

LOAN AGREEMENT

among

COUNTY OF CONTRA COSTA, CALIFORNIA

as Issuer

WELLS FARGO BANK, NATIONAL ASSOCIATION

as Bondowner Representative

and

EL CERRITO SENIOR, L.P.
a California limited partnership

as Borrower

Relating to

\$ _____

County of Contra Costa

Multifamily Housing Revenue Bonds

(Hana Gardens Apartments),

Series 2016E

Dated as of ///[December 1, 2016]///

The interests of the Issuer in this Loan Agreement and the Note, excluding the Reserved Rights, have been assigned to Wells Fargo Bank, National Association, as Bondowner Representative, pursuant to an Assignment of Deed of Trust and Loan Documents dated as of ///[December 1, 2016]/// by the Issuer for the benefit of Wells Fargo Bank, National Association, as the initial Bondowner Representative.

LOAN AGREEMENT

THIS LOAN AGREEMENT (this “**Agreement**” or this “**Loan Agreement**”) is made and entered into as of ///[December 1, 2016]///, by and among the COUNTY OF CONTRA COSTA, CALIFORNIA, a political subdivision and body corporate and politic, duly organized and validly existing under the laws of the State of California (in such capacity, the “**Issuer**”), WELLS FARGO BANK, NATIONAL ASSOCIATION, and its successors and assigns (“**Bondowner Representative**”), and EL CERRITO SENIOR, L.P., a California limited partnership (the “**Borrower**”).

WITNESSETH:

WHEREAS, the Issuer is a political subdivision and body corporate and politic, duly organized and validly existing under the laws of the State of California (the “**State**”); and

WHEREAS, pursuant to Chapter 7 of Part 5 of Division 31 (commencing with Section 52075) of the California Health and Safety Code of the State of California, as amended (collectively the “**Act**”), the Issuer is authorized and empowered to issue revenue bonds and apply the proceeds to make loans for the acquisition, construction and development of qualifying housing developments (defined in the Act to include buildings used to provide residential housing for four or more families); and

WHEREAS, Borrower has requested that Issuer issue its Multifamily Housing Revenue Bonds (Hana Gardens Apartments) Series 2016E, in the original principal amount of up to \$_____.00 (the “**Bonds**”) for the purpose of making a loan (the “**Loan**”) to finance, in part, the construction of a multifamily rental housing project on (the “**Improvements**” or the “**Project**”) certain real property more particularly described on Exhibit A (the “**Property**”); and the Bonds shall be issued pursuant to an Indenture of Trust dated as of ///[December 1, 2016]///, by and between Issuer and Bondowner Representative (the “**Indenture**”); and

WHEREAS, the Issuer deems it desirable and in keeping with its governmental purpose to issue the Bonds and lend the proceeds thereof to Borrower for the purposes described above under the terms and conditions contained in this Loan Agreement; and

WHEREAS, to evidence the Loan, Borrower is executing in favor of the Issuer, that certain Promissory Note payable to the order of Issuer in the aggregate original principal amount of \$_____.00 (the “**Note**”), which Note provides for the repayment of the Loan in amounts sufficient to pay, when due, the principal of, premium, if any, and interest on the Bonds, and Borrower has executed or caused to be executed and delivered to Issuer the Construction and Permanent Deed of Trust with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing (the “**Deed of Trust**”) with respect to the Project, which Deed of Trust shall be assigned by Issuer to Bondowner Representative pursuant to that certain Assignment of Deed of Trust and Loan Documents, dated as of even date herewith, to secure, among other things, the payments due under the Note and this Loan Agreement; and

WHEREAS in order to secure additional financing for the Project, Borrower has obtained a loan made by the County of Contra Costa, a political subdivision and body corporate and politic (in such capacity, the “**County**”), to Borrower in the principal amount of \$2,100,000.00 (the “**County Loan**”), pursuant to that certain Development Loan Agreement dated as of _____, 2016, by and between Borrower and the County (the “**County Loan Agreement**”). The County Loan will be evidenced by that certain Promissory Note dated as of _____, 2016, made by Borrower to the order of the County (the “**County Note**”) and secured by that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of _____, 2016, made by Borrower for the benefit of the County and recorded in the Official Records of Contra Costa County, California (the “**Official Records**”) substantially concurrently with the Deed of Trust (the “**County Deed of Trust**”). In connection with the execution of the County Loan, the County, the City (as defined below) and Borrower will also enter into that certain Intercreditor Agreement dated s of _____, 2016 and recorded in the Official Records substantially concurrently with the Deed of Trust (the “**County/City Intercreditor Agreement**”). In connection with the County Loan, Borrower has agreed to restrict the use of the Property pursuant to the terms of (1) that certain HOME/CDBG Regulatory Agreement and Declaration of Restrictive Covenants (the “**HOME/CDBG Regulatory Agreement**”) and (2) that certain County Regulatory

Agreement and Declaration of Restrictive Covenants (the “**County Regulatory Agreement**”), each, dated as of _____, 2016, to be recorded in the Official Records substantially concurrently with the Deed of Trust. Substantially concurrently herewith, the County, Borrower and Bondowner Representative will enter into that certain Subordination Agreement (County Loan) dated as of even date herewith, and recorded in the Official Records substantially concurrently with the Deed of Trust (the “**County Subordination Agreement**”).

WHEREAS Borrower has also obtained a loan made by the City of El Cerrito, a municipal corporation (the “**City**”), to Borrower in the principal amount of \$300,000.00 (the “**City Loan**”), pursuant to that certain Disposition, Development and Loan Agreement dated as of April 23, 2014, as amended by that certain First Amendment to Disposition, Development and Loan Agreement Between the City of El Cerrito and El Cerrito Senior, L.P. (the “**DDLA Amendment**”), between Borrower and the City (as amended, the “**DDLA**”). The City Loan will be evidenced by that certain ///[Amended and Restated Promissory Note]/// dated as of ///[December 1, 2016]///, made by Borrower to the order of the City (the “**City Note**”) and secured by that certain Construction and Permanent Deed of Trust and Security Agreement, dated as of _____, 2016, made by Borrower for the benefit of the City and recorded in the Official Records substantially concurrently with the Deed of Trust (the “**City Deed of Trust**”). In connection with the City Loan, Borrower and the City will execute that certain Regulatory Agreement and Declaration of Restrictive Covenants dated as of _____, 2016 (the “**City Regulatory Agreement**”), and that certain Notice of Affordability Restrictions on Transfer of Property dated as of _____, 2016 (the “**City Notice of Restrictions**”), each recorded in the Official Records substantially concurrently with the Deed of Trust. Borrower has also executed and delivered to the City that certain Assignment of Agreements, Plans and Specifications, and Approvals (the “**City Assignment of Agreements**”). In connection with the City Loan, the City, Borrower and Bondowner Representative will enter into that certain Subordination Agreement (City Loan) dated as of even date herewith, and recorded in the Official Records substantially concurrently with the Deed of Trust (the “**City Subordination Agreement**”).

WHEREAS Borrower has also obtained a loan made by Eden Development, Inc., a California nonprofit public benefit corporation (“**Sponsor**”), to Borrower in the principal amount of \$1,422,227.00 (the “**Infill Grant Sponsor Loan**”). The Infill Grant Sponsor Loan will be evidenced by that certain Secured Promissory Note dated as of _____, 2016, made by Borrower to the order of Sponsor (the “**Infill Grant Sponsor Note**”) and secured by that certain Deed of Trust With Assignment of Rents (IIG Construction Loan) dated as of _____, 2016, made by Borrower for the benefit of Sponsor and recorded in the Official Records substantially concurrently with the Deed of Trust (the “**Infill Grant Sponsor Deed of Trust**”). In connection with the Infill Grant Sponsor Loan, the Sponsor, Borrower and Bondowner Representative will enter into that certain Subordination Agreement (Eden Development Loan) dated as of even date herewith, and recorded in the Official Records substantially concurrently with the Deed of Trust (the “**Sponsor Subordination Agreement**”). Sponsor will fund the Infill Grant Sponsor Loan from proceeds of an Infill Infrastructure Grant from the Department of Housing and Community Development (“**HCD**”) in the amount of \$1,422,227.00 (the “**Infill Grant**”) made pursuant to that certain Standard Agreement dated as of _____, 2016, between HCD, on the one hand, and Eden Housing, Inc., a California nonprofit public benefit corporation (“**Manager**”), and the City of El Cerrito, on the other hand (collectively, “**IIG Co-Applicants**”) (the “**Infill Grant Standard Agreement**”). The Infill Grant will be disbursed in accordance with that certain ///[Infill Infrastructure Grant Program Disbursement Agreement dated as of _____, 2016, by and among Co-Applicants, HCD and Sponsor, in its capacity as “Alternate Payee”]/// (the “**Infill Grant Disbursement Agreement**”). In connection with the Infill Grant, Sponsor, Borrower and HCD will enter into that certain ///[Declaration of Restrictive Covenants for the Development and Operation of Affordable Housing]/// dated as of _____, 2016, recorded in the Official Records substantially concurrently with the Deed of Trust (the “**Infill Grant Regulatory Agreement**”). HCD, Borrower and Bondowner Representative will enter into that certain ///[Subordination Agreement]/// dated as of even date herewith, and recorded in the Official Records substantially concurrently with the Deed of Trust (the “**HCD Subordination Agreement**”), subordinating the Infill Grant Regulatory Agreement to the Deed of Trust.

WHEREAS, pursuant to that certain Standard Agreement, Contract No. _____, dated as of _____, 2016, between HCD, on the one hand, and Manager and the City of El Cerrito, on the other hand (collectively, “**AHSC Co-Applicants**”) and Borrower (the “**AHSC Standard Agreement**”), upon the completion of the construction of the Improvements and the satisfaction of the conditions set forth in the Standard Agreement, HCD will make a loan to Borrower in the amount of \$5,271,696.00 (the “**AHSC Loan**”).

WHEREAS, additional funds shall be contributed to the Project in the aggregate amount of ///[\$12,499,688.00]/// (the “**Capital Contributions**”) from Wells Fargo Affordable Housing Community Development Corporation, a North Carolina corporation, in its capacity as investor limited partner in Borrower (together with its permitted successors and assigns, “**Investor Limited Partner**”); and

WHEREAS, pursuant to that certain Bond Purchase Agreement dated of even date herewith (the “**Bond Purchase Agreement**”) by and among Borrower, Bondowner Representative and California Community Reinvestment Corporation (“**CCRC**” or the “**Permanent Lender**”), CCRC has agreed, subject to the satisfaction of the terms and conditions set forth therein, to purchase \$_____ in principal amount of the Bonds from Bondowner Representative and from and after the Conversion Date, CCRC shall, for all purposes of this Loan Agreement and the Indenture, become the Bondowner Representative; and

WHEREAS, the execution and delivery of this Loan Agreement and the issuance of the Bonds have been duly and validly authorized by the Issuer.

NOW, THEREFORE, the Issuer, Borrower and the Bondowner Representative, each in consideration of the representations, covenants and agreements of the other as set forth herein, mutually represent, covenant and agree as follows:

ARTICLE 1. DEFINITIONS

1.1 DEFINED TERMS. Capitalized terms used in this Loan Agreement and not otherwise defined have the meanings set forth for those terms in Section 1.01 of the Indenture.

“Account” shall have the meaning ascribed to such term in the Disbursement Plan attached hereto as Exhibit D.

“Act” has the meaning ascribed to such term in the second recital to this Loan Agreement.

“ADA” means the Americans with Disabilities Act, 42 U.S.C. §§ 12101, et seq. as hereinafter amended or modified.

“Additional Charges” has the meaning ascribed to such term in Section 3.4 of this Loan Agreement.

“AHAP Contract” shall have the meaning set forth in Section 4.1(w).

“AHSC Loan” has the meaning ascribed thereto in the ninth recital to this Loan Agreement.

“AHSC Standard Agreement” has the meaning ascribed thereto in the ninth recital to this Loan Agreement.

“Anti-Corruption Laws” means: (a) the U.S. Foreign Corrupt Practices Act of 1977, as amended; (b) the U.K. Bribery Act 2010, as amended; and (c) any other anti-bribery or anti-corruption laws, regulations or ordinances in any jurisdiction in which Borrower or any member of the Borrowing Group is located or doing business.

“Anti-Money Laundering Laws” means applicable laws or regulations in any jurisdiction in which Borrower or any member of the Borrowing Group is located or doing business that relates to money laundering, any predicate crime to money laundering, or any financial record keeping and reporting requirements related thereto.

“Applicable LIBO Rate” shall have the meaning ascribed to “LIBO Rate” in the Note.

“Application for Payment” has the meaning ascribed to such term in the Disbursement Plan attached hereto as Exhibit “D”.

“Approved Form” means the form of lease to be utilized in the leasing of the residential units as approved by the Bondowner Representative.

“Architect” means Van Meter Williams Pollack, LLP or another architect approved in writing by Bondowner Representative.

“Architectural Contract” means that certain Standard Form of Agreement Between Owner and Architect, dated as of July 1, 2015, by and between Architect and Borrower, as may be amended or replaced from time to time.

“Assignment of Deed of Trust” means that certain Assignment of Deed of Trust and Loan Documents, dated as of even date herewith, by and among Issuer as Assignor and Bondowner Representative as Assignee, and consented to by Borrower.

“Bankruptcy Code” means the Bankruptcy Reform Act of 1978 (11 U.S.C. §§ 101-1330) as now or hereafter amended or recodified.

“Bond Counsel” has the meaning ascribed to such term in Section 1.01 of the Indenture.

“Bond Documents” means the Indenture, the Bonds, the Regulatory Agreement and any other documents executed in connection with the issuance of the Bonds, including as applicable, the Loan Documents.

“Bond Fund” has the meaning ascribed to such term in Section 5.02 of the Indenture.

“Bond Purchase Agreement” has the meaning ascribed thereto in the eleventh recital to this Loan Agreement.

“Bonded Work” shall have the meaning ascribed to such term in Section 10.1.

“Bondholder” has the meaning given to such term in the Indenture.

“Bondowner Representative” means Wells Fargo Bank, National Association and its successors and assigns, and as otherwise defined in Section 1.01 of the Indenture. Effective as of the Conversion Date and CCRC’s purchase of the Bonds, any reference herein to Bondowner Representative shall mean CCRC.

“Bonds” has the meaning ascribed to such term in the third recital to this Loan Agreement.

“Borrower” means El Cerrito Senior, L.P., a California limited partnership, and its permitted successors and assigns.

“Borrower’s Funds” means all funds of Borrower deposited with the Bondowner Representative pursuant to the terms and conditions of this Loan Agreement.

“Borrower’s Funds Account” means an account at Bondowner Representative, from which no withdrawals are permitted without Bondowner Representative’s consent, in which all deposits of funds required of Borrower pursuant to this Loan Agreement will be held.

“Borrowing Group” means: (a) Borrower; (b) any Affiliate or subsidiary of Borrower; (c) any Guarantor; (d) any Indemnitor; (e) any other owner of any collateral securing all or any part of the Loan, any Guaranty, any Indemnity or this Agreement; and (f) any officer, director, agent or representative acting, at any time, in any capacity on behalf of Borrower, Guarantor, Indemnitor or any such owner with respect to the use of any proceeds of the Loan.

“Business Day” means a day of the week (but not a Saturday, Sunday or holiday) on which the offices of Bondowner Representative are open to the public for carrying on substantially all of Bondowner Representative’s business functions. Unless specifically referenced in this Loan Agreement as a Business Day, all references to “days” shall be to calendar days.

“Capital Contribution(s)” means the aggregate sum of approximately ///[\$12,499,688]///, which the Investor Limited Partner has committed to contribute to the capital of Borrower pursuant to the Partnership Documents and as described below:

Payment	Amount	% of Total Investment	Timing
1	\$ _____	___%	Concurrently with the issuance of the Bonds.
2	\$ _____	___%	
3	\$ _____	___%	
4	\$ _____	___%	
TOTAL	\$ _____	100.0%	Total Capital Contributions

“CCRC” has the meaning ascribed thereto in the eleventh recital to this Loan Agreement.

“CCRC Takeout Loan Maturity Date” shall have the meaning given such term in the Note.

“City” shall have the meaning ascribed thereto in the seventh recital to this Loan Agreement.

“City Assignment of Agreements” shall have the meaning ascribed thereto in the seventh recital to this Loan Agreement.

“City Deed of Trust” shall have the meaning ascribed thereto in the seventh recital to this Loan Agreement.

“City Loan” shall have the meaning ascribed thereto in the seventh recital to this Loan Agreement.

“City Loan Documents” shall mean, collectively, the DDLA, the City Note, the City Deed of Trust, the City Regulatory Agreement, the City Notice of Restrictions, the City Assignment of Agreements and the County/City Intercreditor Agreement.

“City Note” shall have the meaning ascribed thereto in the seventh recital to this Loan Agreement.

“City Notice of Restrictions” shall have the meaning ascribed thereto in the seventh recital to this Loan Agreement.

“City Regulatory Agreement” shall have the meaning ascribed thereto in the seventh recital to this Loan Agreement.

“City Subordination Agreement” shall have the meaning ascribed thereto in the seventh recital to this Loan Agreement.

“Civil Engineer” means Luk and Associates.

“Civil Engineering Agreement” means that certain _____.

“Closing Date” means December __, 2016 or the date upon which the Loan closes.

“Code” means the Internal Revenue Code of 1986, as amended and with respect to a specific section thereof, such reference shall be deemed to include (a) the regulations promulgated by the United States Department of Treasury under such section, (b) any successor provision of similar import hereafter enacted, (c) any corresponding provision of any subsequent Internal Revenue Code and (d) the regulations promulgated under the provisions described in (b) and (c).

“Completion Date” means _____, the date by which construction of the Improvements must be completed.

“Construction Agreement” means the construction contract, dated as of _____, executed by and between Borrower and Contractor, for the construction of the Project, as may be amended or replaced from time to time.

“Contract Administrator” or “Housing Authority” means the Housing Authority of Contra Costa County.

“Contractor” means Midstate Construction Corporation.

“Conversion” shall have the meaning ascribed to that term in Section 6.1 of this Loan Agreement.

“Conversion Conditions” shall have the meaning ascribed to that term in Section 6.1 of this Loan Agreement.

“Conversion Date” shall have the meaning given such term in Section 3.5 of this Loan Agreement.

“County” shall have the meaning ascribed thereto in the sixth recital to this Loan Agreement.

“County Deed of Trust” shall have the meaning ascribed thereto in the sixth recital to this Loan Agreement.

“County Loan” shall have the meaning ascribed thereto in the sixth recital to this Loan Agreement.

“County Loan Agreement” shall have the meaning ascribed thereto in the sixth recital to this Loan Agreement.

“County Loan Documents” shall mean, collectively, the County Loan Agreement, the County Note, the County Deed of Trust, the HOME/CDBG Regulatory Agreement, the County Regulatory Agreement and the County/City Intercreditor Agreement.

“County Note” shall have the meaning ascribed thereto in the sixth recital to this Loan Agreement.

“County Subordination Agreement” shall have the meaning ascribed thereto in the sixth recital to this Loan Agreement.

“DDLA” shall have the meaning ascribed thereto in the seventh recital to this Loan Agreement.

“Debt Service” means the actual monthly payment based upon the then current outstanding principal balance of the Loan (which should be the Permanent Loan Amount after the payment of any required principal payment on or before the Conversion Date to pay down the Loan to the Permanent Loan Amount as required pursuant to the terms of this Loan Agreement) based on the amortization schedule and the interest rate specified in the Note for the remaining term of the Loan as of the date the Debt Service is calculated.

“Debt Service Coverage” means Net Operating Income divided by Debt Service, and may be expressed as a ratio (*i.e.*, of X.XX:1.00).

“Decontrol Value” shall have the meaning ascribed to such term in Section 42 of the Code, assuming restricted rents convert to affordable rents over the three year deregulation period.

“Deed of Trust” means that certain Construction and Permanent Deed of Trust with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing on the Property, dated as of even date herewith, as from time to time supplemented or amended.

“Default” shall have the meaning ascribed to such term in Section 13.1.

“Default Rate” means the rate which is five percent (5%) above the then current Note Rate, provided, however, that in no event shall the Default Rate exceed the Maximum Interest Rate.

“Delivery Assurance Deed of Trust” shall mean that certain Delivery Assurance Deed of Trust, Security Agreement and Fixture Filing made by Borrower as Trustor to Title Company as Trustee for the benefit of CCRC, executed as of even date herewith.

“Delivery Assurance Note” means that certain Promissory Note (Delivery Assurance Fee) made by Borrower to the order of CCRC, executed as of even date herewith.

“Developer” means Eden Housing, Inc., a California nonprofit public benefit corporation.

“Disbursement” means the drawdown purchase of Bonds and related disbursements of the Loan as provided in Sections 4.1, 4.2, 4.3 and 4.11.

“Disbursement Plan” means the Disbursement Plan set forth in Exhibit D, attached hereto and incorporated herein by reference.

“DSCR” shall mean, for any Period, the ratio of Net Income for the Property to Debt Service, using the actual Net Income and Debt Service for such Period.

“Effective Date” means the date the Deed of Trust is recorded in the office of the County Recorder of the County where the Property is located.

“Effective Gross Income” means (i) the actual gross rental income of the Property, supported by a rent roll in form and substance acceptable to Bondowner Representative in its reasonable discretion, plus (ii) other income from the Property, supported by evidence of such income acceptable to Bondowner Representative in its reasonable discretion, minus (iii) if the Property is leased beyond the underwritten stabilized occupancy, an amount representing a five percent (5.00%) vacancy factor.

“Engineer” means, individually or collectively, as applicable, Civil Engineer and Soils Engineer.

“Engineering Agreement” means, individually or collectively, as applicable, the Civil Engineering Agreement and the Soils Engineering Agreement.

“Environmental Reports” shall mean the reports referred to in Section 9.1(a) and any other environmental reports or updates requested by Bondowner Representative.

“Event of Default” means Default.

“Expenses” means all operating expenses incurred for or attributable to the Property, including a monthly accrual for taxes, insurance, replacement reserves and a reasonable management fee, but not including amounts payable under the Note during the Permanent Loan Period.

“Financial Requirements Analysis” means the Financial Requirements Analysis attached hereto as Exhibit C, as it may be amended from time to time with the written consent of Bondowner Representative.

“First Extended Mandatory Conversion Date” means _____, 20____.

“First Option to Extend” means the option to extend the Mandatory Conversion Date pursuant to Section 3.6.

“First Reset Date” means the Conversion Date.

“First Reset Rate” shall have the meaning ascribed thereto in Section 3.8(a).

“General Partner” means El Cerrito Senior LLC, a California limited liability company.

“General Partner Equity Contribution” shall have the meaning ascribed thereto in Section 4.1(o).

“Governmental Authority” means any nation or government, any state or other political subdivision thereof, any central bank, (or similar monetary or regulatory authority) thereof, any entity exercising executive, legislative, judicial or regulatory functions of or pertaining to government, and any corporation or other entity owned or controlled, through stock or capital ownership or otherwise, by any of the foregoing.

“Gross Income” shall mean, for any Period, the sum of all stabilized residential tenant lease income from the Property actually received in such Period, all stabilized commercial tenant lease income actually received from the Property in such Period, and only such other income actually received from the Property in such Period as is reasonably and in good faith approved by Bondowner Representative.

“Gross Operating Income” shall have the meaning ascribed to such term in Section 12.5.

“Guarantor” means Eden Housing, Inc., a California nonprofit public benefit corporation, and any other person or entity who, or which, in any manner, is or becomes obligated to Bondowner Representative under any guaranty now or hereafter executed in connection with the Loan (collectively or severally as the context thereof may suggest or require).

“HAP Contract” shall have the meaning set forth in that certain Assignment of Agreement to Enter Into Housing Assistance Payments Contract and Housing Assistance Payments dated as of even date herewith, executed by Borrower in favor of Bondowner Representative.

“Hazardous Materials” shall have the meaning ascribed to such term in Section 9.1(a).

“Hazardous Materials Claims” shall have the meaning ascribed to such term in Section 9.1(c).

“Hazardous Materials Laws” shall have the meaning ascribed to such term in Section 9.1(b).

“HCD” shall have the meaning ascribed thereto in the eighth recital to this Loan Agreement.

///“HCD AHSC Documents” shall mean, collectively, the AHSC Standard Agreement, the AHSC Disbursement Agreement, the AHSC Estoppel Certificate, and from and after the Conversion Date, shall also include the AHSC Note, the AHSC Deed of Trust and the AHSC Regulatory Agreement. ///

“HCD IIG Documents” shall mean, collectively, the Infill Grant Standard Agreement, the Infill Grant Disbursement Agreement and the Infill Grant Regulatory Agreement.

“HCD Subordination Agreement” shall have the meaning ascribed thereto in the eighth recital to this Loan Agreement.

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

“HUD Documents” shall have the meaning ascribed thereto in Section 4.1(v).

“HUD Subordination Agreement” shall mean that certain Agreement to Subordinate to RAD Use Agreement]/// dated as of _____, 2016, among Borrower, HUD and Bondowner Representative, subordinating the liens and charges of the Deed of Trust to the HUD Use Agreement.

“HUD Use Agreement” shall have the meaning ascribed thereto in Section 4.1(v).

“Impositions” shall mean the meaning ascribed to such term in Section 11.23.

“Improvements” shall have the meaning ascribed to such term in the third recital to this Loan Agreement.

“Indemnitor” means Borrower, Guarantor and any other person or entity who, or which, in any manner, is or becomes obligated to Bondowner Representative under any indemnity now or hereafter executed in connection with the Loan (collectively or severally as the context thereof may suggest or require).

“Indenture” means the Indenture of Trust, dated as of ///December 1, 2016/// by and between Issuer and Bondowner Representative, as it may be amended from time to time.

“Index” means the 15 year AAA Tax Exempt Municipal Bond Index published by Bloomberg.com or if such index is no longer reported then a comparable industry index selected by Bondowner Representative, adjusted to constant maturity, and as available ten (10) days before a determination of the interest rate on the Note is to be made.

“Infill Grant” shall have the meaning ascribed thereto in the eighth recital to this Loan Agreement.

“Infill Grant Disbursement Agreement” shall have the meaning ascribed thereto in the eighth recital to this Loan Agreement.

“Infill Grant Sponsor Deed of Trust” shall have the meaning ascribed thereto in the eighth recital to this Loan Agreement.

“Infill Grant Sponsor Loan” shall have the meaning ascribed thereto in the eighth recital to this Loan Agreement.

“Infill Grant Sponsor Loan Documents” shall mean, collectively, the Infill Grant Sponsor Note and the Infill Grant Sponsor Deed of Trust.

“Infill Grant Sponsor Note” shall have the meaning ascribed thereto in the eighth recital to this Loan Agreement.

“Infill Grant Regulatory Agreement” shall have the meaning ascribed thereto in the eighth recital to this Loan Agreement.

“Infill Grant Standard Agreement” shall have the meaning ascribed thereto in the eighth recital to this Loan Agreement.

“Infill Grant Work” means the improvements for which HCD awarded the Infill Grant to Sponsor, which is more particularly described in ///[Exhibit D]/// to the Infill Grant Disbursement Agreement.

“Initial Capital Contribution” shall have the meaning ascribed to such term in Section 8.2(w).

“Investor Affiliate” means entities in which Wells Fargo Affordable Housing Community Development Corporation, a North Carolina corporation, or any of its subsidiaries (each, an “**Investor Limited Partner Entity**”) has an ownership interest, directly or indirectly, for which any Investor Limited Partner Entity manages and controls, directly or indirectly, the management decisions of the Investor Affiliate, or that are under common control with any Investor Limited Partner Entity.

“Investor Limited Partner” shall have the meaning ascribed to such term in the tenth recital to this Loan Agreement.

“Issuer” has the meaning ascribed thereto in the preamble to this Loan Agreement.

“Licenses” shall have the meaning ascribed thereto in Section 11.27.

“LIHTC” or “Tax Credits” means the Federal Low Income Housing Tax Credits, if any, allocated for the Improvements by TCAC.

“Loan” means the principal sum that Issuer agrees to lend and Borrower agrees to borrow pursuant to the terms and conditions of this Loan Agreement, in the amount of up to _____ and No/100 Dollars (\$_____); and following the Conversion Date, in an amount not to exceed the Permanent Loan Amount.

