

TERM SHEET
North End Phase III Project
Funding of Phase III Public Infrastructure

Project: North End Phase III, an approximately 30,000 square foot first floor retail unit, underground structured parking and approximately 160 apartment units to be located on floors above the retail unit.

Senior financing to be provided by BMO Harris Bank.

Total Phase III Project costs are estimated to be \$53 million.

Developer/Owner: USL Land LLC - Developer. North End Phase III LLC - Owner

Zoning/Design Review: The Project is within the Park East Redevelopment Boundary/RED Zoning and is subject to, and being developed in accordance with, the standards required by these regulatory documents.

Development Agreement: The North End Phase III Project shall be subject to the terms of the Development Agreement (North End Project) dated as of November 1, 2007 by and among USL Land LLC, the City and the Redevelopment Authority. Article IX, Sec. 9.2 (sic), of the Development Agreement shall not apply to the disbursement of TID-48 funds for Public Infrastructure costs, all other terms and provisions of the Development Agreement shall apply to the Project. Common Council Resolution File No. _____ approves the disbursement of up to \$2 million to fund Public Infrastructure costs for the North End Phase III Project.

Human Resources: Development of the North End Phase III Project and the construction of Public Infrastructure for Phase III shall be subject to:

(i) Voluntary Emerging Business Enterprise Agreement (North End Project), dated as of April 1, 2008 by and between the City and USL Land LLC; and

(ii) Emerging Business Enterprise and Resident Preference Agreement (North End Project) dated as of April 1, 2008, by and between the City and USL Land LLC.