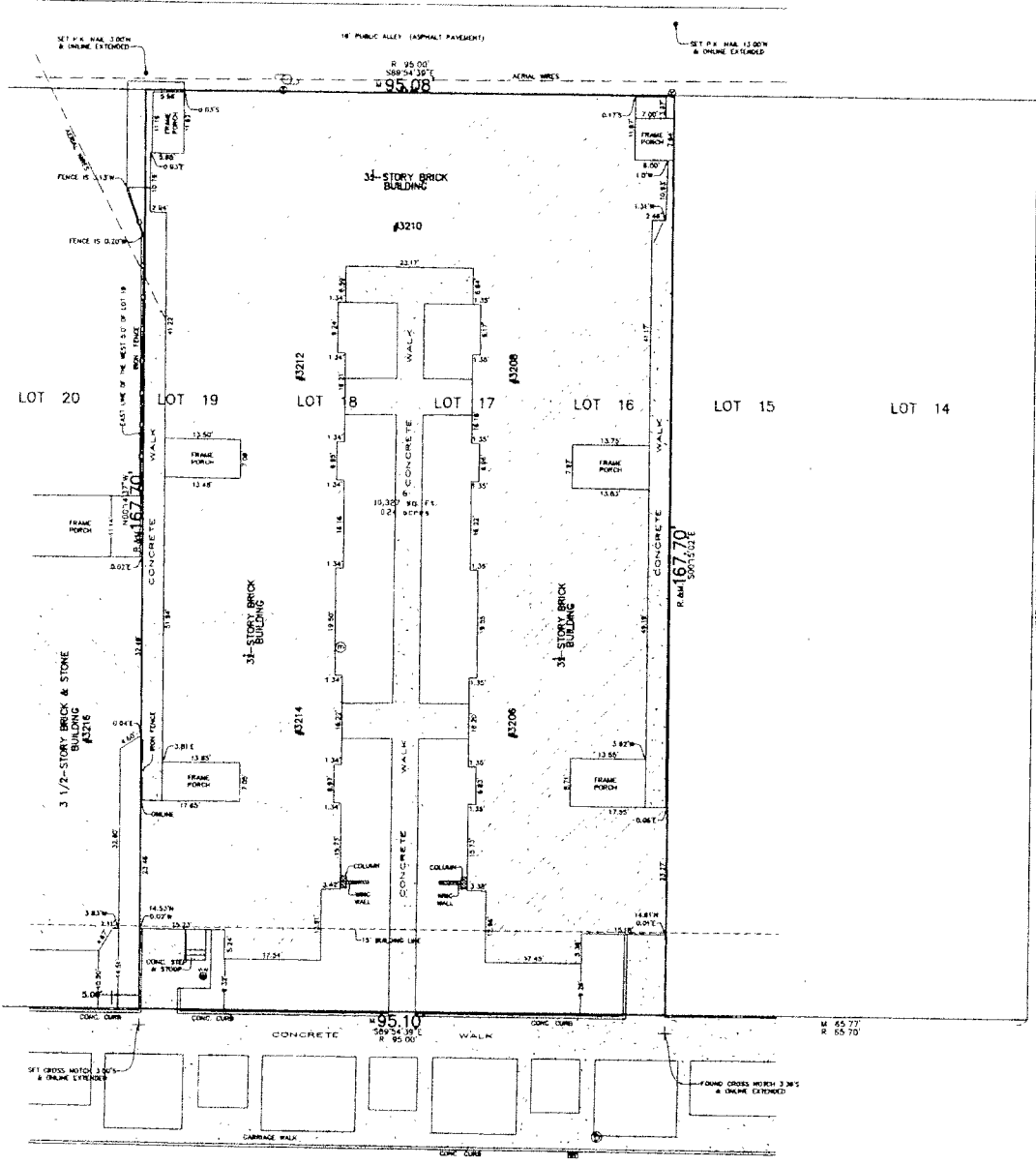
ALTA/ACSM Land Title Survey

LOTS 14, 17, 16 AND 18 (EXCEPT THE WEST 5.0 FEET) IN BLOCK 2 OF PRESCOTT'S
 DOUGLASS PARK ADDITION TO CHICAGO BEING A SUBDIVISION OF BLOCK 1 IN
 CIRCUIT COURT PARTITION OF THE EAST HALF OF THE NORTHEAST QUARTER
 AND THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER LYING NORTH
 OF THE CENTERLINE OF DOUGLASS AVENUE, IN SECTION 29, TOWNSHIP 36 NORTH
 RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS
 TOTAL PROPERTY AREA 15,848 SQ. FT. = 0.37 ACRES



Legend:

- Storm Man
- Storm CB
- Storm Inlet
- Storm Inlet
- San Man
- San Clean Out
- Water Valve Vault
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Meter
- Water Fire Hydrant
- Telephone MH
- Telephone Vault
- Telephone Pedestal
- Public Telephone
- Combination Pedestal
- Utility Pole
- Electric Manhole
- Electric MH
- Electric Vault
- Electric Meter
- Electric Pod
- Electric Pedestal
- Electric Light Pole
- Electric Traffic Signal
- Electric Light Pole with Traffic Signal
- Electric Traffic Control Box
- Electric Traffic Vault
- Electric Ground Light
- Gas Buffalo Box
- Gas Hand Hole
- Gas Meter
- Gas Valve
- Gas MH
- Gas Vault
- Cable TV Pedestal
- Tree - Deciduous
- Tree - Evergreen
- Parking Meter
- Sign Post
- Mail Box
- Bumper Post
- Guy Anchor
- Soil Boring
- Unclassified Manhole
- Auto Sprinkler
- Hose Connection
- Fire Alarm
- Flag Pole

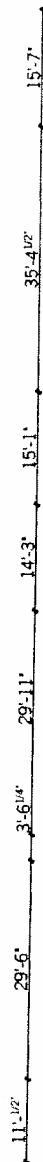
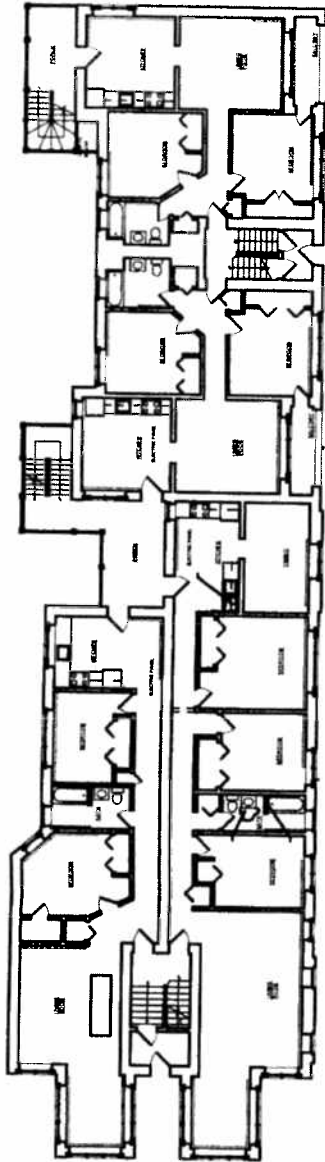


W. DOUGLAS (250 ROW) BOULEVARD

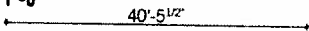
ORDERED BY: MITHAN REAL ESTATE DEVELOPMENT CORP. PROJECT: 2006-06859-003
 ADDRESS: 1505 NORTH ELSTON AVENUE, CHICAGO, IL 60642
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: SEPTEMBER 18, 2008
 SCALE: 1" = 10' 1/2"

NAME R. & M. (Survey Record and Measured distance instructions)
 Checkers are required to look and describe parts thereof. Compare all points
 BEFORE building by same and in case report any difference BEFORE starting in case.
 For measurement, scaling lines and other measurements not shown on survey plan refer
 to our standard detail, correct side policy and book building the regulations.
 NO alterations shall be sanctioned by making measurement upon the part.
 Unless otherwise noted herein the bearing shall be true. Elevation Datum and
 Contour Datum (if used) is ADRIANUM.
 COPYRIGHT GREMLEY & BIEDERMANN, INC. 2008 "All Rights Reserved"

State of Illinois
 County of Cook
 This is to certify that this map of land and the survey on which it is based were made in
 accordance with the Minimum Standard Detail Requirements for All Municipal Land Title
 Surveys, jointly established and adopted by ALTA and NSPS in 2002, and include items 1,
 2, 3, 4, 7A, 7B, 8, 9, 10 and 11A of Table A, Minimum Standards for the Accuracy Standards
 as adopted by ALTA and NSPS and it is attested on the date of the certification, undersigned
 further certifies that he is a professional engineer, as a land surveyor registered in the State
 of Illinois, the Relative Positional Accuracy of the survey does not exceed that which is
 stipulated therein. This Survey was prepared based on Chicago Title Insurance Company
 Title Commitment #40140838634071, Dated August 21, 2008 as to matters of record.
 Field measurements completed on SEPTEMBER 18, 2008
 Signed on: [Signature] 2008
 By: [Signature]
 Professional Survey Land Surveyor # 1920
 My license expires November 30, 2008.
 BUILDING FOOTPRINT AREA: 10,527 SQ. FT. = 0.24 ACRES
 PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA BUT
 APPEARS IN ZONE X. AREAS OUTSIDE 500 YEAR FLOOD AS PER
 INSURANCE RATE MAP FOR COOK COUNTY, ILLINOIS, COMMUNITY
 PANEL NO. 170106006 F, EFFECTIVE DATE NOVEMBER 8, 2008

