

Exhibit A
Project and Financing

Record Owner RCP Hotel Owner, LLC, a Delaware limited liability company, as a single-purpose entity created for the purpose of developing and owning the Project.

Project Rehabilitation of 186,973 sq. ft. located on the 5 upper floors of 208 South LaSalle Street, Chicago, IL to be known as The Reserve Hotel (the “**Property**”), including the acquisition and installation of (i) LED lighting technology in common areas and guest rooms throughout the hotel, (ii) 256 new efficient inoperable double pane windows on the building envelope to replace existing uncoated single-pane exterior windows, (iii) 2 efficient boilers, to replace replacing existing 1950’s boilers, (iv) 4 energy efficient variable frequency drive chilled water and hot water pumps, replacing constant volume pumps, (v) 254 dedicated four-pipe fan coil units (FCUs) to provide temperature control, (vi) 618 low-flow water fixtures utilizing aerators, and (vii) an elevator destination dispatch control system to replace the traditional up-down button elevator controls, reducing elevator run time by 20% (collectively, the “**Project**”).

Bonds

Amount:	\$2,163,221.80
Source:	HASI OBS OP A LLC, as Designated Transferee of Counterpointe Sustainable Real Estate LLC, the Initial Purchaser
Term:	Not to exceed December 1, 2047
Interest:	5.80% Fixed
Security:	Special Assessment on the Property

Use of Proceeds:	Project Costs	\$2,000,000.00
	Program Fees	63,835.41
	Other Fees	19,900.00
	Capitalized Interest	57,854.17
	Capital Provider Fees	<u>21,632.22</u>
		<u>\$2,163,221.80</u>

Impact/Job Data* Energy Savings, Energy Utility Bill Savings, Water Savings, Water Bill Savings, and Job Data were reported in December 2019 in connection with the first tranche of financing for the Project, and the reported impact of such benefits at that time was attributable to both the first tranche of financing in the amount of \$21,250,000 and this second tranche of financing in the amount of \$2,163,221.80, or an aggregate principal amount of \$23,413,221.80 for the Project.

Districts U.S. Representative: 7 State Senator: 3 State Representative: 6

* Average annual estimates as reported by Loop-Counterpointe PACE LLC, the Program Administrator for the PACE area.

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Record Owner E&M Skokie, LLC, an Illinois limited liability company (the “**Record Owner**”), as a single-purpose entity created for the purpose of developing and owning the Project.

Project Bond proceeds will assist the Record Owner in providing all or a portion of the funds necessary for the acquisition, construction, installation, or modification of certain energy projects affixed to a new, 134,200 sq. ft. Homewood Suites Hotel by Hilton and mixed-use development located at the northeast corner of 4930 Oakton Street and 8009 Niles Avenue, Skokie, IL (the “**Property**”), including but not limited to: (i) building envelope upgrades to mitigate thermal conductivity such as a roof with a U-value of 0.030 Btu/(hr ft² °F), walls with a U-value of 0.033 Btu/(hr ft² °F), as well as windows with a U-value of 0.25 Btu/(hr ft² °F) and Solar Heat Gain Coefficient of 0.21, (ii) LED lighting in hotel guest rooms, corridors, support spaces and stairs, lobby, kitchen, fitness, retail, conference, office, and bar/restaurant areas, (iii) dedicated packaged terminal air conditioners and vertical terminal air conditioners with a weighted average DX coil efficiency of 12.0 Energy Efficiency Ratio in hotel guest rooms, (iv) low-flow water fixtures for 170 bathroom sinks, 138 bar sinks, and 141 showers, and (v) natural gas-fired domestic water heaters (collectively, the “**Project**”).

Bonds	Amount:	\$12,300,000	
	Source:	Amalgamated Bank, as Designated Transferee of CastleGreen Finance, LLC, the Initial Purchaser	
	Term:	Not to exceed December 1, 2053	
	Interest:	6.04% Fixed	
	Security:	Special Assessment on the Property	
	Use of Proceeds:	Project Costs	\$10,823,432.67
	Program Fees	117,250.00	
	Other Fees	55,900.00	
	Capitalized Interest	1,180,417.33	
	Capital Provider Fees	<u>123,000.00</u>	
		<u>\$12,300,000.00</u>	

Impact*	Energy Savings:	268,470 kWh and 10,335 therms
	Energy Utility Bill Savings:	\$22,774
	Water Savings:	1,830,178 Gallons
	Water Bill Savings:	N/A

Job Data 450 full-time equivalent construction jobs (18 months)

Districts U.S. Representative: 9 State Senator: 8 State Representative: 16

* Average annual estimates as reported by CastleGreen Services, LLC, the Program Administrator for the PACE area.

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Record Owner Gateway Rosemont LLC, an Illinois limited liability company (the “**Record Owner**”), as a single-purpose entity created for the purpose of developing and owning the Project.