“Loan Documents” means those documents, as hereafter amended, supplemented, replaced or modified, properly executed and in recordable form, if necessary, listed in Exhibit B as Loan Documents.

“Mandatory Conversion Date” means ///[_____, 20___]///, or shall mean the First Extended Mandatory Conversion Date upon exercise of the First Option to Extend and the Second Extended Mandatory Conversion Date upon exercise of the Second Option to Extend.

“Master Lease” that certain Commercial Master Lease dated as of _____, 2016, between Borrower, as landlord, and Eden Commercial, Inc., as tenant, covering commercial space at the Property, containing approximately ///[2,300]/// square feet.

“Master Lease Subordination Agreement” means that certain Subordination Agreement (Master Lease) dated as of the date hereof by and among Borrower, Bondowner Representative and Eden Housing, Inc., as tenant under the Master Lease.

“Maturity Date” shall have the meaning ascribed to such term in the Note.

“Maximum Interest Rate” means the lesser of twelve percent (12%) per annum and the maximum interest rate permitted by law, if any.

“Net Income” shall mean, for any Period, all Gross Income from the Property during such Period less Operating Expenses of the Property during such Period.

“Net Monthly Cash Income” means all actual cash income received from the Property during a calendar month less the actual operating expenses incurred for or attributable to the Property, excluding amounts payable under the Note.

“Net Operating Income” means Effective Gross Income minus Operating Expenses.

“Note” means the Promissory Note made by Borrower to the order of Issuer in the original principal amount of \$_____ and endorsed by Issuer to the order of Bondowner Representative, dated as of even date with this Loan Agreement.

“Note Rate” means the interest rate applicable from time to time in accordance with the terms of the Note.

“Obligee” shall have the meaning ascribed to such term in Section 10.1.

“OFAC” means the United States Treasury Department Office of Foreign Assets Control and any successor thereto.

“One Month LIBO Rate” shall have the meaning ascribed to such term in the Note.

“Operating Expenses” shall mean, for any Period, the following expenses of the Property to the extent that such expenses are reasonable in amount and customary for properties that are similar in type, size, quality and location to the Property: (i) taxes and assessments imposed upon the Project, to the extent that such taxes and assessments are required to be paid by Borrower and are actually paid or reserved for by Borrower in such Period; (ii) bond assessments properly allocable to such Period; (iii) insurance premiums for casualty insurance (including, without limitation, terrorism, flood and earthquake insurance, to the extent required under this Loan Agreement, the Subordinate Loan Documents and/or the Partnership Agreement) and liability insurance carried in connection with the Property and accrued during such Period, provided, however, if any insurance is maintained as part of a blanket policy covering the Property and other properties, the insurance premium included in this subparagraph shall be the premium fairly allocable to the Property for such Period; (iv) operating expenses reasonably and actually incurred or accrued by Borrower for resident services and for the management, operation, cleaning, leasing, maintenance and repair of the Property during such Period; (v) replacement and operating reserves as required pursuant to this Loan Agreement, any subordinate loan document and/or the Partnership Agreement; (vi) any other debt service (with mandatory payments) related to the Property and accrued during such Period; (vii) costs of deferred maintenance with respect to the Property accrued during such Period; and (viii) any monitoring or administrative fees accrued under the Bond Documents during such period. Operating Expenses shall not

include any allowance for depreciation. For purposes of the calculation of Net Income or Net Operating Income, Operating Expenses will not include debt service under (vi) above.

“Operating Reserve” shall have the meaning ascribed to such term in Section 11.47.

“Operating Statement” shall have the meaning ascribed to such term in Section 12.5.

“Other Related Documents” means those documents, as hereafter amended, supplemented, replaced or modified from time to time, properly executed and in recordable form, if necessary, listed in Exhibit B as Other Related Documents.

“Participant” shall have the meaning ascribed to such term in Section 15.14.

“Partnership Agreement” shall mean that certain ///[Amended and Restated Agreement of Limited Partnership of El Cerrito Senior, L.P.]///, dated on or about December __, 2016, by and among General Partner, Investor Limited Partner and _____, as withdrawing limited partner.

“Partnership Documents” means the Partnership Agreement and all other documents now or hereafter executed by Borrower, General Partner and Investor Limited Partner, with the approval of Bondowner Representative (to the extent required pursuant to the terms of the Loan Documents), in connection with the Borrower and the investment in the Borrower by Investor Limited Partner.

“Payment and Performance Bond” shall have the meaning given such term in Section 4.1(h).

“Period” has the meaning set forth in Section 11.45.

“Permanent Lender” means CCRC.

“Permanent Loan Amount” means the maximum principal sum in the amount of _____ and No/100 Dollars (\$ _____); provided however, that, at Conversion, the Loan shall not exceed 80% of CCRC’s appraised Section 8 market value at stabilized occupancy, and the Loan shall have a minimum 1.15 to 1.00 DSCR for not less than ninety (90) consecutive days immediately prior to Conversion based upon CCRC’s underwriting guidelines.

“Permanent Loan Period” and “Permanent Loan Term” mean the period from the Conversion Date through the maturity date of the Note.

“Permitted Encumbrances” means the HUD Use Agreement, the Regulatory Agreement, the HOME/CDBG Regulatory Agreement, the County Regulatory Agreement, the County Deed of Trust, the City Regulatory Agreement, the City Notice of Restrictions, the City Deed of Trust, the Infill Grant Regulatory Agreement, the Infill Grant Sponsor Deed of Trust, the County/City Intercreditor Agreement and those other title exceptions previously approved by Bondowner Representative.

“Permitted Operating Expenses” shall have the meaning ascribed to such term in Section 12.5.

“Permitted Prior Encumbrances” means those title exceptions previously approved by Bondowner Representative to be prior to the lien of the Deed of Trust, including, without limitation, the HUD Use Agreement and the Regulatory Agreement.

“Permitted Transfer” means a transfer by Investor Limited Partner of its limited partnership interest in Borrower to an Investor Affiliate; provided, however, that all of the following conditions shall be satisfied: (i) the transferee assumes and agrees to be bound by and perform all of the obligations of the transferor under the Partnership Documents; (ii) Investor Limited Partner has delivered to Bondowner Representative complete and accurate copies of all documentation evidencing such transfer; (iii) if any Capital Contributions remain unpaid at the time of such transfer, the Investor Limited Partner remains liable to

Borrower for payment of such Capital Contributions; and (iv) with respect to a transfer by any limited partner of Investor Limited Partner of any of its limited partnership interests in Investor Limited Partner, the Investor Limited Partner remains managed or controlled by an Investor Affiliate. Notwithstanding the foregoing, any transfer of Investor Limited Partner's limited partnership interest in Borrower to an entity in which Wells Fargo Affordable Housing Community Development Corporation or its affiliates, has a controlling management interest shall be a Permitted Transfer so long as the successor Investor Limited Partner assumes full liability for the payment to Borrower of any remaining unpaid Capital Contributions in accordance with the times and conditions for payment of such Capital Contributions set forth in the Partnership Agreement. Additionally, Investor Limited Partner's pledge of its limited partnership interests as security for its obligations to make the Capital Contributions pursuant to the terms of the Partnership Documents shall be deemed to be a Permitted Transfer.

"Permitted Transferee" shall mean an eligible transferee of a Permitted Transfer.

"Person" or "person" means: any (a) individual, (b) any corporation, partnership, company, trust or other legal entity or (c) any other organization, whether or not a legal entity. With respect to any Sanctioned Person, "Person" also includes any group, sector, territory or country.

"Plans and Specifications" means the plans and specifications prepared by Architect heretofore delivered by Borrower to Bondowner Representative with respect to the Project.

"Project" shall have the meaning ascribed to such term in the third recital to this Loan Agreement.

"Project Costs" mean any and all costs incurred by Borrower with respect to the acquisition and construction of the Project including, without limitation, costs for the acquisition of property, the removal or demolition of existing structures, the construction of housing and related facilities and improvements, and all other work in connection therewith, and all costs of financing, including, without limitation, the cost of consultants, accounting and legal services, other expenses necessary or incident to determining the feasibility of the Project, administrative and other expenses necessary or incident to the Project and the financing thereof (including reimbursement to any municipality, county or entity for expenditures made for the Project) and all other costs approved by Bond Counsel to the extent such costs are paid from the proceeds of the Loan disbursed from the Bond Fund.

"Property" means the real property described on Exhibit A.

"Property Manager" means Eden Housing Management, Inc., a California nonprofit public benefit corporation.

"Property Management Agreement" means that certain Amended and Restated Management Agreement, dated as of ///[September 1, 2016]///, by and between the Borrower and the Property Manager.

"Qualified Project Costs" shall have the meaning given to the term "Qualified Development Costs" in Section 1.01 of the Indenture.

"RAD HAP Contract" shall have the meaning ascribed thereto in Section 4.1(v).

"Regulatory Agreement" means that certain Regulatory Agreement and Declaration of Restrictive Covenants, dated as of ///[December 1, 2016]/// by and between Issuer and Borrower, as originally executed, or as it may from time to time be supplemented, modified or amended.

"Regulatory Costs" shall have the meaning ascribed to such term in the Note.

"Related Person" means each Guarantor and any insider or affiliate (or insider or affiliate of any such insider or affiliate) of Borrower, determined by assuming that: (a) Borrower or such Guarantor or other affiliate or insider was a debtor at the time of determination of Related Person status; and (b) the terms

“insider” and “debtor” have the meanings provided for those terms by Section 101 of the Federal Bankruptcy Code.

“Replacement Reserve Agreement” means that certain Replacement Reserve Agreement, dated as of even date herewith, by and between Borrower and Bondowner Representative.

“Requirements” has the meaning ascribed thereto in Section 5.15(a).

“Reservation Letter” shall have the meaning ascribed to such term in Section 8.2(u).

“Reserve Percentage” shall have the meaning ascribed to such term in the Note.

“Restrictions” means all existing restrictions and regulatory agreements and all future restrictions and regulatory agreements relating to the use and operation of the Property and the Improvements.

“Revenues” has the meaning given to such term in Section 1.01 of the Indenture.

“Sanction” or “Sanctions” means individually and collectively, respectively, any and all economic or financial sanctions, sectoral sanctions, secondary sanctions, trade embargoes and anti-terrorism laws, including but not limited to those imposed, administered or enforced from time to time by: (a) the United States of America, including those administered by the OFAC, the U.S. State Department, the U.S. Department of Commerce, or through any existing or future Executive Order, (b) the United Nations Security Council, (c) the European Union, (d) the United Kingdom, or (e) any other governmental authorities with jurisdiction over any Person within the Borrowing Group.

“Sanctioned Country” means any country or territory that is a target of Sanctions.

“Sanctioned Person” means any Person that is a target of Sanctions, including without limitation, a Person that is: (a) listed on OFAC’s Specially Designated Nationals and Blocked Persons List; (b) listed on OFAC’s Consolidated Non-Specially Designated Nationals List; (c) a legal entity that is deemed by OFAC to be a Sanctions target based on the ownership of such legal entity by Sanctioned Person(s); or (d) a Person that is a Sanctions target pursuant to any territorial or country-based Sanctions program.

“Sanctions” means any and all economic or financial sanctions, sectoral sanctions, secondary sanctions, trade embargoes and anti-terrorism laws, including, but not limited to, those imposed, administered or enforced from time to time by: (a) the United States of America; including those administered by OFAC, the U.S. State Department, the U.S. Department of Commerce, or through any existing or future Executive Order; (b) the United Nations Security Council; (c) the European Union; (d) the United Kingdom; or (e) any other governmental authorities.

“Second Extended Mandatory Conversion Date” means ///[_____, 20___]///.

“Second Option to Extend” means the option to extend the First Mandatory Conversion Date pursuant to Section 3.7.

“Secured Obligations” shall have the meaning ascribed to such term in the Deed of Trust.

“Set Aside Letter” shall have the meaning ascribed to such term in Section 10.1.

“Soils Engineer” means Rockridge Geotechnical, Inc.

“Soils Engineering Agreement” means that certain _____.

“Sponsor” shall have the meaning ascribed thereto in the eighth recital to this Loan Agreement.

“Sponsor Subordination Agreement” shall have the meaning ascribed thereto in the eighth recital to this Loan Agreement.

“State” shall mean the State of California.

“Subdivision Map” shall have the meaning ascribed to such term in Section 11.11.

“Subordinate Lender(s)” means the County, the City, Sponsor and any other subordinate lender now or hereafter approved by Bondowner Representative.

“Subordinate Loan(s)” means the County Loan, the City Loan, the Infill Grant Sponsor Loan and any other subordinate loan now or hereafter approved by Bondowner Representative.

“Subordinate Loan Document(s)” means, singularly or collectively, as the context may require, the County Loan Documents, the City Loan Documents, the HCD AHSC Documents, the HCD IIG Documents, the Infill Grant Sponsor Loan Documents and any other subordinate loan documents now or hereafter approved by Bondowner Representative.

“Subordination Agreement(s)” shall mean, singularly or collectively, as the context may require, the County Subordination Agreement, the City Subordination Agreement, the HCD Subordination Agreement, the Sponsor Subordination Agreement, the Master Lease Subordination Agreement and any other subordination agreement now or hereafter approved by Bondowner Representative.

“Surety” shall have the meaning ascribed to such term in Section 10.1.

“Swap Agreement” means a “swap agreement” as defined in Section 101 of the Bankruptcy Code, entered into by Borrower and Bondowner Representative (or with another financial institution which is reasonably acceptable to Bondowner Representative), together with all modifications, extensions, renewals and replacements thereof.

“Tax Certificate” means the Certificate as to Arbitrage executed by the Issuer and the Borrower, dated as of the Closing.

“Taxes” shall have the meaning ascribed to such term in the Note.

“TCAC” means the California Tax Credit Allocation Committee.

“Terminated Documents” means those documents set forth in Exhibit A to the Bond Purchase Agreement.

“Title Insurer” means Old Republic Title Company.

“Title Policy” means the Lender’s Policy (or Policies) of Title Insurance as issued by the Title Insurer with respect to the Deed of Trust.

“Unrestricted Cash or Cash Equivalents” means cash, depository accounts or short term investments in money market funds or investments in U.S. government securities or securities guaranteed by the U.S. government, none of which shall be subject to any pledge, security interest or restriction on use or disbursement.

1.2 EXHIBITS INCORPORATED. Exhibits A, B, C, D, E and F all attached hereto, are hereby incorporated into this Loan Agreement.

ARTICLE 2. ISSUANCE OF BONDS; PAYMENT OF ISSUANCE COSTS

2.1 ISSUANCE OF BONDS. Upon execution of this Loan Agreement, the other Loan Documents, the Indenture and the Regulatory Agreement, and the occurrence of all conditions precedent to the issuance of the Bonds in such documents, or as soon thereafter as practicable, the Issuer will execute the Bonds and deliver the Bonds to Bondowner Representative, or to its order upon payment of the initial purchase price thereof and filing with the Bondowner Representative of the opinion of Bond Counsel as to the legality of the Bonds and the furnishing of all other documents required to be furnished before such delivery. The proceeds of the Bonds will be deposited and disbursed in accordance with the Indenture and this Loan Agreement.

2.2 NO WARRANTY BY ISSUER. BORROWER AGREES THAT THE ISSUER HAS NOT MADE AN INSPECTION OF THE PROPERTY, THE PROJECT OR OF ANY FIXTURE OR OTHER ITEM CONSTITUTING A PORTION THEREOF, AND THE ISSUER MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED OR OTHERWISE, WITH RESPECT TO THE SAME OR THE LOCATION, USE, DESCRIPTION, DESIGN, MERCHANTABILITY, FITNESS FOR USE FOR ANY PARTICULAR PURPOSE, CONDITION OR DURABILITY THEREOF, OR AS TO THE QUALITY OF THE MATERIAL OR WORKMANSHIP THEREIN, IT BEING AGREED THAT ALL RISKS INCIDENT THERETO ARE TO BE BORNE BY BORROWER. IN THE EVENT OF ANY DEFECT OR DEFICIENCY OF ANY NATURE IN THE PROPERTY, THE PROJECT OR ANY FIXTURE OR OTHER ITEM CONSTITUTING A PORTION THEREOF, WHETHER PATENT OR LATENT, THE ISSUER SHALL HAVE NO RESPONSIBILITY OR LIABILITY WITH RESPECT THERETO. THE PROVISIONS OF THIS SECTION 2.2 HAVE BEEN NEGOTIATED AND ARE INTENDED TO BE A COMPLETE EXCLUSION AND NEGATION OF ANY WARRANTIES OR REPRESENTATIONS BY THE ISSUER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, THE PROJECT OR ANY FIXTURE OR OTHER ITEM CONSTITUTING A PORTION THEREOF, WHETHER ARISING PURSUANT TO THE UNIFORM COMMERCIAL CODE OR ANY OTHER LAW NOW OR HEREAFTER IN EFFECT. IN ADDITION, BORROWER ACKNOWLEDGES, REPRESENTS AND WARRANTS THAT IT UNDERSTANDS THE NATURE AND STRUCTURE OF THE PROJECT; THAT IT IS FAMILIAR WITH THE PROVISIONS OF ALL OF THE DOCUMENTS AND INSTRUMENTS RELATING TO THE FINANCING OF THE PROPERTY AND THE PROJECT TO WHICH IT OR THE ISSUER IS A PARTY OR OF WHICH IT IS A BENEFICIARY; THAT IT UNDERSTANDS THE RISKS INHERENT IN SUCH TRANSACTIONS, INCLUDING WITHOUT LIMITATION THE RISK OF LOSS OF THE PROJECT; AND THAT IT HAS NOT RELIED ON THE ISSUER FOR ANY GUIDANCE OR EXPERTISE IN ANALYZING THE FINANCIAL OR OTHER CONSEQUENCES OF SUCH FINANCING TRANSACTIONS OR OTHERWISE RELIED ON THE ISSUER IN ANY MANNER EXCEPT TO ISSUE THE BONDS IN ORDER TO PROVIDE FUNDS FOR THE LOAN.

2.3 PAYMENT OF COSTS OF ISSUANCE BY BORROWER. Borrower agrees that it will provide any and all funds required for the prompt and full payment of all costs of issuance of the Bonds not otherwise paid from proceeds of the Bonds, including, but not limited to, the following items:

- (a) all legal (including Bond Counsel and counsel to Borrower, Issuer, Bondowner Representative and CCRC), abstractors', title insurance, financial, engineering, environmental, construction services, survey, appraisal and accounting fees and expenses, administrative fees, printing and engraving costs and other expenses incurred and to be incurred by Borrower, Issuer, Bondowner Representative and CCRC in connection with issuance of the Bonds;
- (b) premiums on all insurance required to be secured and maintained during the term of this Loan Agreement;
- (c) all recording fees and other taxes, charges, assessments, license or registration fees of every nature whatsoever incurred and to be incurred in connection with this financing (other than a tax on the income of Issuer or Bondowner Representative);
- (d) all initial fees and expenses of the Bondowner Representative and the Issuer (including, without limitation, the Issuer's initial fee referred to in Section 4A(d) of the Regulatory Agreement);
- (e) the fees payable to Bondowner Representative pursuant to Section 3.11;

- (f) fees payable to the California Debt Limit Allocation Committee and the California Tax Credit Allocation Committee with respect to the Bonds and the financing of the Project; and
- (g) other reasonable costs of issuance.

ARTICLE 3. THE LOAN

3.1 THE LOAN. The Issuer agrees, upon the terms and conditions herein specified, to lend to Borrower the proceeds of the Bonds, by causing such proceeds to be deposited with the Bondowner Representative in installments corresponding to the successive “draw-down” purchases of the Bonds by the Bondowner Representative. The proceeds of the Bonds shall be disbursed as provided herein and in the Indenture. The obligation of Borrower to repay the Loan shall be evidenced by the Note. Contemporaneously with the issuance of the Bonds, the Issuer will endorse the Note without recourse to the order of the Bondowner Representative, as the assignee of the Issuer. Borrower will repay the Loan in accordance with the provisions of the Note and this Loan Agreement.

3.2 LOAN DISBURSEMENTS. The proceeds of the Bonds shall be disbursed by the Bondowner Representative only in accordance with a written requisition of Borrower approved in writing by the Bondowner Representative, which approval shall be granted by the Bondowner Representative upon satisfaction or waiver by the Bondowner Representative of the conditions set forth in Article 4 of this Loan Agreement.

3.3 LOAN REPAYMENT AND PAYMENT OF OTHER AMOUNTS. Borrower hereby acknowledges its indebtedness to the Issuer and covenants to repay the Loan, and to pay interest on the amount of the Loan outstanding from time to time in accordance with the following:

(a) At any time prior to the Conversion Date but subject to any limitation set forth in the Note, Borrower may, at its option, prepay principal on the Note, in whole or in part, in order to effect a redemption of Bonds pursuant to Section 4.01(a) of the Indenture by paying to Bondowner Representative an amount equal to the principal amount of the Bonds to be redeemed, together with all accrued and unpaid interest through the date of redemption of Bonds on the portion of principal prepaid; provided, however, that such prepayment shall not reduce the principal amount of the Note below the Permanent Loan Amount without the prior consent of Bondowner Representative and CCRC, or unless CCRC requires a further paydown pursuant to the terms of the Bond Purchase Agreement. Borrower shall give Bondowner Representative not less than fifteen (15) days’ advance written notice of its intention to make a prepayment pursuant to this Section 3.3(a).

(b) Following the occurrence of a Default under this Loan Agreement and demand by Bondowner Representative for redemption of all of the Bonds pursuant to Section 4.01(b) of the Indenture, Borrower shall immediately pay to Bondowner Representative the full amount of outstanding principal of the Note, together with all accrued and unpaid interest thereon through the date of redemption of Bonds, plus the prepayment charge set forth in Section 3.8(c) below if such redemption occurs on or after the Conversion Date.

(c) For so long as any portion of the principal of the Loan is outstanding, Borrower shall pay to Bondowner Representative an amount equal to the interest accrued on the Loan during the previous month at the applicable One Month LIBO Rate determined as provided in section A.2 of the Note, on or before the first Business Day of each month prior to the Conversion Date and at the rate as set forth in Section 3.8 of this Loan Agreement and in section B.1 of the Note on or before the first day of each month after the Conversion Date subject to Section 11.2 hereof.

(d) In the event of damage to or destruction or condemnation of the Project or any part thereof, Borrower shall pay to Bondowner Representative, for redemption of Bonds pursuant to Section 4.01(a) of the Indenture, such portion of the Loan as is required to be paid pursuant to Section 5.6 of the Deed of Trust, plus accrued and unpaid interest through the date of redemption of the Bonds, without premium.

(e) Borrower agrees to pay, at the same time as the monthly payments pursuant to Section 3.3(c) above, upon an Event of Default whether or not such event has thereafter been cured, one-twelfth (1/12th) of the amount budgeted by Borrower for annual premiums for insurance required to be maintained pursuant to this Loan Agreement and for real estate taxes or other charges for governmental service for the current year (except for utility charges) which shall be disbursed by the Bondowner Representative from time to time.

(f) Borrower agrees to make such other payments to Bondowner Representative, in the amounts and at the times necessary to enable the Bondowner Representative, on behalf of the Issuer, to pay all amounts payable with respect to the Bonds when due, whether as principal of, premium, or interest on, or otherwise, and whether at maturity or by redemption (including mandatory sinking fund redemption) or acceleration or otherwise.

(g) Borrower also agrees to pay, (i) all taxes and assessments of any type or character charged to the Issuer or to the Bondowner Representative affecting the amount available to the Issuer or the Bondowner Representative from payments to be received hereunder or in any way arising due to the transactions contemplated hereby (including taxes and assessments assessed or levied by any public agency or governmental authority of whatsoever character having power to levy taxes or assessments) but excluding franchise taxes based upon the capital and/or income of the Bondowner Representative and taxes based upon or measured by the net income of the Bondowner Representative; provided, however, that the Borrower shall have the right to protest any such taxes or assessments and to require the Issuer or the Bondowner Representative, at the Borrower's expense, to protest and contest any such taxes or assessments levied upon them and that the Borrower shall have the right to withhold payment of any such taxes or assessments pending disposition of any such protest or contest unless such withholding, protest or contest would adversely affect the rights or interests of the Issuer or the Bondowner Representative; (ii) all reasonable fees, charges and expenses of the Bondowner Representative for services rendered under the Indenture, as and when the same become due and payable; (iii) the annual fee of the Issuer, payable as set forth in Section [4A(d)] of the Regulatory Agreement, and the reasonable fees and expenses of the Issuer or any agents, attorneys, accountants, consultants selected by the Issuer to act on its behalf in connection with this Loan Agreement, the Regulatory Agreement, the Loan Documents, the Bonds or the Indenture, including, without limitation, any and all reasonable expenses incurred in connection with the authorization, issuance, sale and delivery of the Bonds or in connection with any litigation which may at any time be instituted involving this Loan Agreement, the Regulatory Agreement, the other Loan Documents, the Bonds or the Indenture or any of the other documents contemplated thereby, or in connection with the reasonable supervision or inspection of the Borrower, its properties, assets or operations or otherwise in connection with the administration of the foregoing; and (iv) these obligations and those in Section 11.38 shall remain valid and in effect notwithstanding repayment of the loan hereunder or termination of this Loan Agreement or the Indenture.

(h) Borrower agrees: (i) to pay to each of the Bondowner Representative and the Issuer from time to time reasonable compensation for all services rendered by it (including the reasonable compensation, expenses and disbursements of its agents and counsel) under the Indenture and any other agreements relating to the Bonds to which the Bondowner Representative or the Issuer is a party (collectively, "**Ordinary Fees and Expenses**"); (ii) except as otherwise expressly provided in the Indenture, this Loan Agreement or such other agreements related to the Bonds or the Project, to reimburse the Bondowner Representative and the Issuer upon its request for all reasonable expenses, disbursements and advances (including reasonable counsel fees) incurred or made by the Bondowner Representative or the Issuer (provided that neither the Bondowner Representative nor the Issuer shall be required to make advances) in accordance with any provision of the Indenture or other agreements to which the Bondowner Representative or the Issuer is a party (including, but not limited to, the reasonable compensation and the expenses and disbursements of its agents and counsel and the cost of printing Bonds), except any such expense, disbursement or advance (provided that the Bondowner Representative or the Issuer shall not be required to make advances) as may be attributable to its gross negligence or willful misconduct in the case of the Bondowner Representative, or its willful misconduct in the case of the Issuer, (iii) to pay to an arbitrage consultant reasonable compensation for all services rendered by it, and (iv) to pay to the federal government any rebatable arbitrage required to be paid to the federal government.

3.4 ADDITIONAL CHARGES. Borrower agrees to pay each and all of the following (collectively, the “Additional Charges”):

(a) upon the occurrence of a default under the Indenture or a Default under this Loan Agreement, and upon expiration of all notice and cure periods, to or upon the order of the Issuer or the Bondowner Representative, when due, all reasonable fees of the Issuer or the Bondowner Representative for services rendered under the Indenture and any other amounts due under Section 11.2 hereof which are not included in Ordinary Fees and Expenses, and all reasonable fees and charges of any registrars, legal counsel, accountants, engineers, public agencies and others incurred in the performance, on request of the Issuer, of services required under the Indenture or this Loan Agreement for which such persons are entitled to payment or reimbursement, provided that Borrower may, upon notice to the Issuer and without creating a Default hereunder, contest in good faith the necessity or reasonableness of any such services, fees or expenses other than Ordinary Fees and Expenses, but the Issuer’s final decision shall control;

(b) (i) all indemnity payments required to be made under this Loan Agreement and the Regulatory Agreement (such indemnity payments being due to the Issuer or Indemnified Party upon written demand therefor and accruing interest at the Default Rate 60 days after notice of demand therefor); (ii) all reasonable expenses (including reasonable legal fees and expenses) incurred by the Issuer in exercising its rights under this Loan Agreement following a Default; and (iii) all other reasonable expenses incurred by the Issuer in relation to the Project or the Bonds which are not otherwise required to be paid by Borrower under the terms of this Loan Agreement or any separate fee agreement, including costs incurred as a result of a request by Borrower; and

(c) interest, at the Default Rate, on all payments not made by Borrower under Section 3.3, this Section 3.4 and Section 3.8 when due, to the parties entitled thereto.