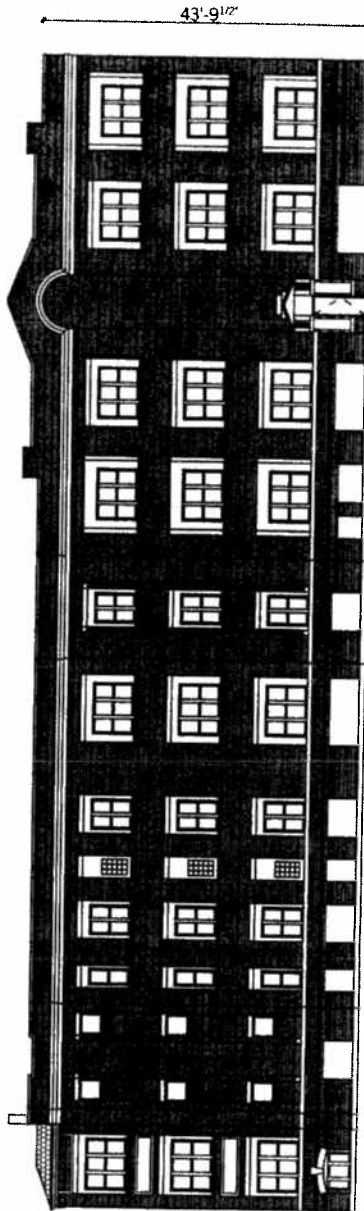


TYPICAL FLOOR PLAN
SCALE: 1/16" = 1'-0"



3234-36 WEST DOUGLAS STREET ELEVATION

FRONT ELEVATION
SCALE: 1/16" = 1'-0"



FRONT ELEVATION
SCALE: 1/16" = 1'-0"

3234-36 WEST DOUGLAS STREET ELEVATION

GREMLEY & BIEDERMANN

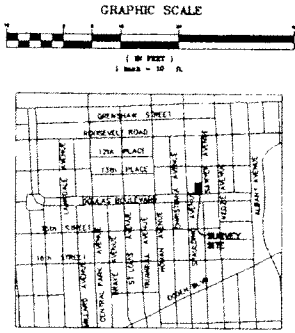
PROFESSIONAL LAND SURVEYORS

4400 NORTH ELSTON AVENUE, CHICAGO, IL 60630
 TELEPHONE (773) 685-5847 FAX (773) 288-4346 EMAIL INFO@G&B-SURVEY.COM

ALTA/ACSM Land Title Survey

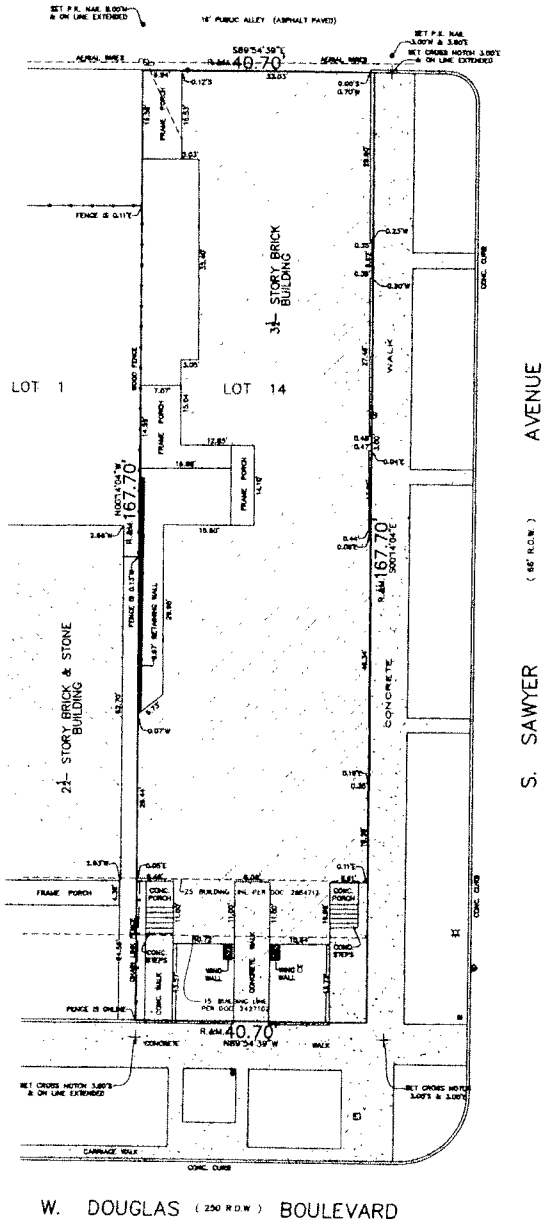
LOT 14 IN BLOCK 2 IN PRESCOTT'S DOUGLAS PARK ADDITION TO CHICAGO BEING A SUBDIVISION OF BLOCK 2 IN CIRCULAR COURT PARTITION OF THE EAST HALF OF THE NORTH-EAST QUARTER AND THAT PART OF THE EAST HALF OF THE SOUTH-EAST QUARTER LYING NORTH OF THE CENTERLINE OF OGDEN AVENUE, IN SECTION 23, TOWNSHIP 28 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

TOTAL PROPERTY AREA 8,223 SQ. FT. = 0.18 ACRES



Legend:

- Storm Man
- Storm OB
- Storm Inlet
- Storm Inlet
- San Man
- San Clean Out
- Water Valve Vault
- Water Man
- Water Buffalo Box
- Water Hand Hole
- Water Meter
- Water Fire Hydrant
- Telephone Man
- Telephone Vault
- Telephone Pedestal
- Public Telephone
- Combination Pedestal
- Utility Pole
- Electric Manhole
- Electric Man
- Electric Vault
- Electric Meter
- Electric Pad
- Electric Pedestal
- Electric Light Pole
- Electric Traffic Signal
- Electric Light Pole with Traffic Signal
- Electric Traffic Control Box
- Electric Traffic Vault
- Electric Ground Light
- Gas Buffalo Box
- Gas Hand Hole
- Gas Meter
- Gas Valve
- Gas Man
- Gas Vault
- Cable TV Pedestal
- Tree - Deciduous
- Tree - Evergreen
- Parking Meter
- Sign Post
- Mail Box
- Bumper Post
- Guy Anchor
- Surf Boring
- Unclassified Manhole
- Auto Sprinkler
- Hose Connection
- Fire Alarm
- Flag Pole



Scale of Survey
 County of Cook

This is to certify that the map or plan and the survey on which it is based were made in accordance with the Technical Standards Detailed Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2002, and include items 1, 2, 3, 4, 7, 7B, 8, 9, 10 and 11A of Table A thereof. Pursuant to the Accuracy Standards as modified by ALTA and NSPS and defined on the date of this certification, undersigned further certifies that this is my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Horizontal Accuracy of this survey does not exceed that which is specified therein. This Survey was prepared based on Chicago Title Insurance Company Title Commitment 1461006394011, Dated August 21, 2008 as to matters of record.

Field measurements completed on SEPTEMBER 18, 2008.
 Signed on October 2, 2008.

By [Signature]
 Professional Survey Land Surveyor # 1920
 My license expires November 30, 2010.

Note: N & S, distances (feet) and bearings (degrees) indicated (where necessary).
 Distances are indicated in feet and decimal parts thereof. Compass all points to your northeast, east, west, etc. unless noted otherwise. BEFORE setting a monument.

For easements, building lines and other restrictions not shown on survey plan refer to your contract, deed, contract, site plan and local building law regulations.

No dimensions shall be measured by access measurement upon the job.

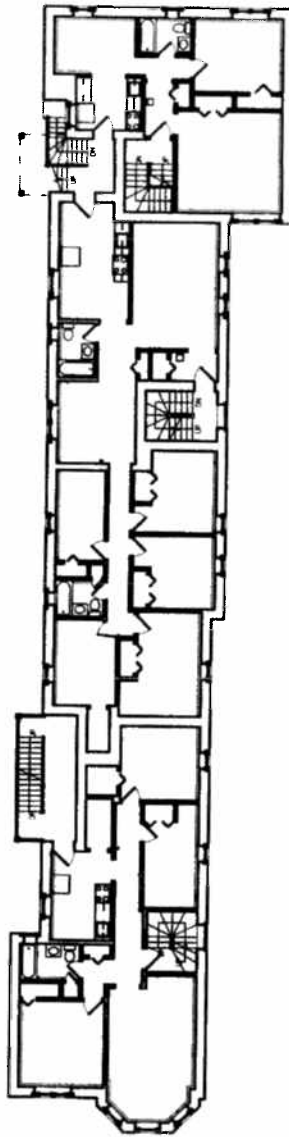
Unless otherwise noted between the Bearing, Mass, Elevation Datum and Coordinate Datum it shall be ASSUMED:
 COORDINATE DATUM: NAD 83
 BEARING: TRUE
 MASS: GRAVIMETRIC
 ELEVATION DATUM: MEAN SEA LEVEL
 COORDINATE DATUM: NAD 83

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2008. All Rights Reserved.