Project Bond proceeds will assist the Record Owner in providing all or a portion of the funds necessary for the acquisition, construction, installation, or modification of certain energy projects affixed to 88,793 square feet of real property to be dual-branded as a Holiday Inn and Staybridge Suites Hotel located at 6600 Mannheim Road, Rosemont, IL (the “**Property**”), including but not limited to: (i) roof membrane with recovery board, (ii) packaged terminal air conditioners and related thermostats, variable air volume controls, dampers, fans, and a 20-hp variable frequency drive motor on the Property’s cooling tower, (iii) 200-300 gallon water tanks as well as high-efficiency water fixtures, and (iv) LED lighting (collectively, the “**Project**”).

Bonds

Amount:	\$5,700,000
Source:	PACE Loan Group 2019-1 LLC, as Designated Transferee of PACE Loan Group, LLC, the Initial Purchaser
Term:	Not to exceed November 1, 2051
Interest:	4.80% Fixed
Security:	Special Assessment on the Property

Use of Proceeds:	Project Costs	\$5,137,085.00
	Program Fees	57,000.00
	Other Fees	93,235.00
	Capitalized Interest	355,680.00
	Capital Provider Fees	<u>57,000.00</u>
		<u>\$5,700,000.00</u>

Impact*

Energy Savings:	1,613.464 kWh
Energy Utility Bill Savings:	\$444,773
Water Savings:	3,705,043 Gallons
Water Bill Savings:	\$86,432

Job Data 140 Full-Time Equivalent Construction Jobs (15 months)

Districts U.S. Representative: 5 State Senator: 39 State Representative: 77

* Average annual estimates as reported by TruPACE, LLC, the Program Administrator for the PACE area.

Exhibit A
Project and Financing

Record Owner Bloom Waukegan, LLC, an Illinois limited liability company (the “**Record Owner**”), as a single-purpose entity created for the purpose of developing and owning the Project.

Project Bond proceeds will assist the Record Owner in providing all or a portion of the funds necessary for the acquisition, construction, installation, or modification of certain energy projects affixed to five, new 3-story multi-family buildings containing 41,613 sq. ft. of net rentable area among twenty-two townhouse-style units for lease at market rates to tenants located at the northeast corner of 425 Bloom Street and 2625 Waukegan Avenue, Highland Park, IL (the “**Property**”), including but not limited to: (i) attic and wall insulation, floor insulation above attached garages, and insulated windows, (ii) furnace and air conditioner systems, (iii) power vent or demand water heaters, (iv) high-efficiency water fixtures, and (v) LED lighting (collectively, the “**Project**”).

Bonds

Amount:	\$1,885,000	
Source:	PACE Loan Group 2019-1 LLC, as Designated Transferee of PACE Loan Group, LLC, the Initial Purchaser	
Term:	Not to exceed December 1, 2046	
Interest:	5.10% Fixed	
Security:	Special Assessment on the Property	
Use of Proceeds:	Project Costs	\$1,618,734.58
	Program Fees	9,425.00
	Other Fees	43,050.00
	Capitalized Interest	194,940.42
	Capital Provider Fees	<u>18,850.00</u>
		<u>\$1,885,000.00</u>

Impact*

Energy Savings:	81,670 kWh
Energy Utility Bill Savings:	\$62,066
Water Savings:	575,590 Gallons
Water Bill Savings:	\$13,525

Job Data 125 full-time equivalent construction jobs (14 months)

Districts U.S. Representative: 10 State Senator: 29 State Representative: 58

* Average annual estimates as reported by PACE Loan Group, LLC, the Program Administrator for the PACE area.

Exhibit A
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Record Owner	Chicago Prep Master Tenant, LLC, a Delaware limited liability company, as a single-purpose entity created for the purpose of developing and owning the Project.		
Project	Refinancing of costs related to the renovation of 105,890 sq. ft., single-story vacant industrial building located at 5801 West Dickens Avenue, Chicago, IL 60639 (the “ Property ”) into 64 commercial kitchens for lease to tenants, including but not limited to the acquisition and installation of rooftop HVAC units, indirect fired gas furnaces, kitchen hoods, building lighting systems, bathroom fixtures consisting of 8 water closets and 2 urinals, 3 domestic water heaters, and certain eligible related soft costs (collectively, the “ Project ”).		
Bonds	Amount:	\$4,600,000	
	Source:	HASI OBS OP A LLC, as Designated Transferee of Counterpointe Sustainable Real Estate LLC, the Initial Purchaser	
	Term:	Not to exceed December 1, 2046	
	Interest:	5.75% Fixed	
	Security:	Special Assessment on the Property	
	Use of Proceeds:	Project Costs	\$4,216,678.25
		Program Fees	80,500.00
		Other Fees	58,702.31
		Capitalized Interest	186,619.44
		Capital Provider Fees	<u>57,500.00</u>
			<u>\$4,600,000.00</u>
Impact*	Energy Savings:	378,928 kWh	
	Energy Utility Bill Savings:	\$59,491	
	Water Savings:	98,112 Gallons	
	Water Bill Savings:	\$785	
Job Data	N/A		
Districts	U.S. Representative: 7	State Senator: 2	State Representative: 3

* Annual estimates as reported by Loop-Counterpointe PACE LLC, the Program Administrator for the PACE area.