3.5 CONVERSION TO PERMANENT TERM. Upon satisfaction of all of the conditions precedent set forth in Section 3.1 of the Bond Purchase Agreement and the purchase of the Bonds by CCRC pursuant to the Bond Purchase Agreement, the Loan shall be deemed converted from a construction loan to a permanent term loan. The “**Conversion Date**” shall be the date upon which all of the conditions to Conversion set forth in the Bond Purchase Agreement are satisfied, CCRC purchases the Bonds and the Assignment and Assumption Agreement (as defined in the Bond Purchase Agreement) is recorded in the Official Records. If the Conversion Date does not occur on or before the Mandatory Conversion Date, then the Loan and all sums payable to Bondowner Representative under the Loan Agreement shall be immediately due and payable, unless extended as provided herein.

3.6 FIRST OPTION TO EXTEND. Borrower shall have the option to extend the Mandatory Conversion Date (for the purposes of this section, the “**Original Mandatory Conversion Date**”) to the First Extended Mandatory Conversion Date, upon satisfaction of the following conditions precedent:

(a) Borrower shall provide Bondowner Representative with written notice of Borrower’s request to exercise the First Option to Extend not more than ninety (90) days but not less than thirty (30) days prior to the Original Mandatory Conversion Date; and

(b) As of the date of Borrower’s delivery of notice of request to exercise the First Option to Extend, and as of the Original Mandatory Conversion Date, no Default shall have occurred, and no event or condition which, with the giving of notice or the passage of time or both, would constitute a Default shall have occurred and be continuing, and Borrower shall so certify in writing.

(c) Borrower shall pay to Bondowner Representative an extension fee of equal to 0.125% of the total commitment amount of the Loan (whether disbursed or undisbursed), as determined by Bondowner Representative on the First Extended Mandatory Conversion Date;

(d) Borrower shall execute or cause the execution of all documents reasonably required by Bondowner Representative to exercise the First Option to Extend and shall deliver to Bondowner

Representative, at Borrower's sole cost and expense, such title insurance endorsements reasonably required by Bondowner Representative;

(e) There shall have occurred no material adverse change, as determined by Bondowner Representative in its sole discretion, in the financial condition of Borrower, General Partner, or any Guarantor from that which existed as of the later of: (i) the Effective Date; or (ii) the date upon which the financial condition of such party was first represented to Bondowner Representative;

(f) Bondowner Representative shall have received evidence satisfactory to Bondowner Representative that the Subordinate Loans and all Subordinate Loan Documents are in full force and effect and there is no event or condition which, with the giving of notice or the passage of time or both, would constitute a material default by any party to any such document which could have a material adverse effect upon the Property, the Improvements, or the repayment of the Loan; or if there is any such event or condition, the same shall be fully disclosed to Bondowner Representative and Bondowner Representative shall have approved of the extension of the Original Mandatory Conversion Date despite the same, such approval to be granted or withheld in Bondowner Representative's sole discretion;

(g) Bondowner Representative shall have received evidence satisfactory to Bondowner Representative that the HUD Documents and the AHAP Contract are in full force and effect and there is no event or condition which, with the giving of notice or the passage of time or both, would constitute a material default by any party to any such document;

(h) Borrower shall have provided evidence satisfactory to Bondowner Representative of Borrower's continued compliance with TCAC achievement dates, including Borrower's ability to meet the TCAC placed-in-service date;

(i) Bondowner Representative shall have received evidence satisfactory to Bondowner Representative that, as of the Original Mandatory Conversion Date, no default has occurred under any of the Partnership Documents and that the Partnership Documents and the Investor Limited Partner's obligations to make capital contributions thereunder are unamended and in full force and effect;

(j) The construction of the Project shall be one hundred percent (100%) complete and lien free, as evidenced by Bondowner Representative's receipt of a mechanic's lien free endorsement to the Title Policy, a recorded notice of completion, a certificate of occupancy and any other licenses, consents or permits from Governmental Authorities that are necessary to permit lawful residential occupancy of all of the units in the Project and a true copy thereof delivered to Bondowner Representative;

(k) If necessary, Borrower shall have extended to a date not earlier than thirty (30) days after the First Extended Mandatory Conversion Date the applicable expiration date of any commitment with respect to the earliest date on which Investor Limited Partner shall be permitted to withdraw from the Borrower under the Partnership Documents, and Bondowner Representative shall have received evidence satisfactory to Bondowner Representative that such commitments are in full force and effect and no defaults have occurred thereunder;

(l) Borrower shall have delivered to Bondowner Representative written evidence satisfactory to Bondowner Representative showing that (i) not less than ninety-five percent (95%) of the Units within the Project have been leased to third party residential tenants under residential leases complying with this Loan Agreement and the Bond Documents, and (ii) not less than ninety-five percent (95%) of the Units within the Project have been occupied by third party residential tenants under residential leases complying with this Loan Agreement and the Bond Documents;

(m) The balance in the interest reserve as of the Mandatory Conversion Date, as may be supplemented by Borrower, shall be sufficient to pay interest on the Loan until the First Extended Mandatory Conversion Date as determined by Bondowner Representative; and

(n) (i) CCRC's commitment to purchase the Bonds in the Permanent Loan Amount as of the Conversion Date, pursuant to the terms of the Bond Purchase Agreement, shall remain in full force and effect, and (ii) Borrower shall have delivered evidence satisfactory to Bondowner Representative that the date of expiration of CCRC's obligations under the Bond Purchase Agreement has been extended to a date that is not earlier than the First Extended Mandatory Conversion Date. ///[BANK AND CCRC TO SUPPLEMENT THIS CONDITION UPON FURTHER REVIEW]///.

Upon extension of the Mandatory Conversion Date to the First Extended Mandatory Conversion Date pursuant to this Section 3.6, the date upon which the required pay down of the Note to reduce the Note to the Permanent Loan Amount must occur shall be extended to the date of the First Extended Mandatory Conversion Date, and the maturity date of the Note shall be unaffected. Except as modified by the exercise of this First Option to Extend, the terms and conditions of this Loan Agreement and the other Loan Documents as modified and approved by Bondowner Representative shall remain unmodified and in full force and effect.

3.7 SECOND OPTION TO EXTEND. If Borrower shall have exercised the First Option to Extend set forth in Section 3.6 and the Mandatory Conversion Date shall have been extended to the First Extended Mandatory Conversion Date in accordance with the terms and provisions of this Agreement, Borrower shall have the option to extend the First Extended Mandatory Conversion Date to the Second Extended Mandatory Conversion Date, upon satisfaction of the following conditions precedent:

(a) Borrower shall provide Bondowner Representative with written notice of Borrower's request to exercise the Second Option to Extend not more than ninety (90) days but not less than thirty (30) days prior to the First Extended Mandatory Conversion Date; and

(b) As of the date of Borrower's delivery of notice of request to exercise the Second Option to Extend, and as of the First Extended Mandatory Conversion Date, no Default shall have occurred, and no event or condition which, with the giving of notice or the passage of time or both, would constitute a Default shall have occurred and be continuing, and Borrower shall so certify in writing.

(c) Borrower shall pay to Bondowner Representative an extension fee of equal to 0.125% of the total commitment amount of the Loan (whether disbursed or undisbursed), as determined by Bondowner Representative on the Second Extended Mandatory Conversion Date;

(d) Borrower shall execute or cause the execution of all documents reasonably required by Bondowner Representative to exercise the Second Option to Extend and shall deliver to Bondowner Representative, at Borrower's sole cost and expense, such title insurance endorsements reasonably required by Bondowner Representative;

(e) There shall have occurred no material adverse change, as determined by Bondowner Representative in its sole discretion, in the financial condition of Borrower, General Partner, or any Guarantor from that which existed as of the later of: (i) the Effective Date; or (ii) the date upon which the financial condition of such party was first represented to Bondowner Representative;

(f) Bondowner Representative shall have received evidence satisfactory to Bondowner Representative that the Subordinate Loans and all Subordinate Loan Documents are in full force and effect and there is no event or condition which, with the giving of notice or the passage of time or both, would constitute a material default by any party to any such document which could have a material adverse effect upon the Property, the Improvements, or the repayment of the Loan; or if there is any such event or condition, the same shall be fully disclosed to Bondowner Representative and Bondowner Representative shall have approved of the extension of the First Extended Mandatory Conversion Date despite the same, such approval to be granted or withheld in Bondowner Representative's sole discretion;

(g) Bondowner Representative shall have received evidence satisfactory to Bondowner Representative that the HUD Documents and the AHAP Contract are in full force and effect and there is no

event or condition which, with the giving of notice or the passage of time or both, would constitute a material default by any party to any such document;

(h) Borrower shall have provided evidence satisfactory to Bondowner Representative of Borrower's continued compliance with TCAC achievement dates, including Borrower's ability to meet the TCAC placed-in-service date;

(i) Bondowner Representative shall have received evidence satisfactory to Bondowner Representative that, as of the First Extended Mandatory Conversion Date, no default has occurred under any of the Partnership Documents and that the Partnership Documents and the Investor Limited Partner's obligations to make capital contributions thereunder are unamended and in full force and effect;

(j) The construction of the Project shall be one hundred percent (100%) complete and lien free, as evidenced by Bondowner Representative's receipt of a mechanic's lien free endorsement to the Title Policy, a recorded notice of completion, a certificate of occupancy and any other licenses, consents or permits from Governmental Authorities that are necessary to permit lawful residential occupancy of all of the units in the Project and a true copy thereof delivered to Bondowner Representative;

(k) If necessary, Borrower shall have extended to a date not earlier than thirty (30) days after the Second Extended Mandatory Conversion Date the applicable expiration date of any commitment with respect to the earliest date on which Investor Limited Partner shall be permitted to withdraw from the Borrower under the Partnership Documents, and Bondowner Representative shall have received evidence satisfactory to Bondowner Representative that such commitments are in full force and effect and no defaults have occurred thereunder;

(l) Borrower shall have delivered to Bondowner Representative written evidence satisfactory to Bondowner Representative showing that (i) not less than ninety-five percent (95%) of the Units within the Project have been leased to third party residential tenants under residential leases complying with this Loan Agreement and the Bond Documents, and (ii) not less than ninety-five percent (95%) of the Units within the Project have been occupied by third party residential tenants under residential leases complying with this Loan Agreement and the Bond Documents;

(m) The balance in the interest reserve as of the First Extended Mandatory Conversion Date, as may be supplemented by Borrower, shall be sufficient to pay interest on the Loan until the Second Extended Mandatory Conversion Date as determined by Bondowner Representative; and

(n) (i) CCRC's commitment to purchase the Bonds in the Permanent Loan Amount as of the Conversion Date, pursuant to the terms of the Bond Purchase Agreement, shall remain in full force and effect, and (ii) Borrower shall have delivered evidence satisfactory to Bondowner Representative that the date of expiration of CCRC's obligations under the Bond Purchase Agreement has been extended to a date that is not earlier than the Second Extended Mandatory Conversion Date. ///[BANK AND CCRC TO SUPPLEMENT THIS CONDITION UPON FURTHER REVIEW]///

Upon extension of the First Extended Mandatory Conversion Date to the Second Extended Monthly Conversion Date pursuant to this Section 3.7, the date upon which the required pay down of the Note to reduce the Note to the Permanent Loan Amount must occur shall be extended to the date of the Second Extended Mandatory Conversion Date, and the maturity date of the Note shall be unaffected. Except as modified by the exercise of this Second Option to Extend, the terms and conditions of this Loan Agreement and the other Loan Documents as modified and approved by Bondowner Representative shall remain unmodified and in full force and effect.

3.8 INTEREST RATE, LOAN REPAYMENT AND PREPAYMENT CHARGE AFTER THE CONVERSION DATE.

(a) Interest Rate. The “**First Reset Rate**” on the Note shall be a fixed interest rate equal to the First Reset Rate set forth in the Note.

From the Conversion Date through the CCRC Takeout Loan Maturity Date, the outstanding principal balance of the Note shall bear interest at the First Reset Rate. For the period beginning on the first day of the month following the month in which the Conversion Date occurs, and on the first day of each month thereafter throughout the balance of the term of the Loan, Borrower shall pay to Bondowner Representative equal monthly installments of principal and interest in an amount sufficient to amortize the Loan over a twenty (20) year period, as more specifically set forth in the Note. BORROWER ACKNOWLEDGES THAT THE AMOUNT OWING PURSUANT TO THE NOTE WILL NOT FULLY AMORTIZE BY THE CCRC TAKEOUT LOAN MATURITY DATE, AND THAT ON THE CCRC TAKEOUT LOAN MATURITY DATE, A SUBSTANTIAL “BALLOON PAYMENT” WILL BE DUE AND PAYABLE.

(b) Mandatory Sinking Fund Redemption. Effective as of the Conversion Date, the Bonds shall be subject to a monthly mandatory sinking fund redemption as set forth in Section 4.01(c) of the Indenture corresponding to the monthly payments of principal on the Loan due hereunder.

(c) Prepayment Charge. Except as provided below, if the Loan is prepaid at any time after the Conversion Date, whether such prepayment is voluntary, involuntary or upon acceleration of the principal amount of the Loan by Bondowner Representative following a Default, Borrower shall pay to Bondowner Representative on the prepayment date (in addition to all other sums then due and owing to Bondowner Representative under the Loan Documents) a prepayment charge to the extent and as provided in the Note.

3.9 BORROWER’S OBLIGATIONS UNCONDITIONAL. The obligations of Borrower to perform and observe the other agreements on its part contained herein shall be absolute and unconditional and payment of the Loan and Additional Charges and all other payments required of Borrower hereunder or under the Note shall be paid without notice or demand and without set off, counterclaim, or defense for any reason and without abatement or deduction or defense. Borrower will not suspend or discontinue any such payments, will perform and observe all of its other agreements in this Loan Agreement and will not terminate this Loan Agreement for any cause, including, but not limited, to any acts or circumstances that may constitute failure of consideration, destruction or damage to the Project or Borrower’s business, the taking of the Project or Borrower’s business by condemnation or otherwise, the lawful prohibition of Borrower’s use of the Project or Borrower’s business, the interference with such use by any private person or corporation, the invalidity or unenforceability or lack of due authorization or other infirmity of this Loan Agreement, the lack of right, power or authority of the Issuer to enter into this Loan Agreement, eviction by paramount title, commercial frustration of purpose, bankruptcy or insolvency of the Issuer or the Bondowner Representative, change in the tax or other laws or administrative rulings or actions of the United States of America or of the State or any political subdivision thereof, or failure of the Issuer to perform and observe any agreement, whether express or implied, or any duty, liability or obligation arising out of or connected with this Loan Agreement, or for any other cause whether similar or dissimilar to the foregoing, any present or future law to the contrary notwithstanding, it being the intention of the parties hereto that the payment of the Loan and other amounts payable by Borrower hereunder or under the Note shall be paid in full when due without any delay or diminution whatever.

3.10 ASSIGNMENT OF ISSUER’S RIGHTS. Pursuant to the Indenture, the Issuer has assigned the Revenues and has assigned, without recourse or liability, to the Bondowner Representative, certain of the Issuer’s rights under this Loan Agreement and the Note pursuant to Section 5.01 of the Indenture, including the right to receive certain payments hereunder, and hereby directs Borrower to make payments referred to in Sections 3.3(a), (b), (c), (d) and (f), 3.5, and 3.7(a) and (b) hereof and under the Note directly to the Bondowner Representative. Borrower assents to such assignment and will make such payments under this Loan Agreement directly to the Bondowner Representative without defense or set off by reason of any dispute between Borrower, the Issuer, the Bondholders or the Bondowner Representative.

3.11 ADDITIONAL SECURITY INTEREST. To secure payment and performance of all obligations of Borrower hereunder and under the other Loan Documents, Borrower hereby grants and assigns to

Bondowner Representative a security interest in all of Borrower's right, title and interest, now or hereafter acquired, to the payment of money from Bondowner Representative to Borrower under any Swap Agreement.

3.12 LOAN FEES. Borrower shall pay to Bondowner Representative, at Loan closing, a loan fee in an amount equal to _____ and No/100 Dollars (\$_____), and to CCRC, at Loan closing, a loan fee in an amount equal to _____ and No/100 Dollars (\$_____) and an application fee equal to Two Thousand and No/100 Dollars (\$2,000.00).

Bondowner Representative and CCRC shall earn the fees described in this Section 3.11 when paid by Borrower, and such fees shall be nonrefundable.

3.13 LOAN DOCUMENTS. Borrower shall deliver to Bondowner Representative concurrently with this Loan Agreement each of the documents, properly executed and in recordable form, as applicable, described in Exhibit B as Loan Documents, together with those documents described in Exhibit B as Other Related Documents.

3.14 EFFECTIVE DATE. The date of the Loan Documents is for reference purposes only. The Effective Date of delivery and transfer to Bondowner Representative of the security under the Loan Documents and of Borrower's and Bondowner Representative's obligations under the Loan Documents shall be the date the Deed of Trust is recorded in the office of the County Recorder of the county where the Property is located.

3.15 CREDIT FOR PRINCIPAL PAYMENTS. Any payment made upon the outstanding principal balance of the Loan shall be credited as of the Business Day received, provided such payment is received by Bondowner Representative no later than 11:00 a.m. (Pacific Standard Time or Pacific Daylight Time, as applicable) and constitutes immediately available funds. Any principal payment received after said time or which does not constitute immediately available funds shall be credited upon such funds having become unconditionally and immediately available to Bondowner Representative.

3.16 FULL REPAYMENT AND RECONVEYANCE. Upon receipt of all sums owing and outstanding under the Loan Documents and the full performance of all other obligations secured by the Deed of Trust, Bondowner Representative shall issue a full reconveyance of the Property and Improvements from the lien of the Deed of Trust; provided, however, that all of the following conditions shall be satisfied at the time of, and with respect to, such reconveyance: (a) Bondowner Representative shall have received all escrow, closing and recording costs, the costs of preparing and delivering such reconveyance and any sums then due and payable under the Loan Documents; and (b) Bondowner Representative shall have received a written release satisfactory to Bondowner Representative of any set aside letter, letter of credit or other form of undertaking which Bondowner Representative has issued to any surety, governmental agency or any other party in connection with the Loan and/or the Property and Improvements. Any repayment shall be without prejudice to Borrower's obligations under any Swap Agreement between Borrower and Bondowner Representative, which shall remain in full force and effect subject to the terms of such Swap Agreement (including provisions that may require a reduction, modification or early termination of a swap transaction, in whole or in part, in the event of such repayment, and may require Borrower to pay any fees or other amounts for such reduction, modification or early termination), and no such fees or amounts shall be deemed a penalty hereunder or otherwise.

3.17 ISSUER FEE. The annual fee to be paid to the Issuer pursuant to Section ///[4A(a) and 20]/// of the Regulatory Agreement shall be impounded monthly in an amount equal to 1/12th of such annual fees (and, with respect to the first such payment, such other fraction as necessary to fully fund the first payment due following the Closing Date), commencing on the first day of the month following the Closing Date, and amounts so impounded shall be remitted to the Issuer on the date the annual fee is due to it under Section ///[20]/// of each Regulatory Agreement.

ARTICLE 4. DISBURSEMENT OF LOAN FUNDS

4.1 CONDITIONS PRECEDENT TO INITIAL DISBURSEMENTS OF PROCEEDS OF THE BONDS. Bondowner Representative's obligation to consent to the initial disbursement of the proceeds of the Bonds

held by Bondowner Representative in the Bond Fund in an amount not to exceed \$_____ shall be subject at all times to satisfaction of each of the following conditions precedent:

(a) Delivery of Documents. The documents listed on Exhibit B, (including without limitation all Loan Documents and all Other Related Documents) shall have been delivered to Bondowner Representative in form and substance satisfactory to Bondowner Representative, duly executed (and, if required by Bondowner Representative, acknowledged) by all of the appropriate parties.

(b) Recorded Documents. The following documents shall have been duly recorded, in the order indicated below, in the Official Records of the County:

- (i) the HUD Use Agreement;
- (ii) the Regulatory Agreement;
- (iii) the Deed of Trust;
- (iv) the Assignment of Deed of Trust;
- (v) the HOME/CDBG Regulatory Agreement;
- (vi) the County Regulatory Agreement;
- (vii) the County Deed of Trust;
- (viii) the City Regulatory Agreement;
- (ix) the City Notice of Restrictions;
- (x) the City Deed of Trust;
- (xi) the County/City Intercreditor Agreement;
- (xii) the Infill Grant Regulatory Agreement;
- (xiii) the HUD Subordination Agreement;
- (xiv) the County Subordination Agreement;
- (xv) the City Subordination Agreement;
- (xvi) the HCD Subordination Agreement;
- (xvii) the Delivery Assurance Deed of Trust;
- (xviii) the Infill Grant Sponsor Deed of Trust;
- (xix) the Sponsor Subordination Agreement;
- (xx) the Master Lease Subordination Agreement; and
- (xxi) the Payment and Performance Bond.

(c) Financing Statements. The Financing Statements described in Exhibit B, items 1.5 and 1.6 shall have been filed with the California Secretary of State, and Bondowner Representative shall have

received and approved the results of a UCC search conducted and certified by the California Secretary of State.

(d) Title Insurance. Borrower shall (at its own expense) have obtained a commitment from the Title Insurer in form and content satisfactory to Bondowner Representative for delivery to the Bondowner Representative of a mortgagee's policy of title insurance (the "**Title Policy**") which complies with the following requirements: (x) the Title Policy shall be issued with respect to the Property, shall show the Deed of Trust as the insured mortgage, shall name the Bondowner Representative as insured, shall be dated as of the date of recording of the Deed of Trust, shall be in an amount not less than the original principal amount of the Bonds, and shall be in form and substance reasonably satisfactory to the Bondowner Representative; (y) when originally issued, the Title Policy shall be in form ALTA LP-10 (in 2006 form or other form acceptable to Bondowner Representative) and shall contain such endorsements (2006 forms where applicable and available) as Bondowner Representative may require, including without limitation, ALTA 3.1 Zoning, improved land; ALTA 6 Variable Rate; ALTA 8.1 Environmental; ALTA 9 Comprehensive, unmodified for improved land; ALTA 10.1 Assignment of mortgage with priority; ALTA 17 Access and abut (access to San Pablo Avenue and Kearney Street); ALTA 18 Separate Tax Parcel; ALTA 19 Contiguity (as to Parcels _____); ALTA 22 Address; ALTA 25 Survey; ALTA 26 Subdivision; ALTA 27 Usury; ALTA 28 Easement; CLTA 101.3 Mechanics' liens/No notice of completion; CLTA 104.7 Assignment of Rents; CLTA 112 Bondholder; Special: Utilities; Special: Deletion of Arbitration provisions (paragraph 13 of Conditions); Special: Electronic signatures on policy/endorsements; Special: Doing Business As; and a commitment to issue such further endorsements as Bondowner Representative may require, including without limitation, CLTA 101.2 or CLTA 101.6 Mechanics' liens/Notice of completion, CLTA 102.5 Foundation without encroachment and CLTA 122 Datedown for draw in such number and at such times as may be required by Bondowner Representative; and (z) the Title Policy shall include a commitment by the Title Company to rewrite the Title Policy into a full ALTA Loan Policy (in 2006 form or other form acceptable to Bondowner Representative), containing all the endorsements listed above and any such additional endorsements as Bondowner Representative may reasonably require upon completion of construction of the Project. The Title Policy shall insure:

- (i) that the Borrower possesses a fee simple interest in the Property;
- (ii) that the Deed of Trust is a valid first lien upon the Property, subject only to Permitted Prior Encumbrances;
- (iii) that the following standard exceptions be waived and insured: (1) facts which would be disclosed by a comprehensive survey of the Property, (2) mechanic's, contractors' or materialmen's liens and lien claims, and (3) all other exceptions noted in Schedule B, Section I of the Title Policy.

(e) Confirmation of Insurance. Bondowner Representative shall have received and approved in form and substance satisfactory to Bondowner Representative all insurance policies, certificates, and any other evidence of insurance coverage that Borrower is required to obtain and maintain pursuant to Article 7 of this Loan Agreement.

(f) Opinion Letter. Bondowner Representative and Issuer shall have received (i) an original Bond Counsel approving and tax opinion for the Bonds, in form and content satisfactory to Bondowner Representative and Issuer, addressed to the Bondowner Representative and Issuer, and (ii) an opinion of Borrower's Counsel addressed to Bondowner Representative and Issuer, in form and content satisfactory to Bondowner Representative and Issuer, which opinion shall state that Bondowner Representative's successors and assigns as holder of the Note are permitted to rely on the opinion.

(g) Delivery of Contracts; Approval of Reports. Bondowner Representative shall have received and approved in form and substance satisfactory to Bondowner Representative:

- (i) a soils report for the Property;

- (ii) an environmental questionnaire and environmental site assessment with respect to the presence, if any, of Hazardous Materials on the Property;
 - (iii) two sets of the Plans and Specifications, certified as complete by the Architect, together with evidence of all necessary or appropriate approvals of all applicable Governmental Authorities;
 - (iv) copies of any initial study, negative declaration, mitigated negative declaration, environmental impact report, notice of determination or notice of exemption prepared, adopted, certified or filed by or with any Governmental Authority in connection with the Property and Project; and
 - (v) copies of all documents, agreements, instruments, policies and other materials relating to the Project requested by Bondowner Representative, including without limitation, appraisals; all design, architect's, engineering, brokerage and construction contracts; and surveys, in each case set forth in such detail as Bondowner Representative may require.
- (h) Payment and Performance Bond as to Construction Contract. Prior to any disbursement of proceeds of the Loan, Borrower shall have delivered a payment and performance bond (the "**Payment and Performance Bond**") with respect to the Construction Contract in such forms and amounts as required by Bondowner Representative.
- (i) Reservation Letter. Bondowner Representative shall have received a photocopy of the Reservation Letter from TCAC.
- (j) Utilities. Bondowner Representative shall have received evidence satisfactory to Bondowner Representative that all utility services, including, without limitation, gas, water, sewage, electrical and telephone, necessary for the development and occupancy of the Property and Project are available at or within the boundaries of the Property, or Borrower has taken all steps necessary to assure that all such services will be available upon completion of the Project.
- (k) Payment of Loan Fees. Borrower shall have paid to Bondowner Representative, in good funds, all fees owing pursuant to Section 3.12 and all costs of issuance of the Bonds.
- (l) Sufficiency of Funds. Bondowner Representative shall have received evidence satisfactory to Bondowner Representative that there will be sufficient funds available to Borrower to complete the Project and cover all costs as shown on the Disbursement Budget attached hereto, whether from the proceeds of the Loan, Subordinate Loans, Capital Contributions or from another source or other sources acceptable to Bondowner Representative.
- (m) Admission of Investor Limited Partner. Bondowner Representative shall have received and approved in form and content reasonably satisfactory to Bondowner Representative the fully executed Partnership Agreement. The Partnership Agreement shall have been amended in a manner reasonably satisfactory to Bondowner Representative to admit Investor Limited Partner as a limited partner of Borrower and Bondowner Representative shall have received a first priority security interest in (i) the general partnership interest of the General Partner in Borrower; and (ii) Borrower and General Partner's interests in the housing tax credits awarded to Borrower, all in form and substance reasonably acceptable to Bondowner Representative. The Partnership Documents shall obligate the Investor Limited Partner to make cash Capital Contributions in at least the amounts and at the times set forth in Section 1.1 above, subject to and in accordance with the terms and conditions of the Borrower's Partnership Documents (which may include additional conditions precedent in addition to those set above and provide for adjustment of the amount of capital contributions due).
- (n) Initial Capital Contribution. Borrower has delivered to Bondowner Representative simultaneously with the first disbursement of Bond proceeds, written evidence satisfactory to Bondowner

Representative of the disbursement of the Initial Capital Contribution from the Investor Limited Partner in accordance with the Partnership Documents (which may occur contemporaneously with the first disbursement of Bond proceeds). Any unused portion of the Initial Capital Contribution shall be utilized as Borrower's Funds pursuant to the terms and conditions of the Loan Documents, shall be deposited into Borrower's Funds Account with Bondowner Representative and shall be disbursed by Bondowner Representative to pay Project Costs pursuant to the terms and conditions outlined in the Loan Documents.