BUILDING FOOTPRINT AREA: 8,223 SQ. FT. = 0.18 ACRES

PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA BUT APPEARS IN ZONE X, AREAS OUTSIDE 100-YEAR FLOOD, AS PER INSURANCE RATE MAP FOR COOK COUNTY, ILLINOIS COMMUNITY PANEL NO. 170310008 F, EFFECTIVE DATE NOVEMBER 8, 2005.

ORDER NO.	2006-06859-002	DATE	SEPTEMBER 8, 2008
PROJECT NO.	101	SCALE	1" = 10'
GREMLEY & BIEDERMANN 4400 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE (773) 685-5847 FAX (773) 288-4346 EMAIL INFO@G&B-SURVEY.COM			



TYPICAL FLOOR PLAN
SCALE: 1/16" = 1'-0"

26'-4 1/2" 10'-1 1/2"



3239 WEST DOUGLAS BLVD. ELEVATION

FRONT ELEVATION
SCALE: 1/16" = 1'-0"

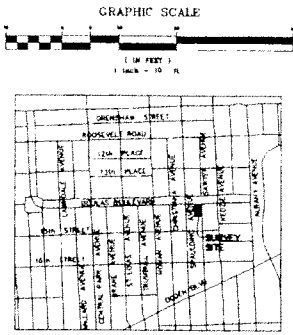
GREMLEY & BIEDERMANN

EXAMINE NO. 146-0274
 PROFESSIONAL LAND SURVEYORS

1505 NORTH ELSTON AVENUE, CHICAGO, IL 60642
 TELEPHONE (773) 443-5902 FAX (773) 280-4391 EMAIL: RB@FORPICS-SURVEY.COM

ALTA/ACSM Land Title Survey

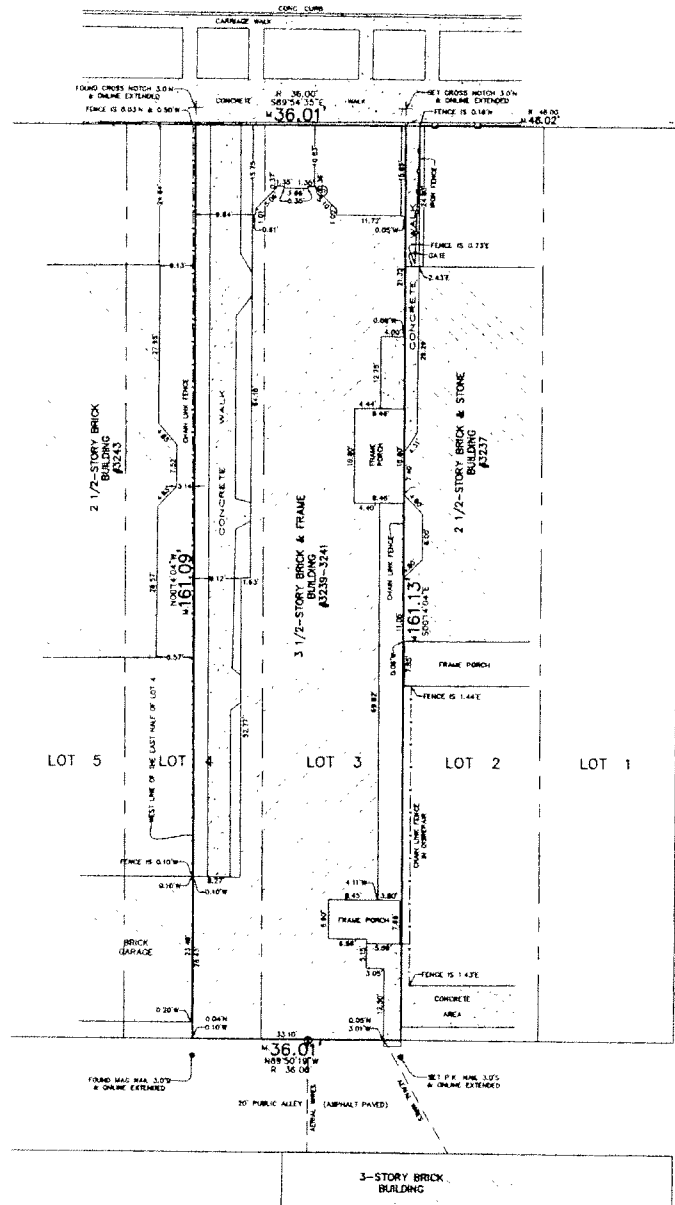
LOT 3 AND THE EAST HALF OF LOT 4 IN BRWY, KERRIGAN AND SALOMONS
 REVISIONS OF BLOCK 9 IN CONDUIT COURT PARTITION OF THE EAST HALF OF
 THE NORTHEAST QUARTER AND THAT PART OF THE EAST HALF OF THE
 SOUTHEAST QUARTER 13RD NORTH OF THE CENTERLINE OF COOKEN AVENUE IN
 SECTION 23 TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL
 MERIDIAN, IN COOK COUNTY, ILLINOIS
 TOTAL PROPERTY AREA: 8,802.82 SQ. FT. = 0.20 ACRES



W. DOUGLAS (250' ROW) BOULEVARD

Legend

- Storm MH
- Storm CB
- Storm Inlet
- Storm Inlet
- San MH
- San Clean Out
- Water Valve Vault
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Meter
- Water Fire Hydrant
- Telephone Vault
- Telephone MH
- Telephone Pedestal
- Public Telephone
- Combination Pedestal
- Utility Pole
- Electric Manhole
- Electric MH
- Electric Vault
- Electric Meter
- Electric Pad
- Electric Pedestal
- Electric Light Pole
- Electric Traffic Signal
- Electric Light Pole with Traffic Signal
- Electric Traffic Control Box
- Electric Traffic Vault
- Electric Ground Light
- Gas Buffalo Box
- Gas Hand Hole
- Gas Meter
- Gas Valve
- Gas MH
- Gas Vault
- Cable TV Pedestal
- Tree - Deciduous
- Tree - Evergreen
- Parking Meter
- Sign Post
- Mail Box
- Banner Post
- Guy Anchor
- Soil Boring
- Unclassified Manhole
- Auto Sprinkler
- Hose Connection
- Fire Alarm
- Flag Pole



State of Illinois
 County of Cook

This is to certify that the field and office work on which this is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2006, and includes items 1, 2, 3, 4, 7A, 7B, 8, 9, 10 and 11A of Table A thereof. Pursuant to the Agency Standards as adopted by ALTA and NSPS and if called on the date of this certification, undersigned further certifies that he is a duly registered professional land surveyor in the State of Illinois, the license number of the surveyor is not included but which is specified herein. This Survey was prepared based on Chicago Title Insurance Company Title Commitment 1401 00635940 P.L. Dated August 21, 2008 as to matters of record.

Field measurements completed on **SEPTEMBER 16, 2008**
 Signed on **October 2, 2008**

By *[Signature]*
 Professional Land Surveyor # **1920**
 My license expires November 30, 2009

Not R. & M. operators record and measured distances respectively.
 Distances are marked in feet and decimal parts thereof. Complete all points.
 BEZ DMS, building by name and in case repairs and distances BEZ DMS, damage is done.