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Record Owner Swift Pork Company, a Delaware corporation and wholly-owned subsidiary of JBS USA Holdings, Inc. JBS USA Holdings, Inc., a Delaware corporation, is an indirect subsidiary of JBS S.A., a Brazilian company.

Project PACE Bond proceeds were loaned to the Record Owner in order to refinance or reimburse the Record Owner for all or a portion of the costs, including capitalized interest, of the planning, design, acquisition, construction, furnishing, equipping, and installation of a commercial solar photovoltaic system capable of collectively producing 2,592,000 watts of direct current power adjacent to, and for the benefit of, a pork processing plant (the “**Project**”) located at 8295 Arenzville Road, Beardstown, IL (the “**Property**”).

Bonds

Amount:	\$4,500,000	
Source:	HASI OBS OP A LLC, as Designated Transferee of Counterpointe Sustainable Real Estate LLC, the Initial Purchaser	
Term:	Not to exceed December 1, 2035	
Interest:	5.20% Fixed	
Security:	Special Assessment on the Property	
Use of Proceeds:	Project Costs	\$4,149,678.50
	Capitalized Interest	57,850.00
	Cost of Issuance & Fees	<u>292,471.50</u>
	Total	<u>\$4,500,000.00</u>

Impact*

Energy Savings:	3,802,585 kWh
Energy Utility Bill Savings:	\$222,460
Water Savings:	N/A
Water Bill Savings:	N/A

Job Data N/A (refinancing)

Districts U.S. Representative: 18 State Senator: 47 State Representative: 93

* Annual estimates as reported by Loop-Counterpointe PACE LLC, the Program Administrator for the PACE area.

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Record Owner Hotel Mannheim Chicago, LLC, an Illinois limited liability company, as a single-purpose entity created for the purpose of developing and owning the Project.

Project Rehabilitation of 365,032 square feet or 8.38 acres located at 6810 Mannheim Road, Rosemont, IL (the “**Property**”), including the acquisition and installation of eligible energy efficiency and water use improvements under the PACE Act for the Hyatt Place Chicago/O’Hare Airport (occupying 117,855 square feet), the La Quinta Inn & Suites (occupying 77,058 square feet), the Best Western Premier (occupying 65,967 square feet) and RMD Restaurant (located between the Hyatt Place and the Best Western and occupying 26,160 square feet). The Hyatt Place will occupy the most space (117,855 square feet), followed by the La Quinta Inn and Suites (77,058 square feet), and then the Best Western Premier (65,967 square feet) (collectively, the “**Project**”).

Bonds

Amount:	\$19,990,000	
Source:	Reliance Standard Life Insurance Company (\$8 million), Safety National Casualty Corporation (\$8 million), and Philadelphia Indemnity Insurance Company (\$3.99 million), each as Designated Transferees of SFA Partners, LLC, the Capital Provider	
Term:	Not to exceed November 1, 2044	
Interest:	5.80% Fixed	
Security:	Special Assessment on the Property	
Use of Proceeds:	Project Costs	\$16,610,000
	Capitalized Interest	1,613,526
	Cost of Issuance & Fees	<u>1,766,474</u>
	Total	<u>\$19,990,000</u>

Impact*

Energy Savings:	2,681,625 kWh and 40,899 therms
Energy Utility Bill Savings:	\$268,077
Water Savings:	134,167 Gallons
Water Bill Savings:	N/A

Job Data 40 full-time equivalent construction jobs (12 months)

Districts U.S. Representative: 5 State Senator: 39 State Representative: 77

* Annual estimates as reported by TruPACE LLC, the Program Administrator for the PACE area.

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Bonds

Amount:	\$21,250,000	
Source:	HASI OBS OP A LLC, as Designated Transferee of Counterpointe Sustainable Real Estate LLC, the Initial Purchaser	
Term:	Not to exceed June 1, 2046	
Interest:	5.50% Fixed	
Security:	Special Assessment on the Property	
Use of Proceeds:	Project Costs	\$18,736,156.30
	Capitalized Interest	1,827,795.14
	Cost of Issuance & Fees	<u>686,048.56</u>
	Total	<u>\$21,250,000</u>

Impact*

Energy Savings:	954,546 kWh and 4,875 therms
Energy Utility Bill Savings:	\$56,876 plus \$33,870 in Chilled Water
Water Savings:	2,272,700 Gallons
Water Bill Savings:	\$9,045

Job Data 200 full-time equivalent construction jobs with an Outside Completion Date of 12/1/2021 (24 months)

Districts U.S. Representative: 7 State Senator: 3 State Representative: 6

* Annual estimates as reported by Loop-Counterpointe PACE LLC, the Program Administrator for the PACE area.