(o) General Partner Equity Contribution. General Partner shall have made an equity contribution to Borrower in an amount equal to ///[\$942,937]/// (the "**General Partner Equity Contribution**"), the full amount of which shall have been deposited in to the Borrower's Funds Account the, which General Partner Equity Contribution shall be applied only to pay down the Loan upon satisfaction of the so-called 50% test.

(p) Delivery of Permits. Bondowner Representative shall have received and approved in form and content satisfactory to Bondowner Representative evidence of satisfaction of any and all conditions precedent to issuance (other than payment of a fee) of all building permits and similar permits, licenses, approvals, development agreements and other authorizations of Governmental Authorities required in connection with the construction and development of the Property and Project including, but not limited to, all authorizations, (including building permits, annexation agreements, development agreements, subdivision approvals, sewer and water permits, vault permits, encroachment permits, driveway access and curb cut authorizations) and zoning and land use entitlements, and all other approvals, consents, permits and licenses issued or to be issued by any Governmental Authority which are (a) required for the development and construction of the Project in accordance with the Plans and Specifications and in accordance with all applicable laws, ordinances and regulations and (b) capable of being issued through the date of the requested Disbursement, and all of the same shall remain in full force and effect.

(q) Environmental Site Assessment. Bondowner Representative shall have received and approved in form and substance satisfactory to Bondowner Representative: (i) an environmental questionnaire and environmental site assessment with respect to the presence, if any, of Hazardous Materials on the Property and Improvements; (ii) copies of all agreements which are material to completion of the Improvements; and (iii) copies of any initial study, negative declaration, mitigated negative declaration, environmental impact report, notice of determination or notice of exemption prepared, adopted, certified or filed by or with any governmental agency in connection with the Property and Improvements.

(r) Subordinate Loans.

(i) On or prior to the Closing Date, Borrower shall have obtained and received proceeds of the County Loan in an amount equal to \$2,070,000, which shall be consistent with the County Loan Agreement and shall have been disbursed to pay Project Costs shown on the Disbursement Budget, and delivered evidence satisfactory to Bondowner Representative thereof.

(ii) Borrower shall have obtained and received one hundred percent (100%) of the proceeds of the City Loan in the amount of \$300,000, which shall be consistent with the City Loan Agreement and shall have been disbursed to pay Project Costs shown on the Disbursement Budget, and delivered evidence satisfactory to Bondowner Representative thereof.

(s) Approval of Contractor and Construction Agreement. Bondowner Representative shall have approved: (i) the selection of Contractor as the general contractor for the Project; and (ii) the Construction Agreement, in form and substance, along with a cost and plan review and development budget for the Project prepared in accordance with the Construction Agreement. Bondowner Representative shall have received a financial analysis of Contractor satisfactory to Bondowner Representative in form and substance.

(t) Construction. Bondowner Representative shall have received a copy of the Notice to Proceed, evidence of all necessary or appropriate approvals of all applicable governmental authorities in connection with the Plans and Specifications, and all building permits and similar permits, licenses, approvals, development agreements and other authorizations of governmental authorities required in connection with the construction and development of the Property and Project including, but not limited to, all authorizations (including building permits, annexation agreements, development agreements, subdivision approvals, sewer and water permits, vault permits, encroachment permits, driveway access and curb cut authorizations) and zoning and land use entitlements, and all other approvals, consents, permits and licenses issued or to be issued by any governmental authority which are (a) required for the development, construction of the Project in accordance with the Plans and Specifications and in accordance with all applicable laws, ordinances and regulations and (b) capable of being issued through the date of the requested Disbursement, and all of the same shall remain in full force and effect.

(u) RETECHS Review. Bondowner Representative shall have received a report from Bondowner Representative's RETECHS department ("**RETECHS**") certifying that (i) RETECHS has found no issues with the Property requiring that additional action be taken with respect to the Property prior to Issuer's receipt of the Property as collateral for the Loan and assignment thereof to Bondowner Representative, and (ii) the Project can be completed in accordance with the Plans and Specifications and the Construction Agreement by the Completion Date. In addition, RETECHS shall have received and approved (1) an abatement plan with respect to the asbestos and lead based paint (collectively, "**Regulated Building Materials**") located on the Property, and (2) an estimated budget and schedule for performing the abatement work with respect to the Regulated Building Materials.

(v) HUD Documents. Borrower shall have delivered to Bondowner Representative, each in form and substance approved by Bondowner Representative, in its sole and absolute discretion:

- (i) That certain RAD New Construction Agreement (for PBVRAD conversions from Public Housing) (the "**RAD New Construction Agreement**"), pursuant to which Borrower, Contract Administrator and HUD agree to enter into a Section 8 Housing Assistance Payments Contract, including the Rider(s) attached thereto, providing for Section 8 Housing Assistance Payments for at least twenty-three (23) units at the Property ("**RAD HAP Contract**");
- (ii) Rental Assistance Demonstration Use Agreement between HUD and Borrower ("**HUD Use Agreement**"); and
- (iii) A RAD Conversion Commitment among Borrower, the Housing Authority of Contra Costa County and HUD, relating to the Property ("**RCC**"); and together with the RAD New Construction Agreement, the RAD HAP Contract and HUD Use Agreement, the "**HUD Documents**".

(w) AHAP Contract. (i) Borrower shall have delivered to Bondowner Representative a fully executed Agreement to Enter into a Housing Assistance Payments Contract, in a form approved by Bondowner Representative in its sole discretion (the "**AHAP Contract**"), pursuant to which Contract Administrator agrees to enter into a Section 8 Housing Assistance Payments Contract with Borrower and provide Section 8 Housing Assistance Payments to Borrower following the completion of the Improvements for a minimum of thirty-nine (39) units and for a term of not less than fifteen (15) years with an automatic extension option for an additional fifteen (15) years, (ii) Borrower shall have granted a collateral assignment of the AHAP to Bondowner Representative pursuant to that certain Assignment of Housing Assistance Payment Contract and Housing Assistance Payments dated as of even date herewith executed by Borrower in favor of Bondowner Representative ("**Assignment of AHAP**") and Contract Administrator shall have consented to such Assignment of HAP in a form approved by Bondowner Representative in its sole discretion ("**Consent to Assignment of AHAP**").

(x) Master Leases. Bondowner Representative and CCRC shall have received and approved an executed copy of the Master Leases.

4.2 **CONDITION PRECEDENT TO ANY POST-CLOSING DISBURSEMENT.** Bondowner Representative's obligation to make "drawdown" purchases of Bonds and corresponding disbursements of the Loan, after the first purchase and disbursement in the amount set forth in Section 4.1 above, shall be subject to satisfaction (or waiver by Bondowner Representative, in its sole discretion) of the following conditions precedent:

(a) **No Default.** There shall exist no Default, as defined in this Loan Agreement, or Default as defined in any of the other Loan Documents or in the Other Related Documents, or event, omission or failure of condition which would constitute a Default after notice or lapse of time, or both.

(b) **Loan "in balance".** Any undisbursed Loan funds and all sums, if any, to be provided by Borrower as shown in Exhibit C, shall be at all times equal to or greater than the amount which Bondowner Representative from time to time determines necessary to: (i) pay, through completion, all costs of development, construction, marketing and sale or leasing of the Property and Improvements in accordance with the Loan Documents; (ii) pay all sums which may accrue under the Loan Documents prior to Conversion; and (iii) enable Borrower to perform and satisfy all of the covenants of Borrower contained in the Loan Documents effective prior to Conversion. If Bondowner Representative determines at any time that the undisbursed Loan funds are insufficient for said purposes, Borrower shall deposit the amount of such deficiency in the Borrower's Funds Account within fifteen (15) days of Bondowner Representative's written demand.

(c) **Subordinate Loan.**

(i) Borrower shall have obtained and received proceeds of the County Loan in an amount equal to \$2,070,000, which shall be consistent with the County Loan Agreement and shall have been disbursed to pay Project Costs shown on the Disbursement Budget, and delivered evidence satisfactory to Bondowner Representative thereof.

(ii) Borrower shall have obtained and received one hundred percent (100%) of the proceeds of the City Loan in the amount of \$300,000, which shall be consistent with the City Loan Agreement and shall have been disbursed to pay Project Costs shown on the Disbursement Budget, and delivered evidence satisfactory to Bondowner Representative thereof.

(iii) From and after the completion of the Infill Grant Work, Bondowner Representative's approval of any additional disbursements of Loan proceeds shall be further conditioned upon the disbursement of not less than ///[\$1,399,547]/// of the Infill Grant Sponsor Loan and the application of such proceeds to the payment of Project Costs shown on the Disbursement Budget.

4.3 **CONDITIONS PRECEDENT TO ANY DISBURSEMENT.** Bondowner Representative's obligation to make any "drawdown" purchase of Bonds and corresponding Disbursement of the Loan (including the first Disbursement and the final Disbursement) shall be subject to the satisfaction (or waiver by Bondowner Representative, in its sole discretion) of the following conditions precedent:

(a) **Application for Payment.** Bondowner Representative shall have received and approved an Application for Payment (as defined in the Disbursement Plan) executed by Borrower stating the amount of the Disbursement then requested and meeting the requirements of the Disbursement Plan attached hereto as Exhibit D, and all other documents, instruments, agreements, certificates, lien waivers and other items required thereunder.

(b) **Disbursement Plan Conditions.** All of the conditions precedent to the requested Disbursement set forth in the Disbursement Plan attached hereto as Exhibit D shall have been satisfied.

(c) Compliance with Financial Requirements Analysis; Borrower's Funds. Borrower shall be in compliance with its obligations under Section 4.6 and 4.7 of this Loan Agreement. To the extent that Borrower is obligated to deposit Borrower's Funds into the Borrower's Funds Account pursuant to those Sections, such Borrower's Funds shall have been fully disbursed as a condition to any obligation of Bondowner Representative to make further disbursement of proceeds of the Loan.

(d) Bondowner Representative Inspections. Bondowner Representative shall have determined, based upon such inspections and examinations of the progress of construction of the Project as Bondowner Representative shall elect in its sole judgment to conduct from time to time, that construction of the Project is proceeding in substantial conformity with the Plans and Specifications, as modified by change orders with respect to which Borrower has complied with Section 5.5. Borrower shall have paid all of the costs and expenses reasonably incurred by Bondowner Representative in any such inspection and examination.

(e) Government Inspections. If Bondowner Representative shall so require, any portion of the Project completed through the date of the requested Disbursement which requires inspection or certification by municipal or other governmental authorities shall have been inspected and certified as complete and all other necessary approvals shall have been duly issued and Bondowner Representative shall have received true and correct copies of all such inspections, certificates and approvals or Bondowner Representative shall have received other evidence, in form and content reasonably satisfactory to Bondowner Representative, that the Project has been constructed in such a manner as to be in compliance with any such inspections, certificates and approvals.

(f) Title Endorsements. Bondowner Representative shall have received such endorsements and binders to the Title Policy as Bondowner Representative may require (including without limitation endorsements confirming the continuing priority of the Deed of Trust with respect to such Disbursement, and endorsements confirming that no encroachments exist on the Property or adjoining property). Without limitation upon the generality of the foregoing, Bondowner Representative shall not be required to consent to any Disbursement after the foundations of any of the buildings that form part of the Project have been installed, or at any time for any item other than foundation and pre-foundation items, unless and until the Bondowner Representative has been furnished, at the sole cost of Borrower, such endorsements to the Title Policy as Bondowner Representative may require, guaranteeing in effect that the foundations of such buildings have been located and constructed within the boundary lines of the Property and that the foundations do not encroach onto any easements in violation of the terms of any recorded documents related to such easements. Bondowner Representative shall be furnished, at no cost to it, such surveys and certificates as may be required by the title insurance company in connection with the issuance of such endorsement.

(g) Mechanics' Liens; Stop Notices. No mechanic's lien shall have been recorded against the Property and no stop notice shall have been served upon Borrower, Issuer or Bondowner Representative (unless there has been issued a surety bond, or such other collateral as is satisfactory to Bondowner Representative, adequate to release the Project from the lien thereof in accordance with this section), and Bondowner Representative shall have no reasonable cause to believe that the requested Disbursement will be junior in priority of lien to any mechanics' or material suppliers' lien or to any intervening or other lien upon the Property; if a claim of lien is recorded which affects the Property or Project or a bonded stop notice is served upon Borrower, Issuer or Bondowner Representative, Borrower shall fully comply with Section 5.8.

(h) Compliance With Bond and Loan Documents. Borrower shall have complied with all of the terms and conditions imposed by the Indenture and this Loan Agreement in connection with such Disbursement and Bondowner Representative shall have received a certificate to that effect signed by Borrower.

(i) No Default; Compliance with Bond Documents. There shall exist no Default, as defined in this Loan Agreement, or Event of Default as defined in any of the other Bond Documents and Loan Documents or in the other Related Documents (subject to all applicable notice and cure periods), or event

requiring mandatory redemption of the Bonds or event which, with the giving of notice or the passage of time, or both, could be any Default or event requiring mandatory redemption of the Bonds, and Borrower shall have performed all of its obligations under this Loan Agreement and complied with all of the terms and conditions imposed by the Indenture and this Loan Agreement in connection with such Disbursement and, if Bondowner Representative shall so require, Bondowner Representative shall have received a certificate to that effect signed by Borrower.

(j) Representations and Warranties. All representations and warranties contained in this Loan Agreement shall be true and correct in all material respects as of the date of the Disbursement, and Bondowner Representative shall have received a certificate restating each of such representations and warranties as true and correct as of the date of the Disbursement.

(k) Full Force and Effect. Each of the Bond Documents and Loan Documents shall remain in full force and effect, binding upon all parties thereto.

(l) Workmanship. All work performed to date in construction of the Project shall have been accomplished in a good workmanlike manner and in accordance with the Plans and Specifications.

(m) Asbestos and Lead-Based Paint. No later than the commencement of the construction of the Improvements at the Property, Borrower shall deliver to Bondowner Representative a report, acceptable to Bondowner Representative in form and substance, containing the results of asbestos and lead-based paint testing with regard to the disposition of contaminated materials in connection with the demolition of the previously existing structures on the Property.

(n) Construction. Bondowner Representative shall have received a copy of evidence of all necessary or appropriate approvals of all applicable governmental authorities in connection with the Plans and Specifications, and all building permits and similar permits, licenses, approvals, development agreements and other authorizations of governmental authorities required in connection with the construction and development of the Property and Project including, but not limited to, all authorizations, (including building permits, annexation agreements, development agreements, subdivision approvals, sewer and water permits, vault permits, encroachment permits, driveway access and curb cut authorizations) and zoning and land use entitlements, and all other approvals, consents, permits and licenses issued or to be issued by any governmental authority which are (a) required for the development and construction of the Project in accordance with the Plans and Specifications and in accordance with all applicable laws, ordinances and regulations and (b) capable of being issued through the date of the requested Disbursement, and all of the same shall remain in full force and effect.

4.4 ACCOUNT, PLEDGE AND ASSIGNMENT, AND DISBURSEMENT AUTHORIZATION.

The proceeds of the Bonds and Borrower's Funds, when qualified for disbursement, shall be disbursed to or for the benefit or account of Borrower under the terms of this Loan Agreement; provided, however, that any direct disbursements from the proceeds of the Bonds which are made by means of wire transfer, shall be subject to the provisions of Section 4.8 below. Disbursements hereunder may be made by Bondowner Representative upon the written request of Linda Mandolini, Jan Peters or Corinne Morrison, who have each been authorized by Borrower to request such disbursements, until such time as written notice of Borrower's revocation of such authority is received by Bondowner Representative at the address shown in Exhibit D. As additional security for Borrower's performance under the Loan Documents, Borrower hereby irrevocably pledges and assigns to Bondowner Representative all monies at any time deposited in the Account.

4.5 BORROWER'S FUNDS ACCOUNT, PLEDGE AND ASSIGNMENT. Except as otherwise provided in this Loan Agreement, all of the Borrower's Funds which are deposited with Bondowner Representative by Borrower as shown in Exhibit C, or any other provision of the Loan Documents, shall be placed in the Borrower's Funds Account with, and controlled by, Bondowner Representative for disbursement under this Loan Agreement. All Borrower's Funds shall be disbursed prior to any Proceeds of the Bonds funds being disbursed. As additional security for Borrower's performance under the Loan Documents, Borrower hereby irrevocably pledges and assigns to Bondowner Representative, and grants a security interest to Bondowner Representative in and to, all monies at any time deposited in the Borrower's Funds Account.

4.6 FINANCIAL REQUIREMENTS ANALYSIS. Borrower shall apply proceeds of the Loan in accordance with the Financial Requirements Analysis attached hereto as Exhibit C. Promptly and in any event within ten (10) days after Borrower's discovery that the Financial Requirements Analysis does not accurately project the costs which have been and will be incurred in connection with development of the Project in accordance with the Plans and Specifications, Borrower shall notify Bondowner Representative of the discrepancy and shall submit to Bondowner Representative a revised budget of costs of development of the Project.

4.7 BALANCING. Borrower agrees to keep the Financial Requirements Analysis "in balance" at all times prior to the Conversion Date. The Financial Requirements Analysis is not "in balance" if any undisbursed principal of the Loan together with all sums, if any, to be provided by Borrower, any undisbursed portion of the _____ Capital Contribution and any undisbursed Subordinate Loan proceeds, as shown in Exhibit C, are not at all times equal to or greater than the amount which Bondowner Representative from time to time reasonably determines necessary to: (i) complete each line item category as contained on Exhibit C; (ii) pay, through completion, all costs of development, construction, operation and leasing of the Project in accordance with the Loan Documents; (iii) pay all sums which may become payable under the Loan Documents and Other Related Documents; and (iv) enable Borrower to perform and satisfy all of the covenants of Borrower contained in the Loan Documents. If Bondowner Representative reasonably determines at any time that the Financial Requirements Analysis is not "in balance", Borrower shall provide the amount of such deficiency to Bondowner Representative for deposit into Borrower's Funds Account.

4.8 FUNDS TRANSFER DISBURSEMENTS. Borrower hereby authorizes Bondowner Representative to disburse the proceeds of any Loan(s) made by Bondowner Representative or its affiliate pursuant to the Loan Documents as requested by an authorized representative of the Borrower to any of the accounts designated in Exhibit F. Borrower agrees to be bound by any transfer request: (i) authorized or transmitted by Borrower; or, (ii) made in Borrower's name and accepted by Bondowner Representative in good faith and in compliance with these transfer instructions, even if not properly authorized by Borrower. Borrower further agrees and acknowledges that Bondowner Representative may rely solely on any bank routing number or identifying bank account number or name provided by Borrower to effect a wire or funds transfer even if the information provided by Borrower identifies a different bank or account holder than named by Borrower. Bondowner Representative is not obligated or required in any way to take any actions to detect errors in information provided by Borrower. If Bondowner Representative takes any actions in an attempt to detect errors in the transmission or content of transfer or requests or takes any actions in an attempt to detect unauthorized funds transfer requests, Borrower agrees that no matter how many times Bondowner Representative takes these actions Bondowner Representative will not in any situation be liable for failing to take or correctly perform these actions in the future and such actions shall not become any part of the transfer disbursement procedures authorized under this provision, the Loan Documents, or any agreement between Bondowner Representative and Borrower. Borrower agrees to notify Bondowner Representative of any errors in the transfer of any funds or of any unauthorized or improperly authorized transfer requests within fourteen (14) days after Bondowner Representative's confirmation to Borrower of such transfer.

Bondowner Representative will, in its sole discretion, determine the funds transfer system and the means by which each transfer will be made. Bondowner Representative may delay or refuse to accept a funds transfer request if the transfer would: (i) violate the terms of this authorization; (ii) require use of a bank unacceptable to Bondowner Representative or prohibited by government authority; (iii) cause Bondowner Representative to violate any Federal Reserve or other regulatory risk control program or guideline; or (iv) otherwise cause Bondowner Representative to violate any applicable law or regulation.

Bondowner Representative shall not be liable to Borrower or any other parties for (i) errors, acts or failures to act or others, including other entities, banks, communications carriers or clearinghouses, through which Borrower's transfers may be made or information received or transmitted, and no such entity shall be deemed an agent of the Bondowner Representative; (ii) any loss, liability or delay caused by fires, earthquakes, wars, civil disturbances, power surges or failures, acts of government, labor disputes, failures in communications networks, legal constraints or other events beyond Bondowner Representative's control; or (iii) any special, consequential, indirect or punitive damages, whether or not (a) any claim for these damages is based on tort or contract or (b) Bondowner Representative or Borrower knew or should have known the likelihood of these damages in any situation. Bondowner Representative makes no representations or warranties other than those expressly made in this Loan Agreement.

4.9 LOAN DISBURSEMENTS. Subject to the conditions set forth in Sections 4.1, 4.2, 4.3 and 4.11, the proceeds of the Bonds and Borrower's Funds shall be disbursed in accordance with the terms and conditions of Exhibit D. Disbursements made after the deposit of Borrower's Funds shall be made first from the Borrower's Funds Account until depleted, unless needed to qualify for the "50% bond test." Disbursements of proceeds of the Bonds and Borrower's Funds shall be made, upon satisfaction or waiver of the conditions set forth in Sections 4.1, 4.2, 4.3 and 4.11, into the Account. All disbursements shall be held by Borrower in trust and applied by Borrower solely for the purposes for which the funds have been disbursed. Bondowner Representative has no obligation to monitor or determine Borrower's use or application of the disbursements.

4.10 CONDITIONS TO THE OBLIGATIONS OF THE ISSUER. The obligations of the Issuer to issue and deliver the Bonds on the Closing Date shall be subject, at the option of the Issuer, to the performance by the Bondowner Representative and the Borrower of their respective obligations to be performed hereunder and under the Indenture at or prior to the Closing Date and to the following additional conditions:

- (a) Each of the Indenture, this Loan Agreement, the Note, the Tax Certificate and the Regulatory Agreement shall have been executed by the parties thereto;
- (b) No order, decree, injunction, ruling or regulation of any court, regulatory agency public board or body shall have been issued, nor shall any legislation have been enacted, with the purpose or effect, directly or indirectly of prohibiting the offering, sale or issuance of the Bonds as contemplated in the Indenture herein; and
- (c) The conditions precedent set forth in Section 3.01 of the Indenture and in Sections 4.1 and 4.3 hereof shall have been satisfied.

ARTICLE 5. CONSTRUCTION

5.1 COMMENCEMENT AND COMPLETION OF CONSTRUCTION. Borrower shall commence construction of the Improvements without delay after the Effective Date, and shall complete construction of the Improvements on or before the Completion Date, and shall obtain and deliver to Bondowner Representative a copy of a certificate of occupancy issued by the appropriate governmental authorities for the Improvements at the Project.

5.2 FORCE MAJEURE. The time within which construction of the Improvements must be completed shall be extended for a period of time equal to the period of any delay directly affecting construction which is caused by fire, earthquake or other acts of God, strike, lockout, acts of public enemy, riot, insurrection, or governmental regulation of the sale or transportation of materials, supplies or labor; provided, however, that Borrower shall furnish Bondowner Representative with written notice satisfactory to Bondowner Representative evidencing any such delay within ten (10) days from the occurrence of any such delay. In no event shall the time for completion of the Improvements be extended beyond the earlier of the Mandatory Conversion Date or more than sixty (60) days beyond the Completion Date without the prior written consent of Bondowner Representative.

5.3 CONSTRUCTION AGREEMENT. Borrower and Contractor have entered into the Construction Agreement pursuant to the terms and conditions of which Contractor is to construct the Improvements. Borrower shall require Contractor to perform in accordance with the terms of the Construction Agreement and shall not amend, modify or alter the responsibilities of Contractor under the Construction Agreement without Bondowner Representative's prior written consent. Borrower shall execute, upon Bondowner Representative's request, an assignment of Borrower's rights under the Construction Agreement to Bondowner Representative as security for Borrower's obligations under this Loan Agreement and the other Loan Documents and shall cause the Contractor to consent to any such assignment.

5.4 ARCHITECT'S AGREEMENT. Borrower and Architect have entered into the Architect's Agreement pursuant to which Architect is to design the construction of the Improvements. Borrower shall require Architect to perform in accordance with the terms of the Architect's Agreement and shall not amend, modify or alter the responsibilities of Architect under the Architect's Agreement without Bondowner Representative's prior written

consent. Upon Bondowner Representative's request, Borrower shall execute an assignment of the Architect's Agreement and the Plans and Specifications to Bondowner Representative as additional security for Borrower's performance under this Loan Agreement and the other Loan Documents and shall cause the Architect to consent to any such assignment.

5.5 PLANS AND SPECIFICATIONS.

(a) **Changes; Bondowner Representative Consent.** Except as otherwise provided in this Loan Agreement, Borrower shall not make any changes in the Plans and Specifications without Bondowner Representative's prior written consent if such change: (i) constitutes a material change in the building material or equipment specifications, or in the architectural or structural design, value or quality of any of the Improvements; (ii) would result in an increase or decrease of construction costs in excess of _____ and No/100th Dollars (\$_____.00) for any single change or in excess of _____ and No/100th Dollars (\$_____.00) ///[SUBJECT TO CONFIRMATION OF CHANGE ORDER THRESHOLDS IN THE LPA]/// for all such changes; or (iii) would adversely affect the structural integrity, quality of building materials, or overall efficiency of operating systems of the Improvements. Without limiting the above, Bondowner Representative agrees that Borrower may make minor changes in the Plans and Specifications without Bondowner Representative's prior written consent, provided that such changes do not violate any of the conditions specified herein. Borrower shall at all times maintain, for inspection by Bondowner Representative, a full set of working drawings of the Improvements.

(b) **Changes; Submission Requirements.** Borrower shall submit any proposed change in the Plans and Specifications to Bondowner Representative at least ten (10) days prior to the commencement of construction relating to such proposed change whether or not such change is subject to Bondowner Representative's consent. Requests for any change which requires consent shall be accompanied by working drawings and a written description of the proposed change, submitted on a change order form acceptable to Bondowner Representative, signed by Borrower and, if required by Bondowner Representative, also by the Architect and the Contractor. At its option, Bondowner Representative may require Borrower to provide: (i) evidence satisfactory to Bondowner Representative of the cost and time necessary to complete the proposed change; (ii) a deposit in the amount of any increased costs into Borrower's Funds Account; and (iii) a complete set of "as built" Plans and Specifications for the completed Improvements.

(c) **Consent Process.** Borrower acknowledges that Bondowner Representative's review of any changes and required consent may result in delays in construction and hereby consents to any such delays.

(d) **Final Plans and Specifications.** Upon completion of the Improvements, Borrower shall deliver to Bondowner Representative within ten (10) days a set of final Plans and Specifications.

5.6 CONTRACTOR AND CONSTRUCTION INFORMATION. Within ten (10) days of Bondowner Representative's written request, Borrower shall deliver to Bondowner Representative from time to time in a form acceptable to Bondowner Representative: (a) a list detailing the name, address and phone number of each contractor, subcontractor and material supplier to be employed or used for the construction of the Improvements together with the dollar amount, including changes, if any, of each contract and subcontract, and the portion thereof, if any, paid through the date of such list; (b) copies of each contract and subcontract identified in such list, including any changes thereto; (c) a cost breakdown of the projected total cost of constructing the Improvements, and that portion, if any, of each cost item which has been incurred; and (d) a construction progress schedule detailing the progress of construction and the projected sequencing and completion time for uncompleted work, all as of the date of such schedule.

Borrower agrees that Bondowner Representative may disapprove any contractor, subcontractor or material supplier which, in Bondowner Representative's good faith determination, is deemed financially or otherwise unqualified; provided, however, that the absence of any such disapproval shall not constitute a warranty or representation of

qualification by Bondowner Representative. Bondowner Representative may contact any such contractor, subcontractor or material supplier to discuss the course of construction.

5.7 PROHIBITED CONTRACTS. Without Bondowner Representative's prior written consent, Borrower shall not contract for any materials, furnishings, equipment, fixtures or other parts or components of the Improvements, if any third party shall retain any ownership interest (other than lien rights created by operation of law) in such items after their delivery to the Property and Improvements. Borrower shall have five (5) Business Days to effect the removal of any such retained interest.