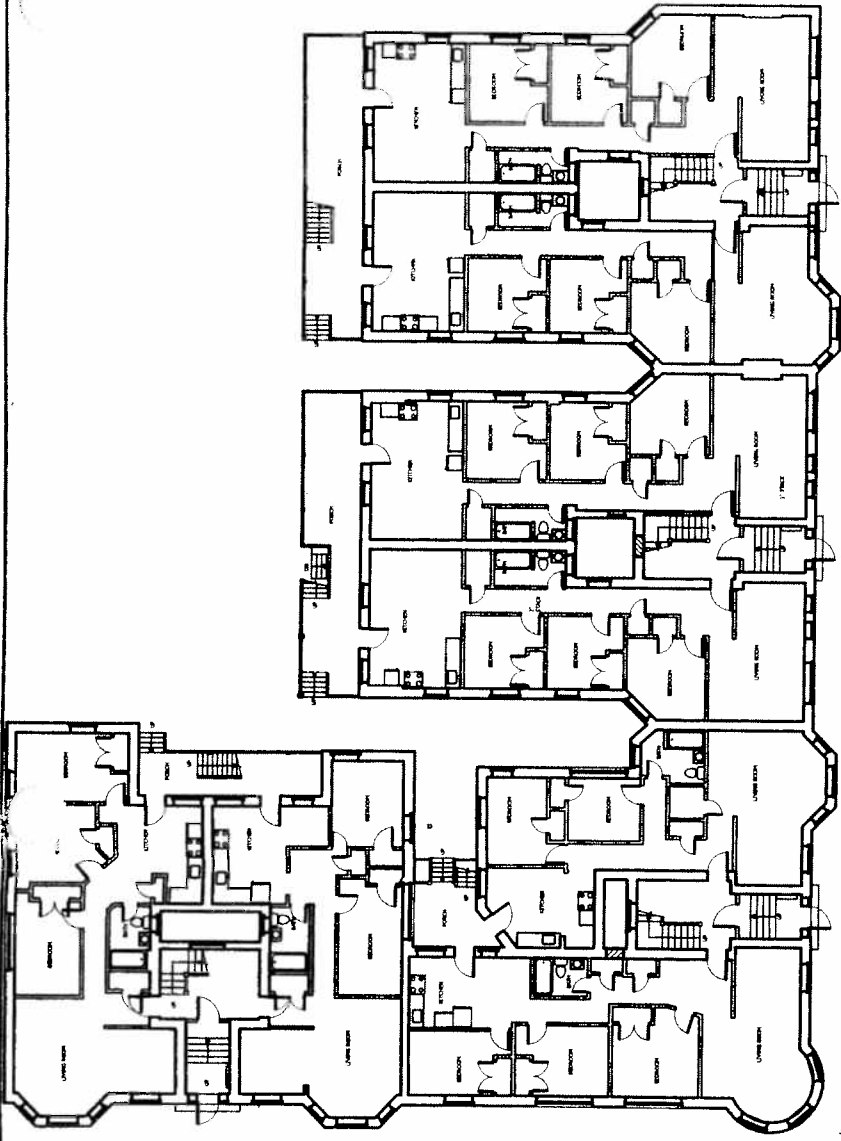
For easements, building lines and other restrictions not shown on survey plan refer to your abstract, deed, contract, plat policy and local building law regulations.
 NO dimensions shall be measured by laser measurement upon this plat.

BUILDING FOOTPRINT AREA: 3,588.82 SQ. FT. = 0.08 ACRES

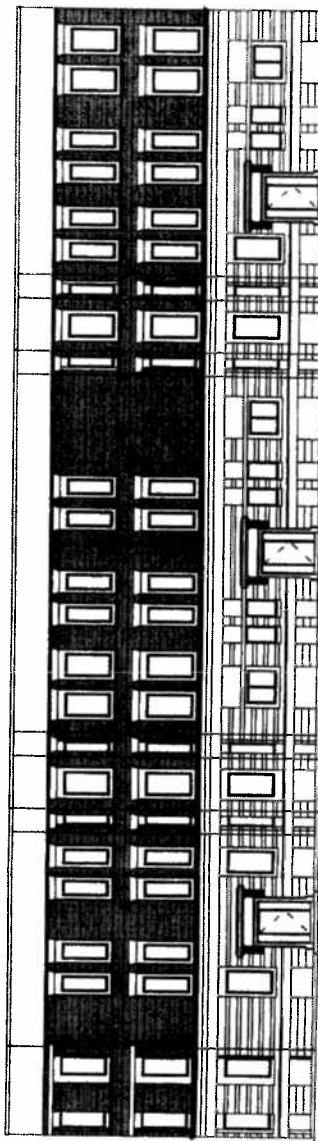
PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA BUT APPEARS IN ZONE X, AREAS OUTSIDE 100 YEAR FLOOD, AS PER INSURANCE RATE MAP FOR COOK COUNTY, ILLINOIS COMMUNITY PANEL NO. 170310001, EFFECTIVE DATE NOVEMBER 8, 2009.

ORDERED BY: **ALTA/ACSM REAL ESTATE DEVELOPMENT CORP.** ENGINE: **GRAN**
 ADDRESS: **1505 N. ELSTON ST.** A. 1
GREMLEY & BIEDERMANN
 1505 NORTH ELSTON AVENUE, CHICAGO, IL 60642
 TELEPHONE (773) 443-5902 FAX (773) 280-4391 EMAIL: RB@FORPICS-SURVEY.COM
2006-06859-001 1 of 1
 C:\GARDNER\WORK\2008\2006-06859-001.dwg

UNLESS OTHERWISE NOTED HEREON THE BEARING, DEPTH, ELEVATION DATUM AND COORDINATE DATUM IS USED IS ASSUMED.
 COPYRIGHT GREMLEY & BIEDERMANN, INC. 2006 "All Rights Reserved"

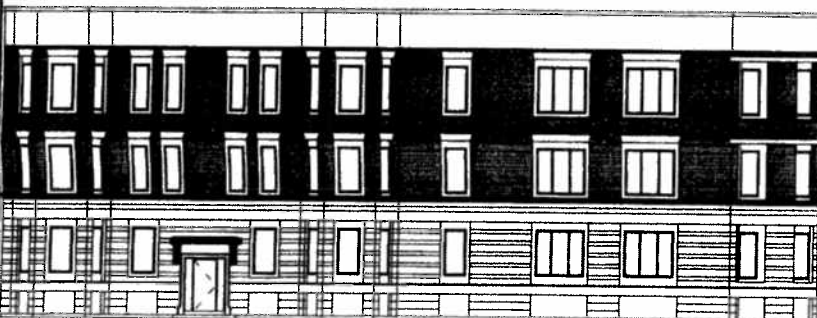


TYPICAL FLOOR PLAN
SCALE: 1/16" = 1'-0"



KEDZIE AVENUE ELEVATION

FRONT ELEVATION
SCALE: 1/16" = 1'-0"



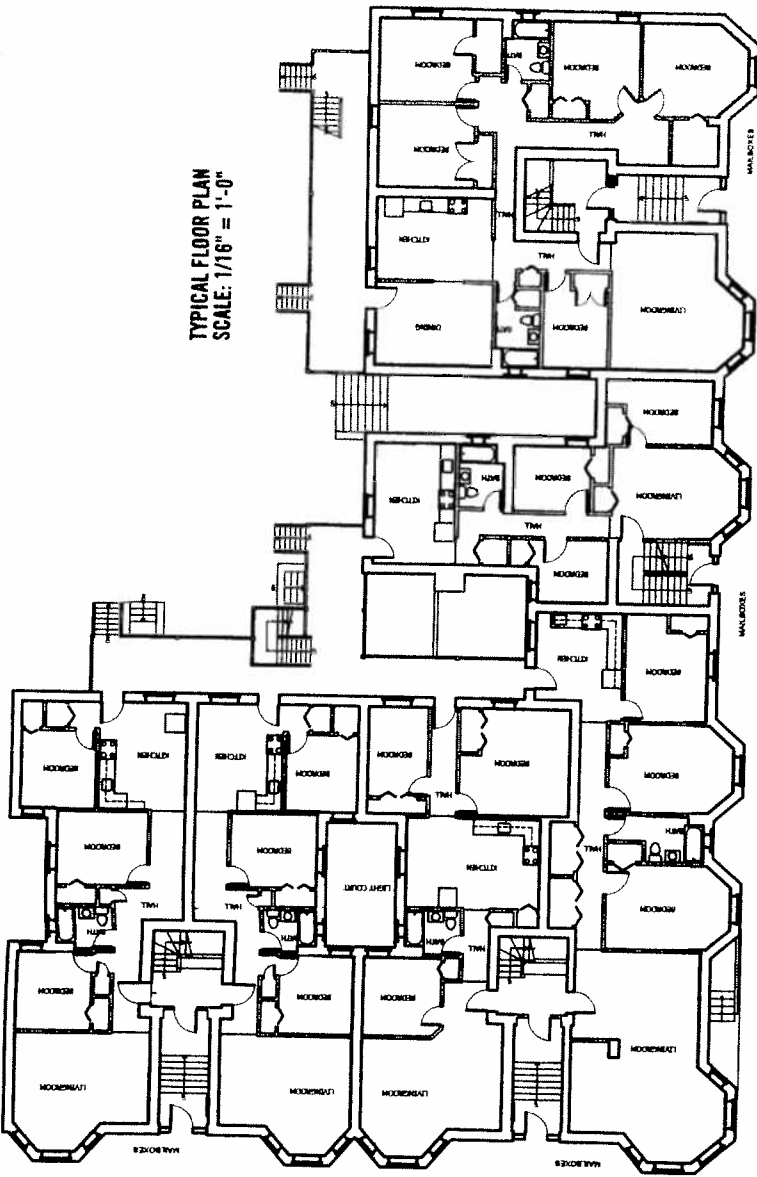
15TH STREET ELEVATION

FRONT ELEVATION
SCALE: 1/16" = 1'-0"

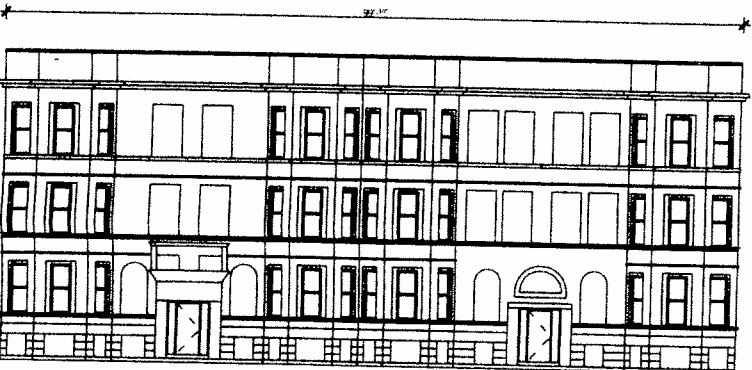
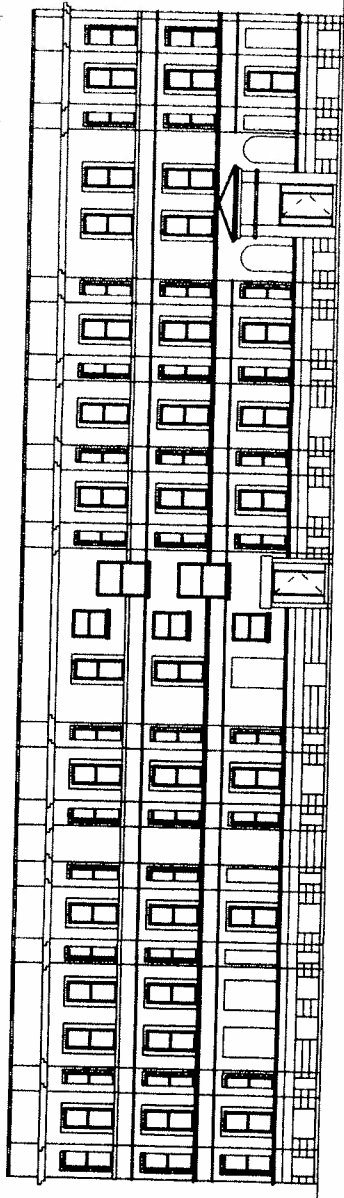
LONDON BONE BAKER ARCHITECTS
314 W INSTITUTE PLACE CHICAGO IL 60610
312.988.9100 FAX 312.988.7146

LAWDALE RESTORATION PROJECT 2533
1501 S. Kedzie
date: 5/25/2006 scale: 1/16" = 1'-0"

TYPICAL FLOOR PLAN
SCALE: 1/16" = 1'-0"



FRONT ELEVATION
SCALE: 1/16" = 1'-0"



FRONT ELEVATION
SCALE: 1/16" = 1'-0"

LONDON BONE BAKER ARCHITECTS
314 W INSTITUTE PLACE CHICAGO IL 60610
312.988.9100 FAX 312.988.7146

LAWDALE RESTORATION PROJECT 2533

1413 S. Sawyer

date: 5/18/2006

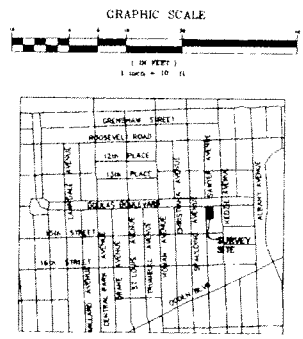
scale: 1/16" = 1'-0"

GREMLEY & BIEDERMANN

LICENSE NO. 001879
 PROFESSIONAL LAND SURVEYORS
 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
 TELEPHONE (773) 665-5402 FAX (773) 286-1466 EMAIL INFO@GCS-SURVEY.COM

ALTA/ACSM Land Title Survey

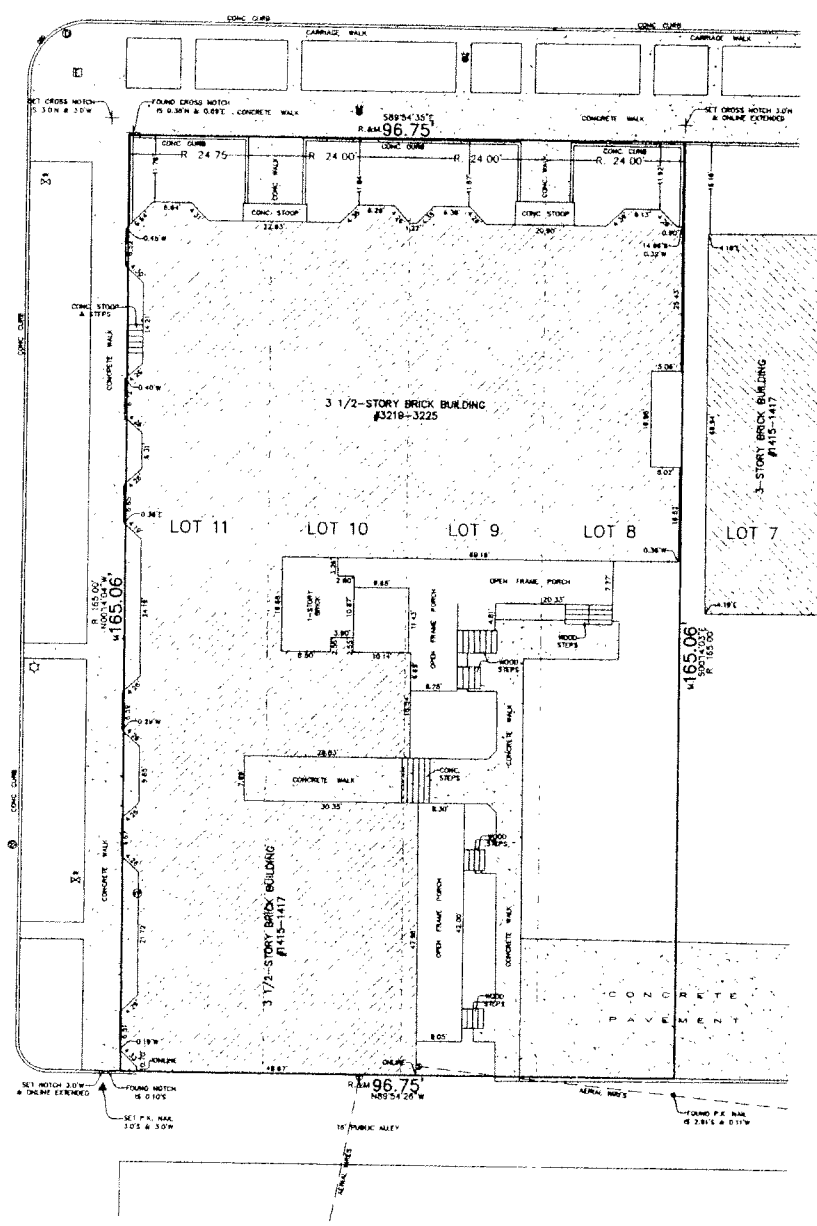
LOT 8 THROUGH 11 IN BIERMANN AND WALTERS SUBDIVISION OF BLOCK 7 IN
 CROCKET COURT PARTITION OF THE EAST HALF OF THE NORTHEAST QUARTER
 AND THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTERS 1 AND NORTH
 OF THE CENTERLINE OF CROCKEN AVENUE, IN SECTION 23, TOWNSHIP 38 NORTH,
 RANGE 13 EAST OF THE THIRD MERIDIAN, IN COOK COUNTY, ILLINOIS.
 TOTAL PROPERTY AREA: 18,870 SQ. FT. = 0.427 ACRES



W. DOUGLAS (250' R.O.W.) BOULEVARD

S. SAWYER (50' R.O.W.) AVENUE

- Legend:*
- Storm MH
 - Storm CB
 - Storm Inlet
 - Storm Inlet
 - San MH
 - San Clean Out
 - Water Valve Vault
 - Water MH
 - Water Buffalo Box
 - Water Hand Hole
 - Water Meter
 - Water Fire Hydrant
 - Telephone MH
 - Telephone Vault
 - Telephone Pedestal
 - Public Telephone
 - Combination Pedestal
 - Utility Pole
 - Electric Monohole
 - Electric MH
 - Electric Vault
 - Electric Meter
 - Electric Pad
 - Electric Pedestal
 - Electric Light Pole
 - Electric Traffic Signal
 - Electric Light Pole with Traffic Signal
 - Electric Traffic Control Box
 - Electric Traffic Vault
 - Electric Ground Light
 - Gas Buffalo Box
 - Gas Hand Hole
 - Gas Meter
 - Gas Valve
 - Gas MH
 - Gas Vault
 - Cable TV Pedestal
 - Tree - Deciduous
 - Tree - Evergreen
 - Parking Meter
 - Sign Post
 - Mail Box
 - Bumper Post
 - Guy Anchor
 - Soil Boring
 - Unclassified Monohole
 - Auto Sprinkler
 - Hose Connection
 - Fire Alarm
 - Flag Pole



State of Illinois
 County of Cook

This is to certify that the map or plat and the survey on which it is based were made in
 accordance with the Technical Standards and Specifications for ALTA/ACSM Land Title
 Surveys, jointly submitted and adopted by ALTA and NSPS in 2003, and include items 1,
 2, 3, 4, 7A, 7C, 8, 9, 14 and 15A of said Standards and Specifications. I, the undersigned,
 further certify that this is in the professional opinion, as a land surveyor registered in the State
 of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is
 specified therein. This Survey was prepared based on Chicago Title Insurance Company
 Title Certificate No. 1491 058356940 P1, Dated August 21, 2008 as to matters of record.