5.8 LIENS AND STOP NOTICES. If a claim of lien is recorded which affects the Property or Improvements or a bonded stop notice is served upon Issuer or Bondowner Representative, Borrower shall, within thirty (30) calendar days of such recording or service or within fifteen (15) calendar days of Bondowner Representative's demand, whichever occurs first: (a) pay and discharge the claim of lien or bonded stop notice; (b) effect the release thereof by recording or delivering to Bondowner Representative a surety bond in sufficient form and amount; or (c) provide Issuer and Bondowner Representative with other assurances which Issuer or Bondowner Representative deems, in its sole discretion, to be satisfactory for the payment of such claim of lien or bonded stop notice and for the full and continuous protection of Issuer and Bondowner Representative from the effect of such lien or bonded stop notice. Borrower shall promptly pay or otherwise discharge all taxes, claims and liens for labor done, and for materials and services furnished, which may affect the Property. Borrower shall keep the Property free of all liens, claims, charges or encumbrances. Borrower shall have the right to contest in good faith any taxes, claim or lien by appropriate proceedings on the terms and conditions set forth in the Deed of Trust.

5.9 CONSTRUCTION RESPONSIBILITIES. Borrower shall construct the Improvements in a workmanlike manner according to the Plans and Specifications and the recommendations of any soils or engineering report approved by Bondowner Representative. Borrower shall comply with all applicable laws, ordinances, rules, regulations, building restrictions, recorded covenants and restrictions, and requirements of all regulatory authorities having jurisdiction over the Property or Improvements. Borrower shall be solely responsible for all aspects of Borrower's business and conduct in connection with the Property and Improvements, including, without limitation, for the quality and suitability of the Plans and Specifications and their compliance with all governmental requirements, the supervision of the work of construction, the qualifications, financial condition and performance of all architects, engineers, contractors, material suppliers, consultants and property managers, and the accuracy of all applications for payment and the proper application of all disbursements. Neither Issuer nor Bondowner Representative is obligated to supervise, inspect or inform Borrower or any third party of any aspect of the construction of the Improvements or any other matter referred to above.

5.10 ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS. Without Bondowner Representative's prior written consent, Borrower shall not cause to become effective or otherwise consent to the formation of any assessment district or community facilities district which includes all or any part of the Property and Project pursuant to: (a) the Mello-Roos Community Facilities act of 1982; (b) the Municipal Improvement Act of 1913; or (c) any other comparable or similar statute or regulation. Borrower shall not cause or otherwise consent to the levying of special taxes or assessments against the Property and Project by any such assessment district or community facilities district.

5.11 DELAY. Borrower shall promptly notify Bondowner Representative in writing of any event causing more than a five (5) day delay or interruption of construction work, or the timely completion of construction work. The notice shall specify the particular work delayed, and the cause and period of each delay.

5.12 INSPECTIONS. Bondowner Representative shall have the right, including after Conversion, to enter upon the Property at all reasonable times and upon reasonable notice to inspect the Project and the construction work and to verify information disclosed or required pursuant to this Loan Agreement. If Bondowner Representative in its reasonable judgment determines that any work or materials fail to conform to the approved Plans and Specifications or sound building practices, or that they otherwise depart from any of the requirements of this Loan Agreement, Bondowner Representative may require the work to be stopped and withhold its consent to further disbursements of proceeds of the Loan and Borrower's Funds until the matter is corrected. If this occurs, Borrower must correct the work to Bondowner Representative's reasonable satisfaction promptly and, at Bondowner Representative's request, halt all other work pending completion of such corrective work. No such action by

Bondowner Representative will affect Borrower's obligation to complete the Project in substantial conformity with the Plans and Specifications on or before the Completion Date. Bondowner Representative has no duty to visit Project site, to supervise or observe construction activities or to examine any books or records. Any site visit, observation or examination by Bondowner Representative is solely for the purpose of protecting Bondowner Representative's rights and interests, and may not be relied upon by Borrower or by any third party as a representation or warranty of compliance with this Loan Agreement or any other agreement. No site visit, observation or examination by Bondowner Representative will impose any liability on Bondowner Representative with respect to the adequacy of the design or construction of the Project or result in a waiver of any default of Borrower or be a representation that Borrower is or will be in compliance with the Plans and Specifications, that the construction work is free from defective materials or workmanship, or that the construction work complies with all applicable Requirements. Neither Borrower nor any other party is entitled to rely on any site visit, observation or examination by Bondowner Representative. Bondowner Representative owes no duty of care to protect Borrower or any other party against, or to inform Borrower or any other party of, any negligent or defective design or construction of the Project or any other adverse condition affecting the Property.

5.13 SURVEY. Upon Bondowner Representative's written request, Borrower shall promptly deliver to Bondowner Representative: (a) a perimeter survey of the Property; (b) upon completion of the foundations of the Improvements, a survey showing the location of the Improvements on the Property and confirming that the Improvements are located entirely within the Property and do not encroach upon any easement, adjoining property or breach or violate any governmental requirement; and (c) upon completion of the Improvements, an as-built survey acceptable to a title insurer for purposes of issuing an ALTA policy of title insurance. All such surveys shall be performed and certified by a licensed engineer or surveyor acceptable to the Title Insurer.

5.14 PAYMENT AND PERFORMANCE BONDS. Borrower shall deliver to Bondowner Representative dual obligee performance and labor and material payment bonds in form, substance and amount acceptable to Bondowner Representative. If requested by Bondowner Representative, Borrower shall record such bonds and file the Plans and Specifications and the Construction Agreement in the Official Records of the County if such documents can be legally recorded in the Official Records of the County.

5.15 PROJECT, TITLE, OPERATION AND MAINTENANCE.

(a) The Issuer shall not be under any obligation to operate, maintain or repair the Property. Borrower agrees that it will, at its own expense, (a) keep the Property in safe repair and in such operating condition as is needed for its operations; (b) make all necessary repairs and replacements to the Property (whether ordinary or extraordinary, structural or nonstructural); (c) subject to the restrictions imposed by the Regulatory Agreement, operate the Project in a sound and economic manner in accordance with usual business practice; (d) operate the Project in compliance with all applicable laws, codes, environmental laws, zoning laws, the ADA (to the extent applicable) and laws regulating construction, occupancy or maintenance of property of a character included in the Project; and (e) comply with all existing and future laws, regulations, orders, building codes and restrictions and requirements of, and all permits and approvals from, and agreements with and commitments to, all governmental, judicial or legal authorities having jurisdiction over the Property or Borrower's business, conducted thereon or therefrom and with all restrictive covenants and other title encumbrances encumbering the Property, including without limitation those contained in the Regulatory Agreement (all collectively, the "**Requirements**").

(b) Borrower shall pay all expenses of the operation and maintenance of the Project including, but without limitation, adequate insurance thereon and insurance against all liability for injury to persons or property arising from the operation thereof, and all taxes and special assessments levied upon or with respect to the Project and payable during the term of this Loan Agreement, all in conformance with and subject to any good faith contest provisions provided in the Deed of Trust.

(c) In the event Borrower shall fail to maintain, or cause to be maintained, the full insurance coverage required by this Loan Agreement or shall fail to keep the Project in good repair and good operating condition and make all necessary repairs and replacements to the Project, the Bondowner Representative may, after providing Borrower with reasonable notice and the opportunity to remedy the problem(s) identified by Bondowner Representative, but shall be under no obligation to, contract for the

required policies of insurance and pay the premiums on the same or make any required repairs, renewals and replacements; and Borrower agrees to reimburse the Issuer or the Bondowner Representative to the extent of the amounts so advanced, and in addition shall pay interest on any such amount at the Default Rate from the date such amount was advanced until the date such amount was repaid or reimbursed by Borrower.

(d) Borrower shall obtain or cause to be obtained all necessary permits and approvals for the operation and maintenance of the Project and shall comply with all applicable lawful requirements of any governmental body regarding the use or condition of the Project, whether existing or later enacted or whether involving any change in governmental policy or requiring structural or other changes to part or all of the Project and irrespective of the cost of making the same. Borrower must deliver copies of all such permits and approvals to Bondowner Representative promptly and in any event within twenty (20) days after receipt thereof.

(e) Notwithstanding the provisions of this Section 5.15, Borrower may in good faith contest the validity or the applicability of any law, ordinance, rule or regulation provided that during the period of such contest and any appeal therefrom, (i) such failure to comply with such requirement or requirements will not adversely affect the lien of the Deed of Trust or materially endanger such liens or the Project or any part thereof, (ii) will not subject the Project or any part thereof to loss or forfeiture and (iii) Borrower will post with the Bondowner Representative, for the benefit of the Bondholders, cash, a bond or other reasonably acceptable security in an amount equal to 125% of the disputed amount.

(f) Borrower agrees not to permit or suffer others to commit a nuisance in or about the Property or themselves commit a nuisance in connection with their use or occupancy of the Property.

5.16 ADVANCES. Borrower acknowledges and agrees that under this Loan Agreement and certain of the other Loan Documents, the Bondholders or the Bondowner Representative may, but shall be under no obligation to, take certain action and make certain advances relating to the Project from certain funds held under the Indenture or otherwise, or to certain other matters as expressly provided therein, and Borrower shall be obligated to repay all such advances on demand with interest from the date such payment was originally advanced until repaid or reimbursed by Borrower at the Default Rate.

5.17 ALTERATIONS TO THE PROJECT AND REMOVAL OF EQUIPMENT. After completion of construction in accordance with the Plans and Specifications, subject to Section 5.5(a), Borrower shall not, without the reasonable consent of Bondowner Representative, remodel or make any additions, modifications, alterations, or changes to the Project (collectively referred to as “alterations”) in or to the Project or remove any equipment therefrom other than in the ordinary course of business in the operation of the Project. Notwithstanding the provisions of the Deed of Trust, no such alteration or removal will be made if to do so would impair the character of the Project as a “project” within the meaning of the Act, or impair the exclusion of interest on the Bonds from gross income for federal income tax purposes.

5.18 CONSTRUCTION SCHEDULE. If, based on any construction progress schedule or other materials submitted by Borrower, Bondowner Representative in its reasonable judgment determines that the Project will not be completed by the Completion Date, Bondowner Representative may request Borrower in writing to reschedule the work of construction to permit timely completion. In addition, if Bondowner Representative in its reasonable judgment determines that any building constituting the Project will not be “placed in service” (within the meaning of Section 42 of the Code) by the Completion Date, Bondowner Representative may request Borrower in writing to reschedule the work of construction. Within fifteen (15) days after receiving such a request from Bondowner Representative, Borrower must deliver to Bondowner Representative a revised construction progress schedule showing completion of the Project by the Completion Date. As a condition to any agreement to extend the Completion Date, Bondowner Representative may require Borrower to confirm by evidence satisfactory to Bondowner Representative that such extension will not have any adverse effect upon the availability of the LIHTC for the Project.

5.19 PRESERVATION OF RIGHTS. Borrower must obtain, preserve and maintain in good standing, as applicable, all rights, privileges and franchises necessary or desirable for the operation of the Property and the conduct of Borrower's business thereon or therefrom.

5.20 MAINTENANCE AND REPAIR. Borrower must (i) maintain the Property, including the parking and landscaping portions thereof, in good condition and repair, reasonable wear and tear excepted, (ii) promptly make all necessary structural and non-structural repairs to the Project (or cause tenants under any leases to perform such obligation), and (iii) not erect any new buildings, structures or building additions on the Property, without the prior written consent of Bondowner Representative. Borrower must pay when due all claims for labor performed and materials furnished therefor in connection with any improvement, construction or construction activities.

5.21 PERFORMANCE OF ACTS. Borrower must perform, upon Bondowner Representative's request, all acts necessary to perfect any lien or security interest provided for in the Loan Documents.

5.22 MANAGEMENT AGREEMENT. Bondowner Representative must review and approve any agreement providing for the management or operation of the Property, including any material modifications or amendments thereto before Borrower can enter into such agreement, provided, however, the approval of Bondowner Representative shall not be required for the renewal of any such agreement.

5.23 TAX RECEIPTS. From and after the Conversion Date, at Borrower's sole expense, Bondowner Representative shall procure a tax services contract issued by a tax reporting service satisfactory to Bondowner Representative with respect to the Project.

ARTICLE 6. CONVERSION

6.1 CONVERSION CONDITIONS. The Loan will convert ("Conversion") to a term loan subject to the satisfaction of each of the conditions precedent set forth in the Bond Purchase Agreement (the "Conversion Conditions"), or waiver thereof, and upon the purchase of the Bonds by CCRC.

ARTICLE 7. INSURANCE

Borrower shall, while any obligation of Borrower or any Guarantor under any Loan Document remains outstanding, maintain at Borrower's sole expense, with licensed insurers approved by Bondowner Representative, the following policies of insurance in form and substance satisfactory to Bondowner Representative. Capitalized terms used in this Article shall have the same meaning as such terms are commonly and presently defined in the insurance industry.

7.1 TITLE INSURANCE. A Title Policy, consistent with the requirements of Section 4.1(d) and 4.3(f) of this Loan Agreement prior to Conversion and the Bond Purchase Agreement after Conversion, insuring Bondowner Representative, in the principal amount of the Loan, of the validity and the priority of the lien of the Deed of Trust upon the Property, subject only to matters approved by Bondowner Representative in writing. During the term of the Loan, Borrower shall cause to be delivered to Bondowner Representative, within five (5) days of Bondowner Representative's written request, such other endorsements to the Title Policy as Bondowner Representative may require, including without limitation, a lien-free endorsement in form and content satisfactory to Bondowner Representative upon completion of the construction of the Improvements. Upon the request of Bondowner Representative, or its successors or assigns, Borrower shall provide a valid recorded Notice of Completion evidencing that the Improvements are 100% complete, Bondowner Representative shall have received a lien free endorsement in form and content satisfactory to Bondowner Representative to be attached to the Title Policy, and an LP-10 Rewrite to the Title Policy in form and content satisfactory to Bondowner Representative, or its successors or assigns.

7.2 PROPERTY INSURANCE.

(a) Prior to the Conversion Date, a Builders All Risk/ Special Form Completed Value (Non-Reporting Form) Hazard Insurance policy, including without limitation, theft coverage and such other coverages and endorsements as Bondowner Representative may require, insuring Bondowner Representative against damage to the Property and Improvements in an amount not less than 100% of the full replacement cost at the time of completion of the Improvements. Such coverage should adequately insure any and all Loan collateral, whether such collateral is onsite, stored offsite or otherwise. Bondowner Representative shall be named on the policy as Mortgagee and named under a Bondowner Representative's Loss Payable Endorsement (Form #ISO CP 1218 or its equivalent).

(b) At all times from and after the Conversion Date, Borrower shall provide, maintain and keep in full force and effect all insurance required in clauses (i) through (v) below, as well as such additional insurance as CCRC in its reasonable judgment may from time to time require, against insurable hazards which at the time are commonly insured against in the case of properties situated similarly to that of the Property. Borrower shall supply CCRC with a certificate of insurance for any and all policies required hereunder. Insurance required hereunder is as follows:

- (i) Borrower must provide insurance, with a replacement cost provision in the policy of insurance or as an endorsement attached thereto, insuring against loss or damage to the Real Property and Improvements as follows:
 - (1) insurance against loss or damage from fire and/or lightning;
 - (2) insurance against loss or damage from other risks embraced by the type of coverage known as "Special Form" (formerly referred to as "All Risk") Fire and Extended Coverage insurance, including riot and civil commotion, vandalism and malicious mischief, in an amount not less than the Loan amount;
 - (3) insurance against loss or damage from any boilers, electrical wiring and/or heating, air conditioning and/or refrigeration equipment, or other similar equipment and machinery, at full replacement cost;
 - (4) such other insurance, endorsements and/or renewals, including extended coverage, as CCRC may require, insuring against such perils, risks or hazards as CCRC may designate, including (x) flood insurance, if the Property is located in a flood zone pursuant to those certain NFIP maps issued by the Federal Emergency Management Agency, covering the Property, and, (y) earthquake insurance in such amounts, and on such terms and conditions, as CCRC may require, but only in the event that either (1) the Office of the Comptroller of the Currency or the Federal Deposit Insurance Corporation requires regulated financial institutions or entities such as CCRC to require borrowers or customers to insure against earthquakes, or (2) either Fannie Mae or the Federal Home Loan Mortgage Corporation requires that collateral for loans in its respective programs be insured against earthquakes, or (3) the Property is or becomes located in an "Alquist-Priolo" zone as determined by reference to applicable California law;
- (ii) Borrower must provide worker's compensation insurance as may be required by applicable worker's compensation insurance laws (including employer's liability insurance, if required by CCRC), covering all employees of Borrower;
- (iii) Borrower must provide rental income or rental value insurance with respect to the Improvements, with a liability of not less than eighteen (18) months' project rents therefrom, naming CCRC as a lender loss payee;

- (iv) Borrower must provide ordinance and law coverage for properties that contain any type of non-conformance under current building, zoning, or land use laws or ordinances; and
- (v) Borrower must provide professional liability insurance for properties which provide any form of on-site services, where service provider requires a professional license or an advanced professional degree, and shall maintain professional liability insurance protecting the property against errors and omissions of such service provider. Borrower shall also require such service providers to carry the same professional liability insurance with limits not less than One Million Dollars (\$1,000,000) each occurrence.

7.3 FLOOD HAZARD INSURANCE. A policy of flood insurance, if required by applicable governmental regulations, or as deemed necessary by Bondowner Representative, in an amount required by Bondowner Representative, but in no event less than the amount sufficient to meet the requirements of applicable law and governmental regulation.

7.4 LIABILITY INSURANCE. A policy of Commercial General Liability insurance on an occurrence basis, with coverages and limits as required by Bondowner Representative, insuring against liability for injury and/or death to any person and/or damage to any property occurring on the Property and/or in the Improvements. During the period of any construction, Borrower may cause its contractors and/or subcontractors to maintain in full force and effect any or all of the liability insurance required hereunder. Bondowner Representative may require that Bondowner Representative be named as an additional insured on any such policy. Whether Borrower employs a general contractor or performs as owner-builder, Bondowner Representative may require that coverage include statutory workers' compensation insurance. Upon Conversion, Borrower must provide comprehensive liability insurance naming Bondowner Representative as additional insured parties, on an "occurrence" basis against claims for "personal injury" liability, including bodily injury, death or property damage liability, with a limit of not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000) in the annual aggregate (or, if the Property contains one or more elevators, at least Three Million Dollars (\$3,000,000.00) per occurrence and Four Million Dollars (\$4,000,000) in the annual aggregate).

7.5 OTHER COVERAGE. Borrower shall provide to Bondowner Representative evidence of such other reasonable insurance in such reasonable amounts as Bondowner Representative may from time to time request against such other insurable hazards which at the time are commonly insured against for property similar to the subject Property located in or around the region in which the subject Property is located. Such coverage requirements may include but are not limited to coverage for earthquake, acts of terrorism, business income, rental loss, sink hole, soft costs, tenant improvement or environmental.

7.6 OTHER INSURANCE. If Bondowner Representative so requests, Borrower must provide such certified copy of worker's compensation insurance as may be required by applicable worker's compensation insurance laws (including employer's liability insurance, if required by Bondowner Representative), covering all employees of Borrower. Borrower must provide such additional insurance upon Conversion as may be required pursuant to the terms of the Bond Purchase Agreement.

7.7 GENERAL.

(a) Borrower shall provide to Bondowner Representative the originals of all required insurance policies, or other evidence of insurance acceptable to Bondowner Representative. All insurance policies shall provide that the insurance shall not be cancelable or materially changed without ten (10) days prior written notice to Bondowner Representative and Issuer of any cancellation for nonpayment of premiums and not less than 30 days prior written notice to Bondowner Representative and Issuer of any other cancellation or any modification (including a reduction in coverage). Bondowner Representative and Issuer shall be named under a Bondowner Representative's Loss Payable Endorsement (Form #ISO CP 1218 or its equivalent) on all insurance policies which Borrower actually maintains with respect to the Property and Improvements. All insurance policies shall be issued and maintained by insurers approved to do business in the state in which the Property is located and must have an A.M. Best Company financial

rating and policyholder surplus acceptable to Bondowner Representative. All proceeds of insurance policies shall be controlled by Bondowner Representative and disbursed by Bondowner Representative pursuant to and in accordance with Section 5.6 of the Deed of Trust. Borrower shall provide to Bondowner Representative evidence of any other hazard insurance Bondowner Representative may deem necessary at any time during the Loan.

(b) All policies of insurance required under the Loan Documents upon Conversion must be issued to Borrower as the primary insured party by companies approved by CCRC having Best's ratings of not less than A:X, and be approved by CCRC as to amounts, forms, risk coverages, deductibles, expiration dates, and loss payable and cancellation provisions. The maximum allowable deductible is \$5,000.00. In addition, each required policy must contain such endorsements as CCRC may require, as well as a Lenders Loss Payable Endorsement ISO CP 1218 or its equivalent in favor of CCRC at 225 West Broadway, Suite 120, Glendale, California 91204, and must provide that all proceeds be payable to CCRC to the extent of its interest. An approval by CCRC is not, and shall not be deemed to be, a representation of the solvency of any insurer or the sufficiency of any amount of insurance. Co-insurance shall not be allowed in connection with the policies of insurance required hereunder. At all times, Borrower shall provide, maintain and keep in force all insurance required in Sections 7.1 through 7.6 above. In the event that either (1) the Office of the Comptroller of the Currency or the Federal Deposit Insurance Corporation requires regulated financial institutions or entities such as Bondowner Representative to require the Borrower to insure against earthquakes, or (2) either Fannie Mae or the Federal Home Loan Mortgage Corporation requires that collateral for loans in its respective affordable housing program be insured against earthquakes, or (3) the Land or the Improvements are or become located in an "Alquist-Priolo" zone as determined by reference to applicable California law, then, only in such event, Bondowner Representative shall have the right to require the Borrower to obtain earthquake insurance; provided, however, that such insurance must also comply with the standard set forth in the preceding sentence.

(c) Each policy of insurance required under the Loan Documents must provide that it may not be modified or canceled without at least thirty (30) days prior written notice to Bondowner Representative. The Certificate of Insurance for each policy of insurance required hereunder shall show Bondowner Representative as a recipient of any notice of cancellation as follows: (i) prior to Conversion, at Wells Fargo Bank, Community Lending and Investment, MAC #A0119-183, 333 Market Street, 18th Floor, San Francisco, California 94105, Attention: Loan Administration Officer, and (ii) after Conversion, at CCRC, 225 West Broadway, Suite 120, Glendale, California 91204, Attention: Insurance Administrator. At least ten (10) days before expiration of any required insurance policy, Borrower shall furnish Bondowner Representative and Issuer with proof acceptable to Bondowner Representative and Issuer that a new policy has been issued, continuing in force the insurance covered by the policy that is expiring. At the same time, Borrower shall also furnish Bondowner Representative and Issuer with evidence satisfactory to Bondowner Representative that all premiums for any such new policy have been paid. If at least ten (10) days before a required policy expires, Bondowner Representative and Issuer do not receive proof and evidence that a new policy has been issued and that the premiums for it have been paid, Bondowner Representative in its sole discretion may procure a new policy and advance funds to pay the premiums for it. Borrower shall repay Bondowner Representative immediately on demand for any advance for such premiums, which shall be considered to be an additional loan to the Borrower bearing interest at the rate of interest provided for in the Note, and secured by the Loan Documents.

(d) At the time of Conversion, Borrower must provide temporary evidence of property insurance in the form of signed originals of the most recent editions of the ACORD 28 or ACORD 75S Insurance Binder, liability insurance in form of signed originals of the most recent edition of the ACORD 25S certificate of liability insurance form, and permanent evidence within thirty (30) days of Conversion in the form of a complete duplicate original copy of each required insurance policy, including all endorsements, conditions, exclusions and limitations.

(e) Upon an Event of Default, whether or not the same has thereafter been cured or waived by Bondowner Representative, but for the lapse of any applicable grace period, Borrower shall, at the request of Bondowner Representative, deposit with Bondowner Representative, in monthly installments in advance on the first day of each month, an amount sufficient, as reasonably estimated by Bondowner

Representative, to pay all insurance premiums next due on all policies of insurance required by this Loan Agreement or the other Loan Documents. In such event, Borrower further agrees, upon Bondowner Representative's request, to cause all bills, statements or other documents relating to the foregoing insurance premiums to be sent or mailed directly to Bondowner Representative. Upon receipt of such bills, statements or other documents, and provided Borrower has deposited sufficient funds with Bondowner Representative pursuant to this Section 7.7, Bondowner Representative shall pay such premiums as may be due thereunder out of the funds so deposited with Bondowner Representative. If at any time and for any reason the funds deposited with Bondowner Representative are or will be insufficient to pay such premiums as may then or subsequently be due, Bondowner Representative may notify Borrower and Borrower shall immediately deposit an amount equal to the deficiency with Bondowner Representative. If at any time the funds deposited with Bondowner Representative exceed the amount deemed necessary by Bondowner Representative to pay such premiums as may then or subsequently be due, such excess shall be credited to Borrower on the next monthly installment or installments of such funds. Upon payment and performance in full of the Loan all indebtedness and obligations under the Loan Documents, Bondowner Representative shall promptly refund to Borrower any such funds held by Bondowner Representative. Nothing herein shall cause Bondowner Representative to be deemed a trustee of such funds or to be obligated to pay any amounts in excess of the amount of funds deposited with Bondowner Representative pursuant to this Section 7.7. Bondowner Representative may commingle such deposits with its own funds and Borrower shall not be entitled to any interest thereon.

ARTICLE 8. REPRESENTATIONS AND WARRANTIES

8.1 REPRESENTATIONS AND WARRANTIES OF THE ISSUER. The Issuer makes the following representations and warranties to the Bondowner Representative:

- (a) The Issuer is a political subdivision and body corporate and politic, duly organized and validly existing under the laws of the State, and is duly authorized to issue the Bonds and to perform its obligations under this Loan Agreement.
- (b) All requirements have been met and procedures have occurred in order to authorize the execution and delivery by Issuer of this Loan Agreement. The Issuer has taken all necessary action and has complied with all provisions of the law required to make this Loan Agreement a valid and binding limited obligation of the Issuer, except to the extent limited by bankruptcy, insolvency or other laws affecting the enforcement of creditors' rights generally, by the application of equitable principles regardless of whether enforcement is sought in a proceeding at law or in equity, or by public policy.
- (c) The Bonds have been duly authorized, executed and delivered by the Issuer. Nothing in this Loan Agreement shall be construed as requiring the Issuer to provide any financing for the Project other than the proceeds of the Bonds or to provide sufficient moneys for all of the cost of financing the Project.
- (d) To the best knowledge of the Issuer, there is no action, suit, proceeding, inquiry or investigation by or before any court, governmental agency or public board or body pending or threatened against the Issuer which (i) affects or seeks to prohibit, restrain or enjoin the issuance, execution or delivery of the Bonds, the origination of the Loan or the lending of the proceeds of the Bonds to the Borrower, or the execution and delivery by the Issuer of the Bond Documents, (ii) affects or questions the validity or enforceability of the Bonds or the Bond Documents or (iii) questions the tax-exempt status of interest on the Bonds.

8.2 REPRESENTATIONS AND WARRANTIES OF THE BORROWER. As a material inducement to Bondowner Representative's entry into this Loan Agreement and Issuer's issuance of the Bonds, Borrower represents and warrants to Bondowner Representative and Issuer as of the Effective Date and continuing thereafter that:

- (a) **Organization Of Borrower And General Partner.** Borrower is and shall at all times hereafter be a limited partnership duly organized and validly existing under the laws of the State of

California and is and at all times hereafter shall be qualified and licensed to do business and is in good standing in any state in which it conducts its business or in which the failure to qualify could have a material adverse effect on the condition, financial or otherwise, business, Property or results of operations of Borrower. General Partner is and shall at all times be a corporation or limited liability company, duly organized and validly existing under the laws of the state of its formation, and is and at all times shall be qualified and licensed to do business, and is in good standing, in any state in which it conducts its business or in which the failure to qualify could have a material adverse effect on the condition, financial or otherwise, of its business or the Property.

(b) Issuer/Enforceability. Borrower is in compliance with all laws and regulations applicable to its organization, existence and transaction of business and has all necessary rights and powers to own, develop and operate the Property and Improvements as contemplated by the Loan Documents.