Field measurements completed on SEPTEMBER 14, 2008
 Signed on SEPTEMBER 25, 2008
 By [Signature]
 Professional Class Land Surveyor # 1920
 My license expires November 30, 2008.

APPROVED BY: HILSHEN M. COTLER, DEVELOPMENT COMMISSIONER, COOK COUNTY
 ADDRESS: 1402 S. SAWYER, CHICAGO, IL 60607
GREMLEY & BIEDERMANN
 LICENSE NO. 001879
 PROFESSIONAL LAND SURVEYORS
 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
 TELEPHONE (773) 665-5402 FAX (773) 286-1466 EMAIL INFO@GCS-SURVEY.COM
 ORDER NO. 2006-06901-001
 DATE: 10/1/08
 SCALE: 1" = 10' FEET

Note R & M SERVICE RECORD and MISCELLANEOUS RECORDS
 Distances are marked in feet and decimal parts thereof. Callouts are all points
 BEFORE building by owner and in order reflect any difference BEFORE damage or
 some.

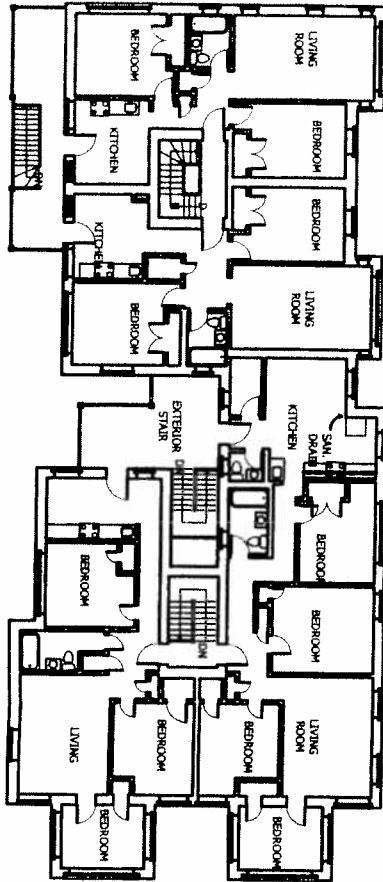
For easements, building lines and other restrictions not shown on survey plot refer
 to your abstract, deed, contract, title policy and local building law regulations.

No dimensions shall be assumed by any measurement upon this plat.

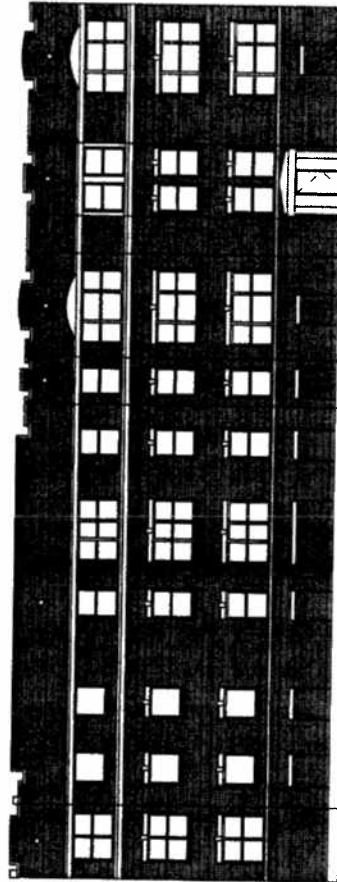
Unless otherwise noted, the bearing, area, elevation datum and
 coordinate datum is used is AS BUILT.

PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA BUT
 APPEARS IN ZONE X, AREAS OUTSIDE 500-YEAR FLOOD AS PER
 INSURANCE RATE MAP FOR COOK COUNTY, ILLINOIS, COMMUNITY
 PANEL NO. 1703 COMB P, EFFECTIVE DATE NOVEMBER 6, 2000

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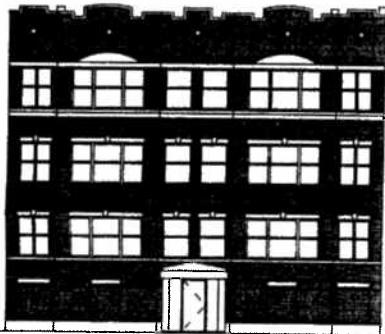


TYPICAL FLOOR PLAN
SCALE: 1/16" = 1'-0"



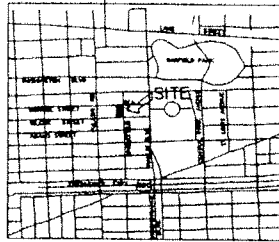
FRONT ELEVATION
SCALE: 1/16" = 1'-0"

SPAINFIELD STREET ELEVATION
3900 WEST WILCOX STREET ELEVATION



3900 WEST WILCOX STREET ELEVATION

FRONT ELEVATION
SCALE: 1/16" = 1'-0"



LOCATION MAP
NOT TO SCALE

GREMLEY & BIEDERMANN

LICENSE NO. 186-002761

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630

TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / ACSM Land Title Survey

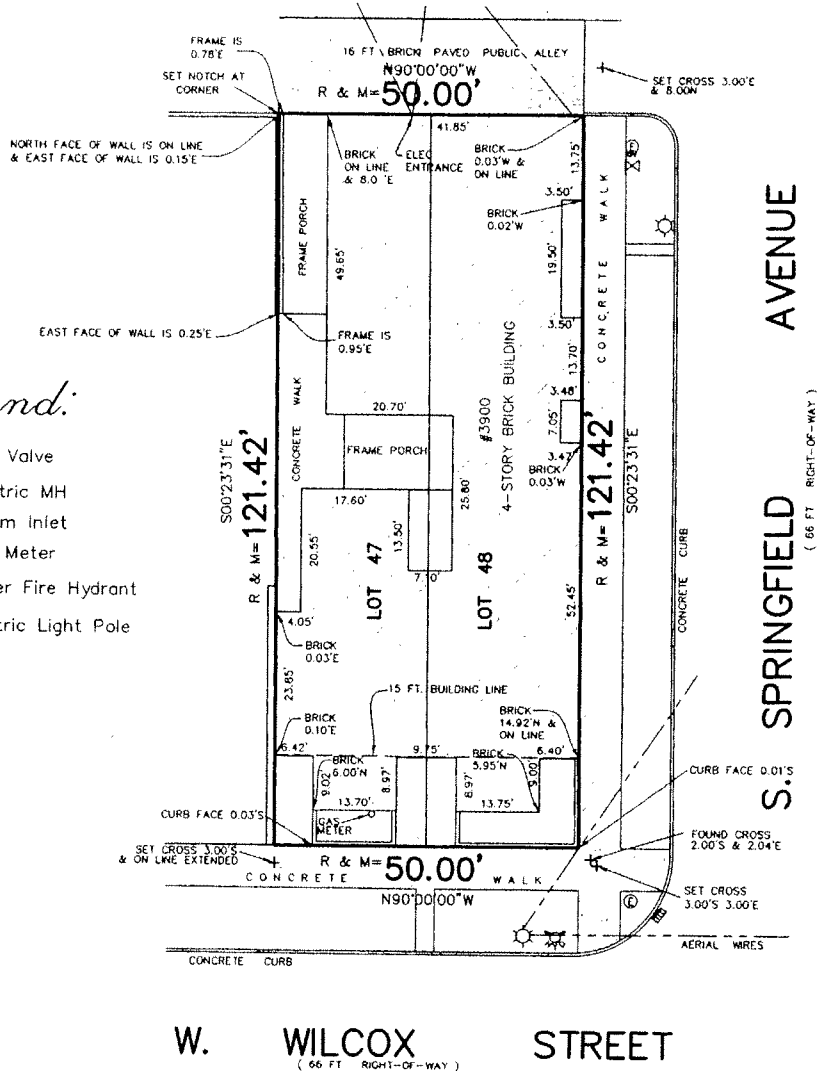
LOTS 47 AND 48 IN BLOCK 3 IN LAMBERT TREE'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 6,071 SQ FT OR 0.1394 ACRES, MORE OR LESS.

BUILDING FOOTPRINT CONTAINS 4,529 SQ FT OR 0.1040 ACRES, MORE OR LESS

Legend:

- Gas Valve
- Electric MH
- Storm Inlet
- Gas Meter
- Water Fire Hydrant
- Electric Light Pole



W. WILCOX STREET
(66 FT RIGHT-OF-WAY)

S. SPRINGFIELD AVENUE
(66 FT RIGHT-OF-WAY)

PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA BUT APPEARS IN ZONE X, AREAS OUTSIDE 500 YEAR FLOOD, AS PER INSURANCE RATE MAP COOK COUNTY, ILLINOIS, COMMUNITY PANEL NO. 17031C0415 F EFFECTIVE DATE NOVEMBER 6, 2000.