(c) Requisite Power. Borrower has all requisite partnership power to borrow the sums provided for under the Loan and under this Loan Agreement, and has all requisite power to execute, deliver, issue and perform this Loan Agreement and all other Loan Documents to which it is a party and to consummate the transactions hereunder and thereunder. General Partner has all requisite power to act on its own behalf and as Borrower's general partner in connection with its and Borrower's execution, delivery and performance of this Loan Agreement, the other Loan Documents and any and all other documents executed in connection herewith or therewith to which it or Borrower is a party, and the consummation of the transactions hereunder or thereunder.

(d) Formation And Organizational Documents. Borrower has delivered to Bondowner Representative all formation and organizational documents of Borrower, of the general partners, joint venturers or members of Borrower, if any, and Guarantor of the Loan, if any, and all such formation and organizational documents remain in full force and effect and have not been amended or modified since they were delivered to Bondowner Representative. Borrower shall immediately provide Bondowner Representative with copies of any amendments or modifications of the formation or organizational documents.

(e) Authorization. All partnership actions on the part of Borrower or all corporate, limited liability company and/or partnership actions on behalf of General Partner necessary for the authorization, execution, delivery and performance of this Loan Agreement, the other Loan Documents and any and all other documents executed in connection herewith or therewith, has been duly taken and is in full force and effect. All corporate or limited liability company actions on the part of General Partner, acting on its own behalf and as Borrower's general partner necessary for the authorization, execution, delivery and performance of this Loan Agreement, the other Loan Documents or any other document executed in connection herewith or therewith to which it or Borrower is a party has been duly taken and is in full force and effect. In addition, each authorized officer or partner executing this Loan Agreement, the other Loan Documents or any other document executed in connection herewith or therewith, is (as of the date of such execution) duly and properly in office and fully authorized to execute and deliver the same on behalf of the General Partner, acting on its own behalf and as Borrower's general partner.

(f) Binding Obligations. This Loan Agreement, the other Loan Documents and any and all other documents executed in connection herewith or therewith to which either Borrower or General Partner is a party have been duly executed and delivered and are the legal, valid and binding obligations of Borrower and such General Partner (as the case may be), enforceable in accordance with their respective terms; except in each case as enforcement may be limited by bankruptcy, insolvency or other laws affecting the enforcement of creditors' rights generally, by the application of equitable principles regardless of whether enforcement is sought in a proceeding at law or in equity and by public policy.

(g) No Violation. Borrower's and General Partner's execution, delivery, and performance under the Loan Documents do not: (a) require any consent or approval not heretofore obtained under any partnership agreement, operating agreement, articles of incorporation, bylaws or other document; (b) violate any governmental requirement applicable to the Property and Improvements or any other statute, law, regulation or ordinance or any order or ruling of any court or governmental entity; (c) conflict with, or

constitute a breach or default of, or permit the acceleration of obligations under any agreement, contract, lease, or other document by which Borrower or General Partner is or the Property and Improvements are bound or regulated; or (d) violate any statute, law, regulation or ordinance, or any order of any court or governmental entity.

(h) No Conflict. The execution and delivery of the Loan Documents, the consummation of the transactions therein contemplated and the fulfillment of or compliance with the terms and conditions thereof, will not conflict with or constitute a violation or breach of or default (with due notice or the passage of time or both) under the partnership agreement of the Borrower or to the best knowledge of the Borrower and with respect to the Borrower, any applicable law or administrative rule or regulation, or any applicable court or administrative decree or order, or any mortgage, deed of trust, loan agreement, lease, contract or other agreement or instrument to which the Borrower is a party or by which it or its properties are otherwise subject or bound, or result in the creation or imposition of any lien, charge or encumbrance of any nature whatsoever upon any of the property or assets of the Borrower, which conflict, violation, breach, default, lien, charge or encumbrance might have consequences that would materially and adversely affect the consummation of the transactions contemplated by the Loan Documents, or the financial condition, assets, properties or operations of the Borrower.

(i) No Consent. No consent or approval of any trustee or holder of any indebtedness of the Borrower, and to the best knowledge of the Borrower and with respect to the Borrower, no consent, permission, authorization, order or license of, or filing or registration with, any governmental authority (except with respect to any state securities or "blue sky" laws) is necessary in connection with the execution and delivery of the Loan Documents, or the consummation of any transaction therein contemplated, or the fulfillment of or compliance with the terms and conditions thereof, except as have been obtained or made and as are in full force and effect.

(j) Compliance With Laws. Borrower has and at all times shall have obtained all permits, licenses, exemptions, and approvals necessary to construct, occupy, operate and market the Property and Improvements, and shall maintain compliance with all governmental requirements applicable to the Property and Improvements and all other applicable statutes, laws, regulations and ordinances necessary for the transaction of its business, including without limitation all laws and regulations with respect to the creation, continued effectiveness and availability of LIHTCs. The Property is a legal parcel lawfully created in full compliance with all subdivision laws and ordinances and is properly zoned for the stated use of the Property, as disclosed to Bondowner Representative as of the Closing Date. Borrower and General Partner are in compliance in all material respects with all applicable laws, rules, regulations and ordinances. Borrower shall not initiate or acquiesce to a zoning change of the Property without Bondowner Representative's prior written consent.

(k) Litigation. There is no action, suit, proceeding, inquiry or investigation, before or by any court or federal, state, municipal or other governmental authority, pending, or to the knowledge of the Borrower, threatened, against or affecting the Borrower or General Partner or the assets, properties or operations of the Borrower which, if determined adversely to the Borrower or its interests, would have a material adverse effect upon the consummation of the transactions contemplated by, or the validity of the Loan Documents or upon the financial condition, assets, properties or operations of the Borrower or General Partner and the Borrower or General Partner is not in default (and no event has occurred and is continuing which with the giving of notice or the passage of time or both could constitute a default) with respect to any order or decree of any court or any order, regulation or demand of any federal, state, municipal or other governmental authority, which default might have consequences that would materially and adversely affect the consummation of the transactions contemplated by the Loan Documents, or the financial condition, assets, properties or operations of the Borrower. All tax returns (federal, state and local) required to be filed by or on behalf of the Borrower or General Partner have been filed, and all taxes shown thereon to be due, including interest and penalties, except such, if any, as are being actively contested by the Borrower or General Partner in good faith, have been paid or adequate reserves have been made for the payment thereof which reserves, if any, are reflected in the audited financial statements described therein. The Borrower or General Partner enjoys the peaceful and undisturbed possession of all of the premises upon which it is operating its facilities.

(l) Financial Condition. All financial statements and information heretofore and hereafter delivered to Bondowner Representative by Borrower, including, without limitation, information relating to the financial condition of Borrower, the Property, the Improvements, the partners, joint venturers or members of Borrower, and/or any Guarantor, fairly and accurately represent the financial condition of the subject thereof as of the date hereof and have been prepared (except as noted therein) in accordance with generally accepted accounting principles consistently applied. Notwithstanding the use of generally accepted accounting principles, the calculation of liabilities shall NOT include any fair value adjustments to the carrying value of liabilities to record such liabilities at fair value pursuant to electing the fair value option election under FASB ASC 825-10-25 (formerly known as FAS 159, *The Fair Value Option for Financial Assets and Financial Liabilities*) or other FASB standards allowing entities to elect fair value option for financial liabilities. Therefore, the amount of liabilities shall be the historical cost basis, which generally is the contractual amount owed adjusted for amortization or accretion of any premium or discount. Borrower acknowledges and agrees that Bondowner Representative may request and obtain additional information from third parties regarding any of the above, including, without limitation, credit reports.

(m) No Material Misrepresentation. No written information, exhibit or report furnished to the Issuer by the Borrower in connection with the negotiation of the Loan Documents contains any untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(n) No Material Adverse Change. There has been no material adverse change in the financial condition of Borrower and/or, prior to Conversion, any Guarantor, since the dates of the latest financial statements furnished to Bondowner Representative and, except as otherwise disclosed to Bondowner Representative in writing, Borrower has not entered into any material transaction which is not disclosed in such financial statements.

(o) Loan Proceeds and Adequacy. The undisbursed Loan proceeds, together with Borrower's Funds, the proceeds of the Subordinate Loan(s), the Capital Contributions, and all other sums, if any, to be provided by Borrower as shown in Exhibit C, are sufficient to acquire Borrower's interest in the Property and construct the Improvements in accordance with the terms and conditions of this Loan Agreement.

(p) Accuracy. All reports, documents, instruments, information and forms of evidence delivered to Bondowner Representative by Borrower concerning the Loan or security for the Loan or required by the Loan Documents are accurate, correct and sufficiently complete to give Bondowner Representative true and accurate knowledge of their subject matter, and do not contain any misrepresentation or omission.

(q) Tax Liability. Borrower and General Partner have filed all required federal, state, county and municipal tax returns and have paid all taxes and assessments owed and payable, and Borrower has no knowledge of any basis for any additional payment with respect to any such taxes and assessments.

(r) Utilities. All utility services, including, without limitation, gas, water, sewage, electrical and telephone, necessary for the construction and occupancy of the Property and Improvements are available at or within the boundaries of the Property, or Borrower has taken all steps necessary to assure that all such services will be available upon completion of the Improvements. Borrower shall pay when due all utility assessments and charges for gas, electricity, fuel, water, steam, sewer, drainage, refuse disposal, telephone and other services furnished to or for the benefit of the Property and all other assessments or charges of a similar nature, whether public or private, affecting the Property or any portion thereof, whether or not such assessments or charges are liens on the Property.

(s) Compliance. Borrower is familiar with and in compliance with all governmental requirements for the development of the Property and the construction of the Improvements and will conform to and comply with all governmental requirements and the Plans and Specifications.

(t) Americans With Disabilities Act Compliance. The construction of the Improvements shall be performed and completed, and thereafter maintained, in strict accordance and full compliance with any applicable requirements of the Americans with Disabilities Act, of July 26, 1990, Pub. L. No. 101 336, 104 Stat. 327, 42 U.S.C. § 12101, et seq., as amended from time to time. Borrower shall be responsible for all ADA compliance costs.

(u) Tax Credits. Borrower has received a Tax-Exempt Reservation Letter dated July 20, 2016 (“**Reservation Letter**”), and Borrower is entitled to a LIHTC allocation for the Improvements from TCAC. The LIHTC allocation as set forth in said Reservation Letter is for Federal LIHTCs in the minimum amount of One Million Eighty Thousand Five Hundred Forty-Eight and No/100th Dollars (\$1,080,548) annually for each of ten (10) years. Borrower shall completely and in a timely manner perform all actions and meet all requirements to maintain and perfect the reservations and LIHTC allocation, including, without limitation, timely furnishing to the TCAC of all of the items required to be furnished to it no later than such date as required by TCAC in order to prevent the expiration of the reservation and allocation. If Bondowner Representative determines, in its sole and absolute discretion, that Borrower will not meet the TCAC requirements as set forth in the Preliminary Reservation Letter, Borrower hereby agrees to reapply for the next available allocation of LIHTCs within all timelines and requirements as established by TCAC. Failure to do so is a Default pursuant to Section 13.1 herein. Borrower shall submit to Bondowner Representative, immediately upon receipt, until the Loan has been paid in full, a copy of all written communication to or from TCAC or any other governmental authority relating to the Improvements or the LIHTC. Bondowner Representative shall have received copies of any Annual Owner Certification or Final Cost Certification prepared by Borrower for TCAC (and, if an audit thereof uncovers deficiencies, any evidence provided to TCAC of the cure of such deficiencies), any other reporting Borrower provides to TCAC in connection with compliance with the Requirements and Internal Revenue Forms 8586 and 8609, to the extent already issued.

(v) Business Loan. The Loan is a business loan transaction in the stated amount solely for the purpose of carrying on the business of Borrower and none of the proceeds of the Loan will be used for the personal, family or agricultural purposes of the Borrower.

(w) Capital Contribution. The Investor Limited Partner will be required to make Capital Contributions to the Borrower in exchange for Investor Limited Partner’s limited partnership interest in the Borrower and that, subject to and in accordance with the terms and conditions of the Partnership Agreement, Investor Limited Partner will make an initial capital contribution in the amount of \$_____ (the “**Initial Capital Contribution**”) and total Capital Contributions in the amounts set forth in Section 1.1.

(x) Tax Shelter Regulations. Neither Borrower, any Guarantor, nor any subsidiary of any of the foregoing intends to treat the Loan or the transactions contemplated by this Loan Agreement and the other Loan Documents as being a “reportable transaction” (within the meaning of Treasury Regulation Section 1.6011-4). If Borrower or any other party to the Loan determines to take any action inconsistent with such intention, Borrower will promptly notify Bondowner Representative thereof. If Borrower so notifies Bondowner Representative, Borrower acknowledges that Bondowner Representative may treat the Loan as part of a transaction that is subject to Treasury Regulation Section 301.6112-1, and Bondowner Representative will maintain the lists and other records, including the identity of the applicable party to the Loan as required by such Treasury Regulation.

(y) Borrower Not A “Foreign Person”. Borrower is not a “foreign person” within the meaning of Section 1445(f)(3) of the Internal Revenue Code of 1986, as amended from time to time.

(z) Full Disclosure. This Loan Agreement and the financial information delivered in connection herewith and therewith, and the representations and warranties of Borrower or any member or General Partner herein and in any other document delivered or to be delivered by or on behalf of Borrower or any member or General Partner, do not and will not contain any untrue statement of a material fact or omit a material fact necessary to make the statements contained therein or herein, in light of the circumstances under which they were made, not misleading. To the best knowledge of Borrower, after

diligent inquiry and investigation, there is no material fact which Borrower has not disclosed to Bondowner Representative in writing which materially and adversely affect the assets, business, prospects, profits or condition (financial or otherwise) of Borrower, the rights of Bondowner Representative, the ability of Borrower to perform this Loan Agreement and the Loan Documents.

(aa) Sanctions, Anti-Corruption and Anti-Money Laundering Laws. No Person within the Borrowing Group is: (a) a Sanctioned Person; (b) controlled by or acting on behalf of a Sanctioned Person; (c) under investigation for an alleged breach of Sanction(s) by a governmental authority that enforces Sanctions. Each Person within the Borrowing Group: (a) is in compliance with all Anti-Corruption Laws and Anti-Money Laundering Laws; (b) is not, and has not been, under administrative, civil or criminal investigation; and (c) has not received notice from or made a voluntary disclosure to any governmental entity regarding a possible violation of any Anti-Corruption Laws or Anti-Money Laundering Laws. The provisions in this Section shall prevail and control over any contrary provisions in this Agreement or in any related documents.

(bb) Bond-Related Representations.

- (i) Other than the Bonds, no other obligations have been or are expected to be issued under Section 103 of the Code for sale at substantially the same time as the Bonds are sold pursuant to a common plan of marketing and at substantially the same rate of interest as the Bonds and which are payable in whole or part by Borrower or otherwise have with the Bonds any common or pooled security for the payment of debt service thereon, or which are otherwise treated as the same “issue of obligations” as the Bonds as described in Revenue Ruling No. 81-216.
- (ii) Borrower is not in the trade or business of selling properties such as the Project and has not acquired the Project for investment purposes only or otherwise for use by Borrower in its trade or business. Therefore Borrower has no present intention to voluntarily sell, surrender or otherwise transfer, in whole or part, its interest in the Project in the foreseeable future, other than in connection with the purchase option granted to General Partner in the Partnership Agreement.
- (iii) Borrower has reviewed and approved the provisions of the Indenture.
- (iv) To the best of Borrower’s knowledge, no member of the governing body of the Issuer or any other officer of the Issuer has any significant or conflicting interest, financial, employment or otherwise, in Borrower, the Project or the transactions contemplated hereby.
- (v) The covenants, representations and warranties of Borrower in the Regulatory Agreement are true and correct as of the date hereof and are incorporated herein by reference and made a part of this Loan Agreement.
- (vi) Borrower has not entered into the transaction evidenced hereby with the actual intent to hinder, delay or defraud any creditor and Borrower has received reasonably equivalent value in exchange for its obligations hereunder and under the Deed of Trust and the Regulatory Agreement.
- (vii) Borrower has no known material contingent liabilities.
- (viii) Borrower has no material financial obligation under any indenture, mortgage, deed of trust, loan agreement or other agreement or instrument to which Borrower is a party or by which Borrower or the Project are otherwise bound, other than (a) obligations under this Loan Agreement and the other Loan Documents to which Borrower is a party; (b) obligations under those documents

executed in connection with the Subordinate Loan(s); and (c) obligations which may be incurred by Borrower from time to time in the ordinary course of business.

- (ix) Borrower has not borrowed or received other debt financing that has not been heretofore repaid in full, except for the Subordinate Loans.
- (x) Borrower is not (a) an “investment company” or a company “controlled by an investment company” within the meaning of the Investment Company Act of 1940, as amended; (b) a “holding company” or a “subsidiary company” of a “holding company” or an “affiliate” of either a “holding company” or a “subsidiary company” within the meaning of the Public Utility Holding Company Act of 1935, as amended; or (c) subject to any other federal or state law or regulation which purports to restrict its ability to borrow money other than Article 15 of the California State Constitution.
- (xi) Except as disclosed in the Title Policy, there are no pending or, to the knowledge of Borrower, proposed special or other assessments for public improvements affecting the Project, nor, to the knowledge of Borrower, are there any contemplated improvements to the Property that may result in such special or other assessments.
- (xii) No statement of fact made by Borrower herein or in the Loan Documents to which Borrower is a party contains any untrue statement of a material fact or omits to state any material fact necessary to make statements made by Borrower herein or therein not materially misleading. There is no fact presently known to Borrower which has not been disclosed which materially adversely affects or, to the best of Borrower’s knowledge, would materially adversely affect the business, operations or conditions (financial or otherwise) of Borrower.
- (xiii) All reports, documents, instruments, information and forms of evidence delivered to Bondowner Representative or Issuer by Borrower concerning the Loan or required by the Loan Documents are (or, in the case of materials prepared by persons other than Borrower or its members or general partner, are to the best of Borrower’s knowledge) accurate, correct and sufficiently complete to give Bondowner Representative or Issuer, as applicable, true and accurate knowledge of their subject matter.
- (xiv) Borrower owns directly, and not through any affiliated entity, all of the personal property and fixtures necessary for the operation of the Property for the uses presently being conducted thereon.
- (xv) Before any Guarantor became obligated in connection with the Loan, Borrower made full disclosure to such Guarantor regarding Borrower’s financial condition and business operations, the present and former condition, uses and ownership of the Property and all other circumstances bearing upon Borrower’s ability to pay and perform its obligations under the Loan Documents.
- (xvi) The Borrower acknowledges, represents and warrants that it understands the nature and structure of the transactions relating to the financing of the Project; that it is familiar with the provisions of all of the documents and instruments relating to such financing to which the Borrower is a party or of which it is a beneficiary, including the Indenture; that it understands the risks inherent in such transactions; and that it has not relied on the Issuer for any guidance or expertise in analyzing the financial or other consequences of the transactions

contemplated by the Bond Documents and the Indenture or otherwise relied on the Issuer for any advice.

(cc) Representations and Warranties of the Borrower Related to Certain Tax Matters. Borrower further represents and warrants that:

- (i) as of the Effective Date, the Borrower is in compliance with all requirements of the Tax Certificate, and the representations set forth in the Tax Certificate pertaining to the Borrower and the Project are true and accurate;
- (ii) the Bonds are not “federally guaranteed” as defined in Section 149(b) of the Code;
- (iii) in accordance with Section 147(b) of the Code, the weighted average maturity of the Bonds does not exceed one hundred twenty percent (120%) of the weighted average reasonably expected economic life of the facilities (comprising the Project) financed with the proceeds of the Bonds, determined as of the later of the date the Bonds are issued or the date the facilities are expected to be placed in service;
- (iv) after the Conversion Date, neither the Borrower nor, to the best knowledge of the Borrower, any “related person” to the Borrower (within the meaning of Section 147(a)(2) of the Code), will purchase Bonds pursuant to any arrangement, formal or informal;
- (v) the information furnished by the Borrower and used by the Issuer in preparing the certificate pursuant to Section 148 of the Code and information statement pursuant to Section 149(e) of the Code is accurate and complete as of the date of the issuance of the Bonds;
- (vi) the construction of the Project was not commenced prior to the sixtieth (60th) day preceding the adoption of Resolution No. 2016/89 of the Issuer with respect to the Project on March 1, 2016, and no obligation for which reimbursement will be sought from proceeds of the Bonds relating to the construction or equipping of the Project was paid or incurred prior to sixty (60) days prior to such date;
- (vii) the Project is, as of the Closing Date, in compliance with all requirements of the Regulatory Agreement to the extent such requirements are applicable on the Closing Date and the representations and warranties of the Borrower in Sections 2 and 3 of the Regulatory Agreement are true and correct;
- (viii) the Borrower intends to cause the residential units in the Project to be rented or available for rental on a basis which satisfies the requirements of the Regulatory Agreement, including all applicable requirements of the Act and the Code, and pursuant to leases which comply with all applicable laws; and
- (ix) no money on deposit in any fund or account in connection with the Bonds, whether or not such money was derived from other sources, will be used by or under the direction of the Borrower in a manner which would cause the Bonds to be “arbitrage bonds” within the meaning of Section 148 of the Code.

8.3 TAX EXEMPTION; REGULATORY AGREEMENT. Borrower (and with respect to Section 8.3(b) and (c), the Issuer) hereby covenants, represents and agrees as follows:

(a) not to knowingly take or omit to take any action with respect to this Loan Agreement (with respect to the Issuer) and not to take or omit to take any action with respect to this Loan Agreement or the Project (solely with respect to Borrower) that would adversely affect the exclusion from gross income for federal income tax purposes of the interest on the Bonds (except for any Bonds owned by a person or entity which is a “substantial user” of the Property or a “related person” to the Borrower);

(b) to take such action or actions, including amendment of the Regulatory Agreement, to the extent deemed necessary in the opinion of Bond Counsel, to preserve or perfect the exclusion of interest on the Bonds from gross income for federal income tax purposes;

(c) at the expense of Borrower, and as to Borrower only, to file of record such documents and take such other steps as are necessary in order to insure that the requirements and restrictions of the Regulatory Agreement will be binding upon all owners of the Project, and as to the Borrower and the Issuer, to execute and record the Regulatory Agreement in the real property records of Contra Costa County, California;

(d) to notify any subsequent owner of the Project of the requirements and restrictions contained in the Regulatory Agreement in any documents transferring any interest in the Project to another person to the end that such transferee has notice of such restrictions, and to obtain the agreement from any transferee to abide by all requirements and restrictions of the Regulatory Agreement; and

(e) to provide to the Issuer notice of any action (other than actions in its ordinary course of business) which impacts the Issuer’s rights hereunder or under the Regulatory Agreement.

8.4 REPRESENTATIONS OF BORROWER AS SINGLE PURPOSE ENTITY.

(a) Borrower covenants and agrees that it shall not:

- (i) except in connection with the Subordinate Loans or any Swap Agreement between Borrower and Bondowner Representative, (1) incur, create or assume any indebtedness for borrowed money except indebtedness represented by an invoice, statement of account, check, work request, purchase order or other similar document representing expenses relating to activities of Borrower undertaken in accordance with its formation documents or (2) transfer or lease the Project or any interest therein, except as permitted under Section 5.12 of the Deed of Trust;
- (ii) engage, directly or indirectly, in any business other than that arising out of or entering into this Loan Agreement and the other Loan Documents to which Borrower is a party and the ownership, management, leasing, construction, development, operation and maintenance of the Project, including the commercial space at the Property;
- (iii) commingle its assets with the assets of any other entity;
- (iv) partition the Property except as expressly permitted under the Deed of Trust; or
- (v) voluntarily file or consent to the filing of a petition for bankruptcy, reorganization, assignment for the benefit of creditors or similar proceeding under any federal or state bankruptcy, insolvency, reorganization or other similar law, without the unanimous consent of its partners.

Borrower represents and warrants that as the date hereof it does not have any indebtedness or obligations which would cause it to be in violation of the foregoing covenants.

Further, Borrower covenants that it will do or cause to be done all things necessary to preserve and keep in full force and effect its existence, will not engage in, seek or consent to any dissolution, winding up, liquidation, consolidation, merger or asset sale; will not materially modify its Partnership Agreement without the prior written consent of Bondowner Representative (it being understood that Bondowner Representative's consent may be granted or withheld as to transfers of partnership interests in a manner consistent with this Loan Agreement and Section 5.12 of the Deed of Trust, may be withheld as to any amendment which reduces the obligations of the partners to contribute funds to Borrower below amounts necessary to maintain the Financial Requirements Analysis "in balance", and shall not otherwise be unreasonably withheld); will pay all expenses of the Project from assets of Borrower; will maintain separate books and records and bank accounts; will at all times hold itself out to the public as a separate and distinct legal entity (including in its leasing activities, in entering into any contract and in preparing its financial statements); will file its own tax returns; and will cause its management to meet regularly to carry on its business.

(b) Borrower shall do all things necessary to preserve and keep in full force and effect its existence, rights and privileges under the laws of the State and its right to own property or transact business in the State. Borrower further represents and warrants that it is, and, so long as any portion of the Loan shall remain unpaid, shall do all things necessary to continue to be, an entity which is formed or organized solely for the purpose of holding, directly, an ownership interest in the Project, does not engage in any business unrelated to such properties and the financing thereof, does not have any assets other than those related to its interest in the properties or the financing thereof or any indebtedness other than the Subordinate Loans, and as permitted by the Deed of Trust or the other Loan Documents, has its own separate books and records and its own accounts, in each case which are separate and apart from the books and records and accounts of any other entity and will maintain the same as official records, holds itself out as being an entity, separate and apart from any other entity and will conduct its business in its own name.

(c) Borrower will not fail to correct any known misunderstanding regarding the separate identity of Borrower.

(d) Borrower will not assume or guarantee or become obligated for the debts of any other entity or hold out its credit as being available to satisfy the obligations of any other entity; will allocate fairly and reasonably any overhead for shared office space or facilities; will not pledge its assets for the benefit of any other person or entity; will not make loans to any person or entity; will not enter into or be a party to any transaction with its partners or its or their respective affiliates except (a) pursuant to its Partnership Documents as they exist as of the date of this Loan Agreement; or (b) in the ordinary course of business and on terms which are no less favorable to Borrower than would be obtained in a comparable arm's-length transaction with an unrelated third party.

(e) Any firm, corporation or partnership which can make the representations and warranties and satisfy the covenants set forth in this Section 8.4 shall constitute a "Single Purpose Entity."

ARTICLE 9. HAZARDOUS MATERIALS

9.1 SPECIAL REPRESENTATIONS AND WARRANTIES. Without in any way limiting the other representations and warranties set forth in this Loan Agreement, and after reasonable investigation and inquiry, Borrower hereby specially represents and warrants to the best of Borrower's knowledge as of the date of this Loan Agreement as follows:

(a) **Hazardous Materials.** Except as previously disclosed to Bondowner Representative in that certain (i) that certain Phase I Environmental Site Assessment dated as of August 28, 2016, prepared by Adanta, Inc. ("Adanta"), (ii) that certain Pre-Demolition Asbestos and Lead Paint Survey dated as of July 2016, prepared by Adanta, and (iii) that certain Phase I Environmental Site Assessment dated as of October 14, 2014, prepared by Adanta (collectively, the "**Environmental Reports**"), the Property and Improvements are not and have not been a site for the use, generation, manufacture, storage, treatment, release, threatened release, discharge, disposal, transportation or presence of any oil, flammable explosives, asbestos, urea formaldehyde insulation, radioactive materials, hazardous wastes, toxic or contaminated

substances or similar materials, including, without limitation, any substances which are “hazardous substances,” “hazardous wastes,” “hazardous materials,” “toxic substances,” “wastes,” “regulated substances,” “industrial solid wastes,” or “pollutants” under the Hazardous Materials Laws, as described below, and/or other applicable environmental laws, ordinances and regulations (collectively, the “**Hazardous Materials**”). “Hazardous Materials” shall not include commercially reasonable amounts of such materials used in the ordinary course of construction and/or operation of the Property which are used and stored in accordance with all applicable environmental laws, ordinances and regulations.

(b) **Hazardous Materials Laws.** The Property and Improvements are in compliance with all laws, ordinances and regulations relating to Hazardous Materials (“**Hazardous Materials Laws**”), including, without limitation: the Clean Air Act, as amended, 42 U.S.C. Section 7401 et seq.; the Federal Water Pollution Control Act, as amended, 33 U.S.C. Section 1251 et seq.; the Resource Conservation and Recovery Act of 1976, as amended, 42 U.S.C. Section 6901 et seq.; the Comprehensive Environment Response, Compensation and Liability Act of 1980, as amended (including the Superfund Amendments and Reauthorization Act of 1986, “CERCLA”), 42 U.S.C. Section 9601 et seq.; the Toxic Substances Control Act, as amended, 15 U.S.C. Section 2601 et seq.; the Occupational Safety and Health Act, as amended, 29 U.S.C. Section 651, the Emergency Planning and Community Right-to-Know Act of 1986, 42 U.S.C. Section 11001 et seq.; the Mine Safety and Health Act of 1977, as amended, 30 U.S.C. Section 801 et seq.; the Safe Drinking Water Act, as amended, 42 U.S.C. Section 300f et seq.; and all comparable state and local laws, laws of other jurisdictions or orders and regulations.

(c) **Hazardous Materials Claims.** There are no claims or actions (“**Hazardous Materials Claims**”) pending or threatened against Borrower, the Property or Improvements by any governmental entity or agency or by any other person or entity relating to Hazardous Materials or pursuant to the Hazardous Materials Laws.

9.2 INTENTIONALLY OMITTED.

9.3 HAZARDOUS MATERIALS COVENANTS. Borrower agrees as follows:

(a) **No Hazardous Activities.** Borrower shall not cause or permit the Property or Improvements to be used as a site for the use, generation, manufacture, storage, treatment, release, discharge, disposal, transportation or presence of any Hazardous Materials, except for use of such Hazardous Materials in the ordinary course of constructing and/or operating a rental housing project subject to compliance with all Hazardous Materials Laws.

(b) **Compliance.** Borrower shall comply and cause the Property and Improvements to comply with all Hazardous Materials Laws.

(c) **Notices.** Borrower shall immediately notify Bondowner Representative in writing of: (i) the discovery of any Hazardous Materials on, under or about the Property and Improvements (except to the extent previously disclosed in the Environmental Reports, provided, however, that Borrower shall be obligated to deliver to Bondowner Representative notice of any further developments related to such previously disclosed Hazardous Materials); (ii) any knowledge by Borrower that the Property and Improvements do not comply with any Hazardous Materials Laws (except to the extent previously disclosed in the Environmental Reports, provided, however, that Borrower shall be obligated to deliver to Bondowner Representative notice of any further developments related to such previously disclosed non-compliance); (iii) any Hazardous Materials Claims; and (iv) the discovery of any occurrence or condition on any real property adjoining or in the vicinity of the Property that could cause the Property, Improvements or any part thereof to violate Hazardous Materials Laws.

(d) **Remedial Action.** In response to the presence of any Hazardous Materials on, under or about the Property or Improvements, Borrower shall immediately take, at Borrower’s sole expense, all remedial action required by any Hazardous Materials Laws or any judgment, consent decree, settlement or compromise in respect to any Hazardous Materials Claims.

9.4 INSPECTION BY BONDOWNER REPRESENTATIVE. Upon reasonable prior notice to Borrower, Bondowner Representative, its employees and agents, may from time to time (whether before or after the commencement of a nonjudicial or judicial foreclosure proceeding) enter and inspect the Property and Improvements for the purpose of determining the existence, location, nature and magnitude of any past or present release or threatened release of any Hazardous Materials into, onto, beneath or from the Property and Improvements.

9.5 HAZARDOUS MATERIALS INDEMNITY. BORROWER HEREBY AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS BONDOWNER REPRESENTATIVE AND ISSUER, AND EACH OF THEIR RESPECTIVE GOVERNING BODIES, DIRECTORS, OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS AND ASSIGNS FROM AND AGAINST ANY AND ALL LOSSES, DAMAGES, LIABILITIES, CLAIMS, ACTIONS, JUDGMENTS, COURT COSTS AND LEGAL OR OTHER EXPENSES (INCLUDING, WITHOUT LIMITATION, ATTORNEYS' FEES AND EXPENSES), WHICH BONDOWNER REPRESENTATIVE OR ISSUER MAY INCUR AS A DIRECT OR INDIRECT CONSEQUENCE OF THE USE, GENERATION, MANUFACTURE, STORAGE, DISPOSAL, THREATENED DISPOSAL, TRANSPORTATION OR PRESENCE OF HAZARDOUS MATERIALS, EXCEPT ARISING FROM THE INDEMNIFIED PARTY'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, IN, ON, UNDER OR ABOUT THE PROPERTY OR IMPROVEMENTS. BORROWER SHALL IMMEDIATELY PAY TO BONDOWNER REPRESENTATIVE OR ISSUER, AS APPLICABLE, UPON DEMAND ANY AMOUNTS OWING UNDER THIS INDEMNITY, TOGETHER WITH INTEREST FROM THE DATE THE INDEBTEDNESS ARISES UNTIL PAID AT THE RATE OF INTEREST APPLICABLE TO THE PRINCIPAL BALANCE OF THE NOTE. BORROWER'S DUTY AND OBLIGATIONS TO DEFEND, INDEMNIFY AND HOLD HARMLESS BONDOWNER REPRESENTATIVE AND ISSUESR SHALL SURVIVE THE CANCELLATION OF THE NOTE AND THE RELEASE, RECONVEYANCE OR PARTIAL RECONVEYANCE OF THE DEED OF TRUST.

9.6 LEGAL EFFECT OF SECTION. Borrower and Bondowner Representative agree that: (a) this Article 9 is intended as Bondowner Representative's written request for information (and Borrower's response) concerning the environmental condition of the real property security as required by California Code of Civil Procedure §726.5; and (b) each provision in this Article (together with any indemnity applicable to a breach of any such provision) with respect to the environmental condition of the real property security is intended by Issuer, Bondowner Representative and Borrower to be an "environmental provision" for purposes of California Code of Civil Procedure §736, and as such it is expressly understood that Borrower's duty to indemnify Issuer and Bondowner Representative hereunder shall survive: (i) any judicial or non-judicial foreclosure under the Deed of Trust, or transfer of the Property in lieu thereof; (ii) the release and reconveyance or cancellation of the Deed of Trust; and (iii) the satisfaction of all of Borrower's obligations under the Loan Documents.

9.7 RADON TESTING. Upon completion of the construction of the Improvements, Borrower shall cause each building in the Project to be tested for radon gas by an environmental consultant approved by Bondowner Representative. The radon testing shall be conducted (a) by an environmental consultant approved by Bondowner Representative, (b) in at least ten percent (10%) of the lowest level residential units in the Project, (c) in not less than one (1) unit in each building of the Project, and (d) in living rooms, dens or bedrooms (and not in bathrooms, kitchens, hallways or closets), and the results of such tests shall be set forth in a written report, in form and substance approved by Bondowner Representative. If such report discloses radon levels in excess of applicable federal, state or local health and safety guidelines ("Applicable Guidelines"), Borrower shall, at its sole cost and expense, take all necessary actions to reduce radon levels to a level below the Applicable Guidelines and shall deliver to Bondowner Representative an updated written report confirming such reduction in radon levels.

9.8 ASBESTOS AND LEAD BASED PAINT. Upon completion of the construction of the Improvements, Borrower shall deliver to Bondowner Representative a report prepared by an environmental consultant approved by Bondowner Representative and RETECHS, and in form and substance approved by Bondowner Representative and RETECHS, confirming the completion of the abatement work with respect to the Regulated Building Materials at the Project.

ARTICLE 10. SET ASIDE LETTERS

10.1 SET ASIDE LETTERS. If, at Borrower's request, Bondowner Representative issues any letter or letters ("**Set Aside Letter**") to any governmental agency ("**Obligee**") or bonding company ("**Surety**") whereby

Bondowner Representative agrees to allocate Loan proceeds for the construction of off-site, common area, or other improvements required by any governmental agency or for which bonds may be required ("**Bonded Work**") in connection with the development of the Property, Borrower represents, warrants, covenants and agrees as follows:

(a) The sum which Borrower requests Bondowner Representative to allocate for the Bonded Work shall be sufficient to pay for the construction and completion cost of the Bonded Work in accordance with any agreement between Borrower and Oblige and a copy of such agreement shall be furnished to Bondowner Representative by Borrower prior to and as a condition precedent to the issuance by Bondowner Representative of any Set Aside Letter;

(b) Bondowner Representative is irrevocably and unconditionally authorized to disburse to the Oblige or Surety all or any portion of said allocated Loan proceeds upon a demand of such Surety or Oblige made in accordance with the terms and conditions of the Set Aside Letter;

(c) Any disbursements or payments which Bondowner Representative makes or may be obligated to make under any Set Aside Letter, whether made directly to the Surety, Oblige, or to others for completion of all or part of the Bonded Work, shall be deemed a disbursement under this Loan Agreement to or for the benefit or account of Borrower;

(d) BORROWER SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS BONDOWNER REPRESENTATIVE FROM ANY CLAIM, DEMAND, CAUSE OF ACTION, DAMAGE, LOSS OR LIABILITY, INCLUDING, WITHOUT LIMITATION, ANY COURT COSTS AND REASONABLE ATTORNEYS' FEES AND EXPENSES, WHICH BONDOWNER REPRESENTATIVE MAY SUFFER OR INCUR AS A DIRECT OR INDIRECT CONSEQUENCE OF ITS ISSUANCE OF OR COMPLIANCE WITH ANY REQUESTED SET ASIDE LETTER, EXCEPT TO THE EXTENT ARISING FROM BONDOWNER REPRESENTATIVE'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT. BORROWER SHALL PAY ANY INDEBTEDNESS ARISING UNDER THIS INDEMNITY TO BONDOWNER REPRESENTATIVE IMMEDIATELY UPON DEMAND OF BONDOWNER REPRESENTATIVE. BORROWER'S DUTY TO DEFEND, INDEMNIFY AND HOLD HARMLESS BONDOWNER REPRESENTATIVE HEREUNDER SHALL SURVIVE THE RELEASE AND CANCELLATION OF THE NOTE AND THE FULL OR PARTIAL RELEASE OR RECONVEYANCE OF THE DEED OF TRUST OR OTHER LOAN DOCUMENTS;

(e) Bondowner Representative shall have no obligation to release any collateral or security under the Loan Documents unless and until Bondowner Representative has received a full and final written release of its obligations under each Set Aside Letter; and

(f) The fee for issuing each Set Aside Letter hereunder shall be one and one-half percent (1.50%) per annum of the Set Aside Letter amount.

ARTICLE 11. COVENANTS OF BORROWER

11.1 COMPLIANCE WITH COVENANTS. So long as this Loan Agreement continues in effect, and until the full and final repayment of the Loan and all indebtedness of Borrower to Bondowner Representative, Borrower shall keep each of the covenants set forth below, elsewhere herein, in the Loan Documents, in the Hazardous Materials Indemnity Agreement (Unsecured), in the Indenture, in the Regulatory Agreement, and in the documents relating to the LIHTC. Borrower shall comply with all existing and future laws, regulations, orders, building restrictions and requirements of, and all agreements with and commitments to, all governmental, judicial or legal authorities having jurisdiction over the Property, including those pertaining to the sale, leasing or financing of the Property, and with all covenants and restrictions, whether recorded or not, affecting the Property (all of which shall be considered part of the Requirements).

11.2 EXPENSES. Borrower shall immediately pay Bondowner Representative upon demand all costs and expenses incurred by Bondowner Representative in connection with: (a) the preparation of this Loan Agreement, all other Loan Documents, and Other Related Documents contemplated hereby; (b) the administration

of this Loan Agreement, the Indenture, the other Loan Documents and Other Related Documents for the term of the Loan; (c) the enforcement or satisfaction by Bondowner Representative of any of Borrower's obligations under this Loan Agreement, the other Loan Documents, the Indenture, or the Other Related Documents and (d) any revisions, extensions, renewals, refinancings, additional disbursements or "workouts" of the Loan, and in the exercise of any of Bondowner Representative's rights or remedies under this Loan Agreement. For all purposes of this Loan Agreement, Bondowner Representative's costs and expenses shall include, without limitation, all recording and escrow charges, appraisal fees, mortgage taxes, cost engineering and inspection fees, legal fees and expenses, administration/documentation expenses (including without limitation photocopying, postage, telephone, messenger, fax, private express mail, etc.), accounting fees, environmental consultant fees, auditor fees, UCC filing fees and UCC vendor fees, flood certification vendor fees, tax service vendor fees and the cost to Bondowner Representative of any recording and filing fees, escrow fees, title insurance premiums, title surveys, survey invoices, legal fees, appraisal and inspection fees, reconveyance and notary fees. Borrower recognizes and agrees that formal written appraisals of the Property and Improvements by a licensed independent appraiser may be required by Bondowner Representative's internal procedures and/or federal regulatory reporting requirements on an annual and/or specialized basis and that Bondowner Representative may, at its option, require inspection of the Property and Improvements by an independent supervising architect and/or cost engineering specialist: (i) prior to each advance; (ii) at least once each month during the course of construction even though no disbursement is to be made for that month; (iii) upon completion of the Improvements; and (iv) at least semi-annually thereafter. At its option, Bondowner Representative may make disbursements from the Loan to cover any expenses or charges which are to be borne by Borrower, including, but not limited to, the cost of any required inspections and/or certifications. If any of the services described above are provided by an employee of Bondowner Representative, Bondowner Representative's costs and expenses for such services shall be calculated in accordance with Bondowner Representative's standard charge for such services.

11.3 ERISA COMPLIANCE. Borrower shall at all times comply with the provisions of ERISA with respect to any retirement or other employee benefit plan to which it is a party as employer, and as soon as possible after Borrower knows, or has reason to know, that any Reportable Event (as defined in ERISA) with respect to any such plan of Borrower has occurred, it shall furnish to Bondowner Representative a written statement setting forth details as to such Reportable Event and the action, if any, which Borrower proposes to take with respect thereto, together with a copy of the notice of such Reportable Event furnished to the Pension Benefit Guaranty Corporation.

11.4 TAX CREDIT INVESTMENT. Pursuant to the terms and conditions of the Partnership Agreement, Investor Limited Partner has obtained a limited partnership interest in the Borrower and is obligated to make Capital Contributions to the Borrower. The Borrower shall: (a) timely satisfy its obligations and cause General Partner to timely satisfy its obligations required for the funding of the Capital Contributions; (b) not commit any breach or default prior to Conversion under the Partnership Agreement; (c) maintain the Partnership Agreement in full force and effect until all sums owing to Bondowner Representative with respect to the Loan as a condition to Conversion have been paid; and (d) not consent to any termination, amendment or modification of the Partnership Agreement without Bondowner Representative's prior written consent (not to be unreasonably withheld) or as otherwise permitted under the terms of the Loan Agreement; provided, however, that any amendment or modification of the Partnership Agreement that solely effectuates a Permitted Transfer shall be permitted without Bondowner Representative's prior written consent, so long as, within ten (10) days thereafter, Borrower notifies Bondowner Representative in writing and delivers Bondowner Representative a copy of such amendment or modification, and (e) except for the Initial Capital Contribution and except as otherwise expressly provided for herein, not use any of the proceeds of the Capital Contributions for any purpose other than for payment to Bondowner Representative until Conversion has occurred.

11.5 OTHER INVESTMENT IN BORROWER. Any investments in or contributions to Borrower (other than the Capital Contributions) required to be made by any shareholder, general partner or limited partner, as the case may be, shall be made at the times and on the terms and conditions set forth in any documents or agreements so providing as such documents or agreements exist as of the Effective Date.

11.6 TAX EXEMPTION. Borrower shall, when eligible to do so, take all action necessary to qualify for, and obtain and maintain the maximum exemption from all general property taxes for the property under the California Revenue and Taxation Code Section 214(g). In addition, Borrower shall take, or cause managing General

Partner to take, all actions necessary to obtain and maintain tax exempt status pursuant to Section 501(c)(3) of the Code.

11.7 PROCEEDS OF THE CAPITAL CONTRIBUTIONS. Other than the Initial Capital Contribution and until Conversion, none of the proceeds of the Capital Contributions shall be used for any purpose other than for payment to Bondowner Representative or payment of Project Costs until all sums owing to Bondowner Representative under the Loan Documents have been paid in full, unless Bondowner Representative consents in writing to such other use. Further, Borrower covenants and agrees that until Conversion, Borrower will comply and cause its General Partner to comply with all obligations and requirements under its Partnership Documents necessary to cause the Investor Limited Partner to timely fund all Capital Contributions to Borrower for payment to Bondowner Representative until all sums owing to Bondowner Representative under the Loan Documents have been paid in full. After the Closing Date until Conversion, on or before the dates Investor Limited Partner is required to fund the Capital Contributions under Section 1.1 hereof, Borrower shall pay and deliver to Bondowner Representative, or direct Investor Limited Partner to pay such Capital Contribution directly to Bondowner Representative, to , to either pay down the Loan or apply such Capital Contributions to Project Costs in accordance with the Disbursement Budget.

11.8 LEASING. After completion of the construction of the Improvements, Borrower shall lease one hundred percent (100%) of the Improvements (other than the manager's unit(s)) to tenants and such leases will be at rental rates consistent with the low income, tenant selection, and rent requirements of TCAC, the Regulatory Agreement, the HUD Documents and any other Restrictions, with one unrestricted manager's unit permitted.

11.9 APPROVAL OF LEASES. All leases and renewals of leases of all or any part of the Property and Improvements entered into after the Effective Date shall be upon terms consistent with the Approved Form. All standard lease forms, and any material deviation from the Approved Form shall be approved by Bondowner Representative, and if required pursuant to agreements with Investor Limited Partner, by Investor Limited Partner, in writing prior to execution of any such lease. All residential leases (on the Approved Form), and other leases, rental agreements or residency agreements entered into by Borrower, and all indebtedness arising thereunder or secured thereby, shall contain a provision stating that such leases and such tenants' rights thereunder are unconditionally junior and subordinate to the Regulatory Agreement, the Deed of Trust and the other Loan Documents, and all indebtedness arising thereunder or secured thereby.

11.10 INCOME TO BE APPLIED TO DEBT SERVICE. Borrower shall first apply all income from leases, and all other income derived from the Property, to pay costs and expenses associated with the ownership, maintenance, development, operation, and marketing of the Borrower's interest in the Property and the Improvements, including all amounts then required to be paid under the Loan Documents, before using or applying such income for any other purpose. Prior to Conversion, (a) all Net Monthly Cash Income shall be used first to pay monthly interest payments coming due under the Loan, other amounts payable under the Loan Documents and expenses of construction and operation of the Property, except as otherwise provided in the Loan Documents, and (b) except for payment so Developer Fees permitted hereunder, asset management fees and Tax Credit adjuster payments payable in accordance with the Partnership Agreement, Borrower may not distribute any income to any of its members, partners, or shareholders, allow any member, partner, or shareholder to withdraw capital or make any payments on indebtedness owed to any member, partner, or shareholder. After the Conversion Date, except for payments of Developer Fees permitted hereunder, asset management fees and Tax Credit adjuster payment payable in accordance with the Partnership Agreement, Borrower may not distribute any income to any of its members, partners, or shareholders, allow any member, partner, or shareholder to withdraw capital, or make any payments on indebtedness owed to any member, partner, or shareholder, unless all property expenses then due have been paid in full.

11.11 SUBDIVISION MAPS. Prior to recording any final map, plat, parcel map, lot line adjustment or other subdivision map of any kind covering any portion of the Property (collectively, "**Subdivision Map**"), Borrower shall submit such Subdivision Map to Bondowner Representative for Bondowner Representative's review and approval, which approval shall not be unreasonably withheld. Within ten (10) Business Days after Bondowner Representative's receipt of such Subdivision Map, Bondowner Representative shall provide Borrower written notice if Bondowner Representative disapproves of said Subdivision Map. Bondowner Representative shall be deemed to have approved the Subdivision Map if such notice is not provided to Borrower. Within five (5) Business Days after

Bondowner Representative's request, Borrower shall execute, acknowledge and deliver to Bondowner Representative such amendments to the Loan Documents as Bondowner Representative may reasonably require to reflect the change in the legal description of the Property resulting from the recordation of any Subdivision Map. In connection with and promptly after the recordation of any amendment or other modification to the Deed of Trust recorded in connection with such amendments, Borrower shall deliver to Bondowner Representative, at Borrower's sole expense, a title endorsement to the Title Policy in form and substance satisfactory to Bondowner Representative insuring the continued first priority lien of the Deed of Trust, subject only to the Permitted Prior Encumbrances. Subject to the execution and delivery by Borrower of any documents required under this Section, Bondowner Representative shall, if required by applicable law, sign any Subdivision Map approved, or deemed to be approved, by Bondowner Representative pursuant to this Section.

11.12 OPINION OF LEGAL COUNSEL. Borrower shall provide, at Borrower's expense, at Closing and on the Conversion Date, if requested by CCRC, an opinion of legal counsel in form and content satisfactory to Bondowner Representative which opinion shall be transferable and shall state that Bondowner Representative's successors and assigns as holder of the Note are permitted to rely on the opinion, to the effect that: (a) upon due authorization, execution and recordation or filing as may be specified in the opinion, each of the Loan Documents shall be legal, valid and binding instruments, enforceable against the makers thereof in accordance with their respective terms; (b) Borrower is duly formed and has all requisite authority to enter into the Loan Documents; and (c) such other matters, incident to the transactions contemplated hereby, as Bondowner Representative may reasonably require.

11.13 FURTHER ASSURANCES. Upon Bondowner Representative's request and at Borrower's sole cost and expense, Borrower shall execute, acknowledge and deliver any other instruments and perform any other acts necessary, desirable or proper, as determined by Bondowner Representative, to carry out the purposes of this Loan Agreement and the other Loan Documents or to perfect and preserve any liens created by the Loan Documents.

11.14 ASSIGNMENT. Without the prior written consent of Bondowner Representative, Borrower shall not assign Borrower's interest under any of the Loan Documents, or in any monies due or to become due thereunder, and any assignment without such consent shall be void. In this regard, Borrower acknowledges that Bondowner Representative would not make this Loan except in reliance on Borrower's expertise, reputation, prior experience in developing and constructing commercial real property, Bondowner Representative's knowledge of Borrower, and Bondowner Representative's understanding that this Loan Agreement is more in the nature of an agreement involving personal services than a standard loan where Bondowner Representative would rely on security which already exists. Bondowner Representative shall not unreasonably withhold its consent to a transfer to Developer pursuant to the purchase option and right of first refusal to be granted to Developer in connection with the Partnership Agreement.

11.15 COMPLIANCE WITH LAWS. Borrower shall comply with all laws and requirements of Governmental Authorities and all rights of third parties, relating to the Property or Borrower's business or other properties, and deliver to Bondowner Representative from time to time, within 10 days of Bondowner Representative's request therefor, evidence satisfactory to Bondowner Representative that Borrower has complied with any such law, requirement or right.

11.16 MAINTENANCE AND SECURITY FOR PROJECT. Borrower shall maintain the Project in good condition and repair subject to reasonable wear and tear (such condition and repair to be consistent with that of competing properties), take all measures reasonably required by Bondowner Representative to protect the physical security of the Project, and not permit any waste or damage with respect to the Project.

11.17 NOTICE OF CERTAIN MATTERS. Borrower shall give notice to Bondowner Representative and the Issuer, within 7 days of Borrower's actual knowledge thereof, of each of the following:

- (a) any litigation or claim of any kind affecting or relating to Borrower or to Guarantor until the Conversion Date, and involving an amount in excess of \$50,000.00, and any litigation or claim of any kind that might subject Borrower to liability in excess of \$50,000.00, whether covered by insurance or not;

- (b) any aspect of the Project that is not in conformity with the Plans and Specifications in a material respect;
- (c) the creation or imposition of any mechanic's lien, materialmen's lien or other lien against the Project unless Borrower shall post statutory bonds or other security satisfactory to Bondowner Representative sufficient to cause the removal of such lien;
- (d) the occurrence of any default that remains uncured beyond any applicable notice and cure period by Borrower or any other party under any agreement relating to the development of the Project, or the receipt by Borrower of any notice of default under any agreement relating to the development of the Project;
- (e) the occurrence of any dispute between Borrower and any Governmental Authority relating to the Project, the adverse determination of which might materially affect the Project;
- (f) the occurrence of any threat or commencement of proceedings in condemnation or eminent domain relating to Borrower's ownership of the Project;
- (g) the use of any trade name hereafter used by Borrower in connection with the Project, other than the use of the trade name selected by Borrower prior to lease-up and occupancy of the Project;
- (h) any change in Borrower's principal place of business;
- (i) the occurrence of any Default or event which, with the giving of notice or the passage of time or both, would constitute a Default;
- (j) the occurrence of any "Default" or "Event of Default" under the AHAP Contract, any HAP Contract, any HUD Document, any Subordinate Loan Document or any Restrictions, or the receipt by Borrower of any notice of "Default" or "Event of Default" under the AHAP Contract, any HAP Contract, any HUD Documents, any Subordinate Loan Document or any Restrictions;
- (k) the occurrence of any other event or condition causing a material adverse change in the financial condition or operations of Borrower, or in the physical condition of the Property; and
- (l) any communication, whether written or oral, that Borrower may receive from any governmental, judicial or legal authority, giving notice of any claim or assertion that the Property fail in any material respect to comply with any of the Requirements or any applicable governmental law,

11.18 LIENS ON PROPERTY. Borrower shall not cause or suffer to become effective any lien, restriction or other title limitation affecting any part of the Property other than mechanics' liens permitted pursuant to Section 4.3(g), the Regulatory Agreement, the Deed of Trust, the Permitted Encumbrances, the regulatory agreements and deeds of trust relating to the Subordinate Loans and any other liens or encumbrances previously approved by Bondowner Representative in writing and the inchoate liens securing the payment of taxes and assessments not delinquent. Borrower acknowledges that, with any project of the magnitude of the Project, modifications of the Plans and Specifications and Loan Documents may be necessary from time to time and that the existence of junior lienholders, who would be required to consent to such modifications in order to protect the priority of the lien of the Deed of Trust, could impair the expeditious completion of the Project, to the detriment of all parties.

11.19 PROHIBITION OF TRANSFER.

- (a) Borrower represents, agrees and acknowledges that:
 - (i) Development of real property is a highly complex activity which requires substantial knowledge of law and business conditions and practices, and an

ability to control, coordinate and schedule the many factors affecting such development. Experience, financial stability, managerial ability and a good reputation in the business community enhance a developer's ability to obtain market rents (or maximum permissible rents pursuant to the Regulatory Agreement) and/or sales prices (if applicable) and to induce cooperation in scheduling and are taken into account by Bondowner Representative in approving loan applications.

- (ii) Borrower has represented to Bondowner Representative, not only in the representations and warranties contained in the Loan Documents, but also in its initial credit application and in all of the negotiations connected with the Loan, certain facts concerning Borrower's financial stability, managerial and operational ability, reputation, skill, and creditworthiness. Bondowner Representative has relied upon these representations and warranties as a substantial and material consideration in its decision to enter into this Loan Agreement.
- (iii) The conditions and terms provided in this Loan Agreement were induced by these representations and warranties and would not have been made available by Bondowner Representative in the absence of these representations and warranties.
- (iv) Borrower's financial stability and managerial and operational ability and that of those persons or entities having a direct or beneficial interest in Borrower are a substantial and material consideration to any third parties who have entered or will enter into agreements with Borrower.
- (v) Bondowner Representative has relied upon the skills and services offered by such third parties and the provision of such skills and services is jeopardized if Borrower breaches its covenants contained below regarding transfers.
- (vi) Except as otherwise permitted under Section 11.19(b), a transfer of possession of or title to the Property, or a change in the person or entity operating, developing, constructing or managing the Property would substantially increase the risk of Default under the Loan Documents and significantly and materially impair and reduce Bondowner Representative's security for the obligations under this Loan Agreement.