Note R. & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2006
"All Rights Reserved"

State of Illinois
County of Cook)ss

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 7A, 7B1, 8, 9, 10 and 11A of Table A hereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and if effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. This Survey was prepared based on Chicago Title Insurance Company Title Commitment 1401 008356340 F1 Dated August 21, 2006 as to matters of record.

Field measurements completed on SEPTEMBER 20, 2006.

Signed on September 28 2006.

By: [Signature]
Professional Illinois Land Surveyor # 1920
My license expires November 30, 2006.

ORDERED BY HOLSTON REAL ESTATE DEVELOPMENT CORPORATION	CHECKED	DRAWN
ADDRESS 3900 WILCOX STREET - CHICAGO, ILLINOIS	JB	DC
GREMLEY & BIEDERMANN		
LICENSE NO. 186-002761 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO.	DATE	PAGE NO.
2006-06823-001	9-20-2006	1 OF 1
SCALE 1 INCH = 20' FEET		

Lawndale Restoration II Apartments, Group A
Building Photos



1134 S. Central Park



1134 S. Central Park



1259 S. Central Park



1259 S. Central Park

Lawndale Restoration II Apartments, Group A
Building Photos



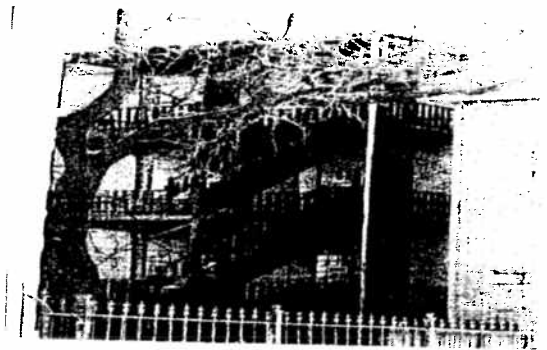
1413 S. Sawyer



1413 S. Sawyer



3122 W. Douglas



3122 W. Douglas

Lawndale Restoration II Apartments, Group A
Building Photos



3900 W. Wilcox



3900 W. Wilcox

Lawndale Restoration II Apartments, Group B
Building Photos



1501 S. Kedzie



1501 S. Kedzie



3206 W. Douglas



3206 W. Douglas

Lawndale Restoration II Apartments, Group B
Building Photos



3234 W. Douglas



3234 W. Douglas

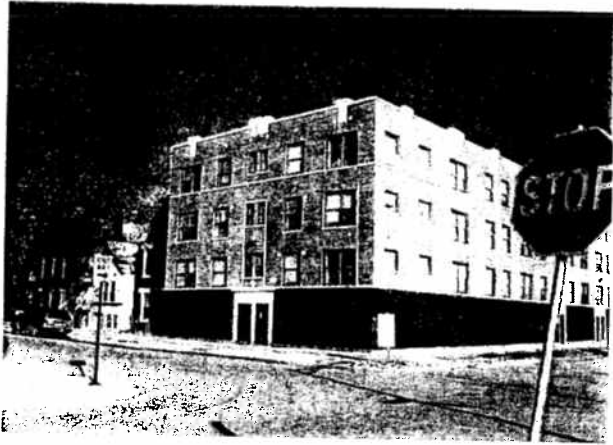


3239 W. Douglas



3239 W. Douglas

Lawndale Restoration II Apartments, Group B
Building Photos



4118 W. 15th



4118 W. 15th

February 23, 2007

Omar Shareef
African American Contractors Association
3706 South Indiana Avenue, 1st Floor
Chicago, Illinois 60653



BY CERTIFIED MAIL

Re: Lawndale Restoration

Dear Mr. Shareef:

Holsten Real Estate Development Corporation (Holsten) is pleased to announce the redevelopment of the properties located at various addresses in the Lawndale community (see attached), Chicago, Illinois. The project consists of 10 existing, occupied buildings that will be rehabilitated as affordable family housing, comprised of one, two and three bedroom units.

While Holsten has not selected a general contractor for the project, it anticipates and welcomes the participation of trades such as carpentry, electrical, mechanical, plumbing, paving, roofing, and others. Holsten expects to select a general contractor in April 2007. At that time, a preliminary project budget that will identify the items subject to minority business enterprise (MBE) participation of 24 percent and women business enterprise (WBE) participation of 4 percent will be provided. The attachment will also include the estimated project schedule and contact information for the general contractor.

Upon your request, the general contractor will meet with a representative of your organization to present the project budget and schedule and also upon your request, one copy of the project bid documents (including plans and specifications), when available.

Please make your member companies aware of this exciting project so that they may submit bids for appropriate subcontracting opportunities. Should you have any questions, please do not hesitate to call.

Sincerely,

Linda Brace
Vice President

cc: Mark Roschen, Financial Planning Analyst
Department of Housing, City of Chicago

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Perry Nackacki
 association of Asian
 Construction Enterprises
 333 N. Ogden Ave.
 Chicago, IL 60607

2. Article Number
 (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

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

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

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

4. Restricted Delivery? (Extra Fee)
 Yes

7006 0100 0004 8826 0011

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Edward T McKinnie
 Black Contractors United
 400 W. 76th Street
 Chicago, IL 60620

2. Article Number
 (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

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

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

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

4. Restricted Delivery? (Extra Fee)
 Yes

7006 0100 0004 8827 4933

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Cesar Santoy
Hispanic American
Construction Industry Assoc.
901 W. Jackson, Suite 205
Chicago, IL 60607

2. Article Number

(Transfer from service label)

7006 0100 0004 8827 4971

COMPLETE THIS SECTION ON DELIVERY

(A. Signature) *X* *[Signature]* Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
3-1

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

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

4. Restricted Delivery? (Extra Fee) Yes

Chicago Office

123 N. Wacker Drive
Suite 2380
Chicago, IL 60606-1917
312/263-5600
312/263-6950
www.apollohousing.com



Offices
Cleveland, OH
Arlington, VA
Charlotte, NC
Chicago, IL

August 25, 2006

Mr. Peter Holsten, President
Holsten Real Estate Development Corporation
1333 North Kingsbury, Suite 305
Chicago, Illinois 60622

*Re: Letter of Interest to Purchase 4% Low Income Housing Tax Credits
Lawndale Restoration II - Bond
Chicago, Illinois*

Dear Peter:


As you know, Apollo Housing Capital has extensive experience structuring and raising tax credit equity for affordable housing projects throughout the U.S., with a special focus in Chicago. The proposed 170 units of family housing will meet the tremendous need that exists to preserve quality, affordable housing in Chicago's Lawndale neighborhood. The innovative financing structure and experienced team you have assembled are exciting and a good fit with Apollo's experience.

Based upon a preliminary review of the information you provided us, Apollo will be able to purchase a 99.99% limited partnership interest in the development at the prevailing market price for Low-Income Housing Tax Credits. At this time, we are looking at LIHTC pricing of \$1.015 for an equity investment of approximately \$11.0 million in total (comprising roughly \$5.3 million for the first group of 80 units and roughly \$5.7 million for the second group of 90 units), depending on eligible basis, pay-in, and other factors related to investment risk and return.

This purchase is subject to a thorough underwriting and due diligence review and is based upon certain assumptions regarding LIHTC, timing, and market conditions. Apollo will work closely with you to refine the financing structure to satisfy the requirements of the City of Chicago, IHDA, HUD, the Federal Home Loan Bank, and all other financing sources.

We are confident that with your sponsorship and that of ACORN Housing, the location of the site, and the quality of the proposed rehabilitation, we will be able to provide the tax credit equity needed to make this project a success. Please feel free to contact me at 312/263-5600 should you need any further information or assistance. We look forward to continuing our work together on a third partnership.

Sincerely,



Elliot Frolichstein-Appel
Vice President



September 8, 2006

Ms. Tania Kadakia
Holsten Real Estate Development Corporation
1333 N. Kingsbury Street Suite #305
Chicago, IL 60662

RE: Letter of Interest for Lawndale Restoration II Apartments, Group A

Dear Tania:

Thank you for providing JPMorganChase Bank the opportunity to provide financing for Lawndale Restoration II Apartments, Group A. On behalf of JPMorganChase Bank, N.A., I would like to express our interest in providing construction and permanent financing for Lawndale Restoration II Apartments, Group A., an 80 unit rental housing development contained in five buildings in Chicago, IL. The following does not constitute a commitment to lend or an agreement to issue a commitment on these or any other terms. This letter is not inclusive of all terms and conditions. JPMorganChase would provide permanent bond financing as well as provide a bridge bond to bridge investor equity payments and fund construction. Current terms for financing are as follows:

Bridge Bond:

Amount:	\$	3,345,294*
Interest Rate:		1.25% over the BMA index plus ancillary costs..
Loan Fee:		1.5% of the bond amount.
Term:		24 months

Permanent Bond:

Loan Amount:	\$	3,026,470**
Interest Rate:		1.70% over the Municipal Market Data (MMD) 20 year AAA-rated bond index.
Loan Fee:		1.5% of the bond amount
Term:		35 years.
Amortization:		


*Prorated portion allocated to Group A of total bridge bond amount of \$7,425,165.

** Prorated portion allocated to Group A of total permanent bond amount of \$5,900,000.

Ms. Tania Kadakia
September 8, 2006
Page Two

Thank you for the opportunity to be involved with the financing of Lawndale Restoration II Apartments, Group A. If you should have any questions, please call me at (312) 325-5045. I look forward to working with you on this important renovation project.

Sincerely



Jack D. Bernhard
Vice President

DISTRICT OFFICE:
3849 W. OGDEN AVENUE
CHICAGO, ILLINOIS 60623
773/277-4700

PITOL OFFICE:
300 STATE CAPITOL
SPRINGFIELD, ILLINOIS 62706
217/782-8116



RULES
EX-OFFICIO MEMBER
ALL HOUSE COMMITTEES

ILLINOIS HOUSE OF REPRESENTATIVES
ARTHUR L. TURNER
STATE REPRESENTATIVE • 9TH DISTRICT
DEPUTY MAJORITY LEADER

May 9, 2006

John G. Markowski
Commissioner
33 N. LaSalle Street
Chicago, IL 60602

Re: Lawndale Holsten-ACORN Bond Development Project

Dear Commissioner Markowski:


In cooperation with HUD and the Community Investment Corporation, the City successfully completed the transfer of 1,105 units of very low-income housing in the Lawndale neighborhood to 23 new owners.

The City awarded Holsten-ACORN Partnership 251 units in 17 buildings which the Partnership. The new owners will rehabilitate all properties, with redevelopment plans calling for the properties being preserved as affordable rental. The Partnership intends to develop the project in two phases. In the first phase, 170 units in 10 buildings is requesting City funding through Private Activity Bonds, Tax Credits, TIF funding and grant funding from the Illinois Housing Development Authority.

Having reviewed the Holsten Real Estate -ACORN Housing Partnership Project, my office supports their redevelopment efforts in the proposed project and supports the use of city funds and financing to benefit residents of the 9th District. We believe this project will both provide much needed affordable housing for the community and is consistent with neighborhood stabilization and revitalization plans for the community.

We are happy to support this project and encourage you to provide financial support to the Holsten Real Estate -ACORN Housing Partnership Project.

Sincerely,


Representative Arthur L. Turner
Illinois House of Representatives 9th District

DANNY K. DAVIS
7TH DISTRICT, ILLINOIS

COMMITTEE ON
GOVERNMENT REFORM AND OVERSIGHT
COMMITTEE ON SMALL BUSINESS
COMMITTEE ON
EDUCATION AND THE WORKFORCE

Congress of the United States
House of Representatives
Washington, DC 20515-1307

WASHINGTON OFFICE:
1526 LONGWORTH HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-5006

CHICAGO DISTRICT OFFICE:
3333 WEST ARTHINGTON STREET
SUITE 130
CHICAGO, ILLINOIS 60624
(773) 533-7520

BROADVIEW DISTRICT OFFICE:
2301 ROOSEVELT ROAD
BROADVIEW, ILLINOIS 60155
(708) 345-6857

May 30, 2006

John G. Markowski
Commissioner
33 N. LaSalle Street
Chicago, IL 60602

Re: Letter of Support for Lawndale Holsten- ACORN Bond Development Project

Dear Commissioner Markowski:

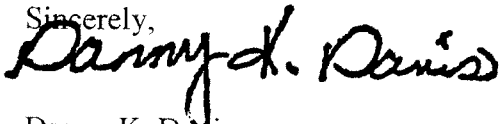
I am writing in support of the Board Development application of two of my constituents, Lawndale Holsten- ACORN Bond Development Project. In support of their activities in cooperation with HUD and the Community Investment Corporation, the City successfully completed the transfer of 1105 units of very low-income housing in the Lawndale Neighborhood to 23 new owners.

The City awarded Holsten- ACORN Partnership 251 units in 17 buildings with the Partnership. The new owners will rehabilitate all properties, with redevelopment plans calling for the properties being preserved as affordable rental. The Partnership intends to develop projects in two phases. In the first phase, 170 units in 10 buildings are requesting City funding through Private Activity Bonds, Tax Credits, TIF funding and grant funding from State and Private Sources.

Having reviewed the Holsten Real Estate- ACORN Housing Partnership Project, my office supports their redevelopment efforts in the proposed project and supports the use of city funds and financing to benefit residents in my Ward. We believe this project will both provide much needed affordable housing for the community and is consistent with the City's neighborhood stabilization and revitalization plans for the community.

We are happy to support this project and encourage you to provide financial support to the Holsten Real Estate- ACORN Housing Partnership Project.

Sincerely,



Danny K. Davis
Member of Congress
DKD/fdc

May 10, 2006

John G. Markowski
Commissioner
33 N. LaSalle Street
Chicago, IL 60602

Re: Lawndale Holsten-ACORN Bond Development Project

Dear Commissioner Markowski:

In cooperation with HUD and the Community Investment Corporation, the City successfully completed the transfer of 1,105 units of very low-income housing in the Lawndale neighborhood to 23 new owners.

The City awarded Holsten-ACORN Partnership 251 units in 17 buildings which the Partnership. The new owners will rehabilitate all properties, with redevelopment plans calling for the properties being preserved as affordable rental. The Partnership intends to develop the project in two phases. In the first phase, 170 units in 10 buildings is requesting City funding through Private Activity Bonds, Tax Credits, TIF funding and grant funding from the Illinois Housing Development Authority.

Having reviewed the Holsten Real Estate -ACORN Housing Partnership Project we support their redevelopment efforts in the proposed project and support the use of city funds and financing to benefit residents. We believe this project will both provide much needed affordable housing for the community and is consistent with neighborhood stabilization and revitalization plans for the community.

We are happy to support this project and encourage you to provide financial support to the Holsten Real Estate -ACORN Housing Partnership Project.

Sincerely,

Rev. Gene Green - Pastor
Christian Valley Baptist

Rev. Stan Peltz Sr.
Gentle Garden Church

24th St. Michael D. Chandler

June 1, 2006

John G. Markowski
Commissioner
33 N. LaSalle Street
Chicago, IL 60602

Re: Lawndale Holsten-ACORN Bond Development Project

Dear Commissioner Markowski:

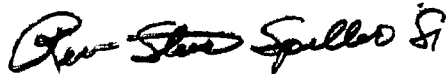
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We are happy to support this project and encourage you to provide financial support to the Holsten Real Estate -ACORN Housing Partnership Project.

Sincerely,



Rev. Steve Spiller, Sr.
Greater Galilee Missionary Baptist Church

Jan. 24. 2007 9:09PM



CITY HALL - ROOM 208-20
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE: 312-744-6639

MICHAEL D. CHANDLER

ALDERMAN - 24TH WARD
PUBLIC SERVICE OFFICE

4325 WEST ROOSEVELT ROAD
CHICAGO, ILLINOIS 60624
TELEPHONE: 773-522-2400
FAX: 773-522-2454

No. 3495 - 2
COMMITTEE MEMBERSHIPS

AVIATION

BUDGET

FINANCE

COMMITTEES, RULES AND ETHICS

ENERGY, ENVIRONMENTAL PROTECTION
AND PUBLIC UTILITIES

HISTORICAL LANDMARK PRESERVATION

HOUSING AND REAL ESTATE

HUMAN RELATIONS

January 19, 2007

John G. Markowski, Commissioner
Department of Housing
33 N. LaSalle Street
Chicago, IL 60602

Re: Lawndale Holsten-ACORN Bond Development Project

Dear Commissioner Markowski:

In cooperation with HUD and the Community Investment Corporation, the City successfully completed the transfer of 1,105 units of very low-income housing in the Lawndale neighborhood to 23 new owners.

The City awarded Holsten-ACORN Partnership 251 units in 17 buildings. The new owners will rehabilitate all properties, with redevelopment plans calling for the properties being preserved as affordable rental. The Partnership intends to develop the project in two phases. In the first phase, 170 units in 10 buildings is requesting City funding through Private Activity Bonds, Tax Credits, TIF funding and grant funding from State and Private Sources.

Having reviewed the Holsten Real Estate -ACORN Housing Partnership Project, my office supports their redevelopment efforts in the proposed project and supports the use of city funds and financing to benefit residents of my Ward. We believe this project will both provide much needed affordable housing for the community and is consistent with the City's neighborhood stabilization and revitalization plans for the community.

We are happy to support this project and encourage you to provide financial support to the Holsten Real Estate -ACORN Housing Partnership Project.

Sincerely,

Michael D. Chandler
Alderman, 24th Ward



EXHIBIT A

Street Boundary Description of the
Midwest Tax Increment Financing
Redevelopment Project Area

The Area is generally bounded by Lake Street on the north, California Avenue on the east, 16th Street on the south, and Pulaski Road on the west.