(b) In consideration of Bondowner Representative's induced reliance on such representations, warranties and agreements, Borrower shall not make any transfer prohibited by Section 5.12 of the Deed of Trust. Bondowner Representative acknowledges that Borrower will grant or may grant an option to purchase the Project during year fifteen (15) of the Tax Credit compliance period and a right of first refusal with respect to transfers of the Project to the General Partner of the Borrower. The grant of such option and/or such right of first refusal shall not constitute a violation of this Section 11.19, but any purchase of the Project pursuant to such option or right of first refusal shall constitute a violation of this Section 11.19 unless such purchase is approved by Bondowner Representative or permitted pursuant to the Loan Documents.

(c) Without the prior written consent of Bondowner Representative, Borrower shall not assign Borrower's interest under any of the Bond Documents or Loan Documents, or in any monies due or to become due thereunder, and any assignment without such consent shall be void.

(d) Notwithstanding any other provision of this Loan Agreement or the other Loan Documents to the contrary:

- (i) The Investor Limited Partner of the Borrower shall be permitted to remove the general partner of Borrower for cause and substitute a new general partner in its place in accordance with the terms and conditions of the Partnership Agreement; provided, however, that (A) Investor Limited Partner shall obtain the prior written consent of Bondowner Representative to such removal and substitution, which consent shall not be unreasonably withheld; provided, however, that no such consent shall be required if the substitute general partner is an Investor Affiliate; (B) Investor Limited Partner can demonstrate to Bondowner Representative's reasonable satisfaction that the Loan is "in balance" notwithstanding any loss of property tax exemption which may result in such substitution, (C) the substitute general partner is admitted no later than sixty (60) days after the date of removal of the general partner or such longer period of time as Bondowner Representative may consent to, which consent shall not be unreasonably withheld so long as Investor Limited Partner is diligently working to admit the substitute general partner, provided, however, that in no event shall such period be extended past ninety (90) days after the date of removal of the general partner, and (D) the substitute general partner shall execute and deliver to Bondowner Representative such documents as Bondowner Representative may reasonably require in order to evidence its assumption of all of the rights and obligations of the removed general partner under all the Loan Documents.
- (ii) The Investor Limited Partner may make a transfer of its interest in Borrower as a result of the exercise of the purchase option granted to General Partner or an affiliate of General Partner as set forth in the Partnership Documents.
- (iii) The Investor Limited Partner may make a Permitted Transfer of its interest in Borrower to an Investor Affiliate.

11.20 MANAGEMENT OF PROPERTY. Without the prior written consent of Bondowner Representative, Borrower shall not enter into any agreement providing for the management, leasing or operation of the Property or Improvements. Bondowner Representative hereby approves of the Property Management Agreement by and between Borrower and the Property Manager. During the term of the Loan, Property Manager shall provide management for the Property, pursuant to the Property Management Agreement. Borrower shall not (i) amend, modify or waive any default under the Property Management Agreement, or any successor thereof, without Bondowner Representative's reasonable prior written consent, or (ii) dismiss or replace the Property Manager without Bondowner Representative's reasonable prior written consent.

11.21 PARTNERSHIP DOCUMENTS; NO AMENDMENTS. Borrower shall fully comply with and perform all of the obligations of Borrower under the Partnership Documents. Subject to Section 8.4(a), Borrower shall not amend, modify or terminate any of the following documents without Bondowner Representative's prior written consent and shall keep in full force and effect the following documents:

- (a) the Partnership Documents;
- (b) the Subordinate Loan Documents;
- (c) the AHAP Contract and any HAP Contract; and
- (d) the HUD Documents.

Notwithstanding the foregoing, General Partner shall be entitled to amend the Partnership Agreement without Bondowner Representative's prior written consent (i) to effectuate any transfer and admission which is otherwise permitted without consent hereunder or under the Deed of Trust, (ii) to correct scrivener's errors in the Partnership Agreement, or (iii) to conform the Partnership Agreement to the requirements of Section 42 of the Internal Revenue Code and the regulations promulgated thereunder, or

the requirements of TCAC. After any change to the Partnership Agreement, whether it requires Bondowner Representative's consent or not, Borrower shall promptly provide a revised version thereof to Bondowner Representative. Further, during the term of the Loan, no General Partner shall jeopardize in a material way the Property or the financial viability of the Borrower by (i) violating its fiduciary responsibilities under the Partnership Agreement, or (ii) willfully violating any law, regulation or order applicable to the Partnership, and such violations are not remedied or cured as permitted, in the time frames provided, under the Partnership Agreement. Borrower shall notify Bondowner Representative and promptly deliver to Bondowner Representative copies of all written notices by any party under the Partnership Agreement. All funds received by Borrower from the Capital Contributions of Investor Limited Partner pursuant to the Partnership Documents until Conversion has occurred, except for a portion which Bondowner Representative expressly agrees may be used to pay certain syndication fees, developer fees and other permitted Project Costs, as set forth in Exhibit C attached hereto, are to be paid promptly to Bondowner Representative for application to costs of construction of the Improvements and other approved development expenses, payment of developer fees, funding of the Operating Reserve or repayment of the Loan as set forth in this Loan Agreement.

Borrower shall not (i) allow or enable Borrower to issue any partnership interests or equity interests other than as set forth in the Partnership Agreement; (ii) dissolve the Borrower; (iii) cause the removal or replacement of General Partner other than as provided in Sections 11.19(b), 11.19(d) or 15.41; or (iv) except as otherwise permitted under the terms of the Partnership Agreement, materially reduce the amount of the Capital Contributions or alter the time for payment or impair or alter the obligations of the Investor Limited Partner to make or fully fund Capital Contributions in the amounts required pursuant to Section 4.1(m) of this Loan Agreement, provided however that this Section 11.21 shall not prevent the Borrower from accepting any Capital Contributions under the Partnership Agreement; and the Partnership Documents shall remain in full force and effect until all sums owing with respect to the Loan have been paid, subject to any purchase of Limited Partner's interests in Borrower upon the terms and conditions set forth in this Loan Agreement.

11.22 RESTRICTIONS. Except for the HUD Use Agreement, the Regulatory Agreement, the HOME/CDBG Regulatory Agreement, the County Regulatory Agreement, the City Regulatory Agreement, the Infill Grant Regulatory Agreement and an extended use agreement pursuant to Section 15.44 with the State of California, acting through TCAC, Borrower shall not execute any agreement or document to restrict the use of the Improvements (or which otherwise limit development or sale of the Property or Improvements) other than as expressly consented to by Bondowner Representative, and, except for the Regulatory Agreement, any such restrictions are, and shall remain subordinate to the Deed of Trust and repayment of the Loan and shall not bind any transferee of the Property who receives title to the Property after foreclosure under the Deed of Trust, or obtains title by deed in lieu of foreclosure under the Deed of Trust.

11.23 TAXES AND IMPOSITIONS. Subject to Borrower's right to claim exemptions under California Revenue and Taxation Code Section 214, Borrower shall pay or cause to be paid, prior to delinquency, all of the following (collectively, the "**Impositions**"): (a) all general and specific real property taxes and assessments imposed on the Property; (b) all other taxes and assessments and charges of every kind that are assessed upon the Property (or upon the owner and/or operator of the Property) and that create or may create a lien upon the Property (or upon any personal property or fixtures used in connection with the Property), including without limitation nongovernmental levies and assessments pursuant to applicable covenants, conditions or restrictions; and (c) all license fees, taxes and assessments imposed on Bondowner Representative (other than Bondowner Representative's income or franchise taxes) which are measured by or based upon (in whole or in part) the amount of the obligations secured by the Property. If permitted by law, Borrower may pay or cause to be paid any Imposition in installments (together with any accrued interest). Borrower shall not be required to pay or cause to be paid any Imposition so long as (d) its validity is being actively contested in good faith and by appropriate proceedings, (e) Borrower has demonstrated to Bondowner Representative's reasonable satisfaction that leaving such Imposition unpaid pending the outcome of such proceedings could not result in conveyance of the Property in satisfaction of such Imposition or otherwise impair Bondowner Representative's interests under the Loan Documents and (f) if Bondowner Representative shall so request, Borrower has furnished Bondowner Representative with a bond or other security satisfactory to Bondowner Representative in an amount not less than 100% of the applicable claim. Upon demand by Bondowner Representative from time to time, Borrower shall (g) deliver to Bondowner Representative, within 30

days following the due date of Imposition, evidence of payment or other satisfaction of such Imposition reasonably satisfactory to Bondowner Representative and (h) furnish to Bondowner Representative a tax reporting service for the Property of a type and duration, and with a company reasonably satisfactory to Bondowner Representative. The sole member of Borrower's General Partner shall take all actions necessary to obtain and maintain tax exempt status pursuant to 501(c)(3) of the code.

11.24 COMPLIANCE WITH LIHTC. Neither General Partner nor Investor Limited Partner shall commit a breach or default under the Partnership Agreement and the Partnership Agreement shall remain in full force and effect until all sums owing with respect to the Loan have been repaid in full.

Borrower further covenants and agrees:

- (a) To observe and perform all obligations imposed on Borrower in connection with the LIHTC, including, without limitation, the obligation to have the Property "placed in serve" (within the meaning of Section 42 of the Code) in a timely manner, and to operate the residential units of the Property or to use Borrower's best efforts to cause the appropriate parties to operate the same in accordance with all statutes and regulations governing the LIHTC;
- (b) Not to release, forego, alter, amend or modify its rights to the LIHTC without Bondowner Representative's prior written consent, which Bondowner Representative may give or withhold in Bondowner Representative's reasonable discretion;
- (c) Not to execute any residential lease of all or any portion of the Property or Improvements which are required to be occupied by low and very-low income tenants that does not comply fully with all requirements and regulations governing the LIHTC, except with Bondowner Representative's prior written consent, which Bondowner Representative may give or withhold in its sole and absolute discretion;
- (d) To cause to be kept all records, and cause to be made all elections and certifications, pertaining to the number and size of apartment units, occupancy thereof by tenants, income level of tenants, set-asides for low-income tenants, and any other matters now or hereafter required to qualify for and maintain the LIHTC in connection with the low-income occupancy of the Property.
- (e) To comply with the appropriate minimum low-income set-aside requirements under the Internal Revenue Code or applicable federal regulations ("**Federal Laws**") imposed by TCAC, and all California laws and regulations ("**State Laws**") applicable to the creation, maintenance and continued availability of the LIHTC;
- (f) To certify compliance with the set-aside requirement and report the dollar amount of qualified basis and maximum applicable percentage, date of placement in service and any other information required for the LIHTC at such time periods as required by Federal Laws, TCAC or State Laws for such LIHTC;
- (g) To set aside the appropriate number of units for households with incomes meeting the required standards of the Contra Costa County median income under the Regulatory Agreement and the other Restrictions, in order to qualify for the LIHTC (as determined pursuant to Section 42 of the Code and/or State Laws), adjusted for family size, and to operate and maintain all such units as "low-income units" qualifying for the LIHTC under Section 42(i)(3) of the Code and/or State Laws;
- (h) To exercise good faith in all activities relating to the operation and maintenance of the Property in accordance with the requirement of Federal Laws and State Laws; and
- (i) To promptly deliver to Bondowner Representative true and correct copies of all notices or other documents or communications received or given by Borrower with regard to or relating in any way to the partnership interests, the LIHTC. Immediately upon receipt thereof, Borrower must deliver to Bondowner Representative a copy of the basis audit (as required by Section 42 of the Code) for the

Property (including a certificate of Borrower's accountant or attorneys if requested by Bondowner Representative); the first annual income certification for all tenants of the Property showing that the tenants are qualified for purposes of Borrower's obtaining LIHTC; and the fully-completed Form 8609 (required by the Code) issued for the Property. Borrower must deliver promptly to Bondowner Representative such other certificates, income certificates, reports, and information as Bondowner Representative may request.

11.25 TAX CREDIT DOCUMENTATION. Borrower shall timely prepare or otherwise obtain and file with all appropriate agencies all documentation required in connection with qualifying for and obtaining the LIHTC. Borrower shall submit to Bondowner Representative, immediately upon receipt, a copy of each required document, including (but not necessarily limited to) each of the following: (a) verification, in form reasonably acceptable to Bondowner Representative, regarding the availability of LIHTC with respect to the Improvements in the approximate amount of \$1,080,548 annually for ten (10) years; (b) a certification in form acceptable to Bondowner Representative confirming the calculation of the amount of the LIHTC; (c) a copy of application for the LIHTC, together with receipts indicating payment of any required fees in connection with the LIHTC; (d) form of restriction agreement(s) with regard to the LIHTC as required by TCAC; (e) subsidy layering review required by Section 911 of the Housing and Community Development Act of 1992, if applicable; (f) all other written communications to or from TCAC and any other applicable governmental authority relating to the Property or the Improvements; in each case, provided that all or any portion of the Loan or any other sum to which Bondowner Representative shall be entitled with respect to the Loan remains unpaid. Borrower shall also keep Bondowner Representative timely advised of all other contacts with TCAC and any other applicable governmental authority by or on behalf of Borrower with respect to the Property or the Improvements. Borrower shall further submit all documentation relating to the LIHTC and evidence of compliance to Bondowner Representative on an annual basis concurrently with the submission thereof to any applicable governmental authority, including, but not limited to, TCAC, which shall in any event occur in a timely manner as required in connection with the LIHTC.

11.26 ADDITIONAL FINANCING. Other than the sources of financing identified in this Loan Agreement, including the Subordinate Loans, Borrower shall not, without the prior written consent of Bondowner Representative, receive any other financing for the construction of the Improvements (other than partner loans permitted under the terms of the Partnership Agreement, provided that such partner loans do not further encumber the Property or Improvements) and shall not further encumber the Property or Improvements including without limitation, entering into a land sale contract, sale contract or leaseback or conditional sales contract for the Property or Improvements or any portion thereof.

11.27 PERMITS, LICENSES AND APPROVALS. Borrower shall properly obtain, comply with and keep in effect all governmental approvals, permits, certificates, licenses, inspections, consents and franchises (collectively, the "Licenses") necessary to continue to conduct its business and to own, market, occupy, lease and operate the Property and the Improvements, including without limitation, all Licenses related to environmental laws, and shall promptly deliver copies thereof to Bondowner Representative.

11.28 PUBLICITY. Bondowner Representative shall have the right to refer to the Property in its own promotional and advertising materials. Borrower shall not post signs identifying Bondowner Representative as its lender, or otherwise identify Bondowner Representative as its lender, except with Bondowner Representative's prior written consent in each instance.

11.29 AFFORDABILITY COVENANTS. Throughout the term of the Loan, the requisite number of residential apartment units in the Improvements shall rent at such rents, and to households having such incomes, as required by the most restrictive between the (i) Regulatory Agreement and (ii) any other use agreements, regulatory agreements or other restrictive agreements recorded against the Property, including but not limited to the HUD Use Agreement, the HOME/CDBG Regulatory Agreement, the County Regulatory Agreement, the City Regulatory Agreement and the Infill Grant Regulatory Agreement, and (iii) any agreements, restrictions or other Requirements to which Borrower or the Property may be subject, including (but not limited to) those of the State of California, acting through TCAC in connection with an allocation of the LIHTC. The foregoing rent and income restrictions shall apply to the Property for so long as the Loan or any portion thereof remains outstanding or such later time as may be provided under the foregoing documents. Each year during the Term of the Loan, Borrower shall provide Bondowner Representative with a copy of Borrower's annual tenant and rent certification and qualification report made (i) to any subordinate lender or the Housing Authority, (ii) pursuant to the Regulatory Agreement, (iii) to

TCAC in connection with the tax credit allocation, and (iv) those governmental agencies charged with determining Borrower's compliance with regulations applicable to the LIHTC claimed by Borrower for the Property.

11.30 SUBORDINATION OF INDEBTEDNESS AND REGULATORY RESTRICTIONS. To the fullest extent allowed by law, any deed of trust, mortgage, regulatory agreement, covenant or restrictive agreement or other instrument evidencing, securing or related to any financing or regulatory requirements imposed by TCAC or any other party on Borrower or the Property, and any obligations related thereto, shall be and remain subordinate to the Loan, and shall be subordinated to the Deed of Trust by an instrument or instruments satisfactory to Bondowner Representative and its counsel, with the exception of the HUD Use Agreement, the Regulatory Agreement and the other Permitted Prior Encumbrances. No proceeds of collateral or payments of principal, interest or other amounts due and owing with respect to any other obligations described herein, following a Default under the Loan Documents, shall be received by obligee until the Loan shall have been paid in full.

11.31 IMPOUNDS FOR REAL PROPERTY TAXES. Bondowner Representative shall have the right, following Conversion, to require Borrower to establish an account for the payment of property taxes and all other expenses required to be paid under the Deed of Trust on the terms and conditions set forth in the Deed of Trust. After a Default has occurred, whether or not the same has thereafter been cured, at the request of Bondowner Representative, Borrower shall deposit with Bondowner Representative, in monthly installments in advance on the first day of each month, an amount sufficient, as reasonably estimated by Bondowner Representative, to pay all Impositions (as defined in the Deed of Trust) for the Property.

11.32 NO SALE OF PROPERTY. Except as permitted in this Loan Agreement, the Regulatory Agreement and the Deed of Trust, Borrower shall not sell, convey, or otherwise transfer or dispose of its interest in any Property, nor contract to do any of the foregoing, without the prior written consent of Bondowner Representative in each instance, except such Property as is customarily transferred in the ordinary course of operation of residential multifamily rental developments.

11.33 NONRESIDENTIAL LEASES. Leases entered into from and after the Conversion Date other than for residential units within the Improvements, including, without limitation, leases for laundry equipment, vending machines, administrative space by affiliates of Borrower, General Partner, Property Manager, or otherwise, and commercial space within the Improvements (if any, "**Nonresidential Lease(s)**"), must be approved by Bondowner Representative prior to execution thereof, which approval shall not be unreasonably withheld. Borrower shall comply in all respects with any restrictions or guidelines as to the rents or other fees that may be charged for such nonresidential space, if any, which are contained in the Loan Documents, the Requirements or in any other agreement by which Borrower or the Property may be bound and which has been approved by Bondowner Representative in writing. Following the occurrence and during the continuance of any Default (as defined in Section 13.1 below), Bondowner Representative may make written demand on Borrower to submit all rents under the Nonresidential Leases to Bondowner Representative. In addition, Borrower shall not amend, modify or terminate the Master Lease without Lender's prior written consent, except in the event a General Partner is removed in accordance with the terms and conditions set forth in Section 15.41.

11.34 LANDLORD OBLIGATIONS. Borrower shall perform all obligations required to be performed by it as landlord under any lease affecting any part of the Property or Improvements.

11.35 [RESERVED].

11.36 COVENANT FOR THE BENEFIT OF THE BONDHOLDERS. Borrower recognizes the authority of the Issuer to assign its interest in and pledge moneys receivable under this Loan Agreement to Bondowner Representative as security for the payment of the principal of and interest and redemption premiums, if any, on the Bonds, and the payment of all other amounts as set forth in Article 3 of this Loan Agreement (other than Sections 3.3(g) and (h), 3.4 and 3.16 to the extent payable to the Issuer). Borrower hereby (i) agrees to be bound by the Issuer's grant of such assignment and pledge, (ii) grants to the Bondowner Representative a security interest in any right and interest Borrower may have in sums held in the Funds described in Article V of the Indenture, to secure the obligations of Borrower under this Loan Agreement and the other Loan Documents and (iii) agrees that the Bondowner Representative shall have all of the rights of a secured party under the California Uniform Commercial Code in connection with such security interest. Each of the terms and provisions of this Loan

Agreement is a covenant for the use and benefit of the Bondholders and the Bondowner Representative, so long as the Bonds shall remain Outstanding; but upon payment in full of the Bonds in accordance with the Indenture and of all fees and charges requested under Sections 3.3 and 3.4 of this Loan Agreement, all references in this Loan Agreement to the Bondowner Representative, the Bonds and the Bondholders shall be ineffective, and the Bondholders and the Bondowner Representative shall thereafter have no rights hereunder, save and except those that shall have theretofore vested or that arise from provisions hereunder which survive termination of this Loan Agreement.

11.37 INSPECTION AND ACCESS.

(a) Borrower agrees that the Issuer, the Bondowner Representative and their duly authorized agents, shall have the right to examine and inspect during normal business hours, and for that purpose to enter upon, the Property, and shall also have such right of access thereto at reasonable times and under reasonable conditions and subject to the rights of tenants in possession as may be reasonably necessary to cause the Project to be properly maintained in accordance with Article 5 and in accordance with the applicable provisions of the other Loan Documents. In each instance, the Issuer, the Bondowner Representative and their duly authorized agents will give Borrower reasonable notice before entering the Project premises and make reasonable efforts to avoid interfering with Borrower's use of the Property when exercising any of the rights granted in this Section.

(b) Subject to the restrictions of all applicable laws, Borrower hereby covenants to execute, acknowledge and deliver all such further documents, and do all such other acts and things as may be necessary in order to grant to the Issuer and the Bondowner Representative the rights of access and entry described herein and agrees that such rights of access and entry shall not be terminated, curtailed or otherwise limited by any assignment, lease or other transfer of the Property by Borrower to any other person and subject to the rights of tenants in possession at reasonable times and under reasonable conditions.

11.38 INDEMNITY.

(A) TO THE FULLEST EXTENT PERMITTED BY LAW, THE BORROWER AGREES TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE ISSUER, THE BONDOWNER REPRESENTATIVE, AND EACH OF THEIR RESPECTIVE OFFICERS, GOVERNING MEMBERS, DIRECTORS, OFFICIALS, EMPLOYEES, ATTORNEYS AND AGENTS (COLLECTIVELY, THE "INDEMNIFIED PARTIES"), AGAINST ANY AND ALL LOSSES, DAMAGES, CLAIMS, ACTIONS, LIABILITIES, COSTS AND EXPENSES OF ANY CONCEIVABLE NATURE, KIND OR CHARACTER (INCLUDING, WITHOUT LIMITATION, REASONABLE ATTORNEYS' FEES, LITIGATION AND COURT COSTS, AMOUNTS PAID IN SETTLEMENT AND AMOUNTS PAID TO DISCHARGE JUDGMENTS) EXCEPT ARISING OUT OF BONDOWNER REPRESENTATIVE'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, TO WHICH THE INDEMNIFIED PARTIES, OR ANY OF THEM, MAY BECOME SUBJECT UNDER OR ANY STATUTORY LAW (INCLUDING FEDERAL OR STATE SECURITIES LAWS) OR AT COMMON LAW OR OTHERWISE, ARISING OUT OF OR BASED UPON OR IN ANY WAY RELATING TO:

- (I) THE BONDS, THE INDENTURE, THIS LOAN AGREEMENT OR ANY OTHER DOCUMENT TO WHICH THE ISSUER IS A PARTY, OR THE EXECUTION OR AMENDMENT HEREOF OR THEREOF OR IN CONNECTION WITH TRANSACTIONS CONTEMPLATED HEREBY OR THEREBY, INCLUDING THE ISSUANCE, SALE OR RESALE OF THE BONDS;
- (II) ANY ACT OR OMISSION OF THE BORROWER OR ANY OF ITS AGENTS, CONTRACTORS, SUBCONTRACTORS, ENGINEERS, ARCHITECTS, MATERIAL SUPPLIERS, SERVANTS, EMPLOYEES OR LICENSEES IN CONNECTION WITH THE PROJECT, THE OPERATION OF THE PROJECT, OR THE CONDITION, ENVIRONMENTAL OR OTHERWISE, OCCUPANCY, USE, POSSESSION, CONDUCT OR MANAGEMENT OF WORK DONE IN OR ABOUT, OR FROM THE

PLANNING, DESIGN, ACQUISITION, INSTALLATION OR CONSTRUCTION OF, THE PROJECT OR ANY PART THEREOF;

- (III) ANY LIEN OR CHARGE UPON PAYMENTS BY THE BORROWER TO THE ISSUER AND THE BONDOWNER REPRESENTATIVE HEREUNDER, OR ANY TAXES (INCLUDING, WITHOUT LIMITATION, ALL AD VALOREM TAXES AND SALES TAXES), ASSESSMENTS, IMPOSITIONS AND OTHER CHARGES IMPOSED ON THE ISSUER OR THE BONDOWNER REPRESENTATIVE IN RESPECT OF ANY PORTION OF THE PROJECT;
- (IV) ANY VIOLATION OF ANY ENVIRONMENTAL REGULATIONS WITH RESPECT TO, OR THE RELEASE OF ANY HAZARDOUS SUBSTANCES FROM, THE PROJECT OR ANY PART THEREOF;
- (V) THE DEFEASANCE AND/OR REDEMPTION, IN WHOLE OR IN PART, OF THE BONDS;
- (VI) ANY UNTRUE STATEMENT OR MISLEADING STATEMENT OR ALLEGED UNTRUE STATEMENT OR ALLEGED MISLEADING STATEMENT OF A MATERIAL FACT CONTAINED IN ANY OFFERING STATEMENT OR DISCLOSURE OR CONTINUING DISCLOSURE DOCUMENT FOR THE BONDS OR ANY OF THE DOCUMENTS RELATING TO THE BONDS, OR ANY OMISSION OR ALLEGED OMISSION FROM ANY OFFERING STATEMENT OR DISCLOSURE OR CONTINUING DISCLOSURE DOCUMENT FOR THE BONDS OF ANY MATERIAL FACT NECESSARY TO BE STATED THEREIN IN ORDER TO MAKE THE STATEMENTS MADE THEREIN, IN THE LIGHT OF THE CIRCUMSTANCES UNDER WHICH THEY WERE MADE, NOT MISLEADING;
- (VII) ANY DECLARATION OF TAXABILITY OF INTEREST ON THE BONDS, OR ALLEGATIONS (OR REGULATORY INQUIRY) THAT INTEREST ON THE BONDS IS TAXABLE, FOR FEDERAL TAX PURPOSES; AND
- (VIII) THE BONDOWNER REPRESENTATIVE'S ACCEPTANCE OR ADMINISTRATION OF THE TRUST OF THE INDENTURE, OR THE EXERCISE OR PERFORMANCE OF ANY OF ITS POWERS OR DUTIES THEREUNDER OR UNDER ANY OF THE DOCUMENTS RELATING TO THE BONDS TO WHICH IT IS A PARTY; EXCEPT (A) IN THE CASE OF THE FOREGOING INDEMNIFICATION OF THE BONDOWNER REPRESENTATIVE OR ANY OF ITS RESPECTIVE OFFICERS, MEMBERS, DIRECTORS, OFFICIALS, EMPLOYEES, ATTORNEYS AND AGENTS, TO THE EXTENT SUCH DAMAGES ARE CAUSED BY THE NEGLIGENCE OR WILLFUL MISCONDUCT OF SUCH INDEMNIFIED PARTY; OR (B) IN THE CASE OF THE FOREGOING INDEMNIFICATION OF THE ISSUER OR ANY OF ITS OFFICERS, MEMBERS, DIRECTORS, OFFICIALS, EMPLOYEES, ATTORNEYS AND AGENTS, TO THE EXTENT SUCH DAMAGES ARE CAUSED BY THE WILLFUL MISCONDUCT OF SUCH INDEMNIFIED PARTY. IN THE EVENT THAT ANY ACTION OR PROCEEDING IS BROUGHT AGAINST ANY INDEMNIFIED PARTY WITH RESPECT TO WHICH INDEMNITY MAY BE SOUGHT HEREUNDER, THE BORROWER, UPON WRITTEN NOTICE FROM THE INDEMNIFIED PARTY, SHALL ASSUME THE INVESTIGATION AND DEFENSE THEREOF, INCLUDING THE EMPLOYMENT OF COUNSEL ACCEPTABLE TO THE INDEMNIFIED PARTY, AND SHALL ASSUME THE PAYMENT OF ALL EXPENSES RELATED THERETO, WITH FULL POWER TO LITIGATE, COMPROMISE OR SETTLE THE SAME IN ITS SOLE DISCRETION; PROVIDED THAT THE INDEMNIFIED PARTY SHALL HAVE THE RIGHT TO REVIEW AND APPROVE OR DISAPPROVE ANY SUCH COMPROMISE OR SETTLEMENT. EACH INDEMNIFIED PARTY SHALL HAVE THE RIGHT TO EMPLOY

SEPARATE COUNSEL IN ANY SUCH ACTION OR PROCEEDING AND PARTICIPATE IN THE INVESTIGATION AND DEFENSE THEREOF, AND THE BORROWER SHALL PAY THE REASONABLE FEES AND EXPENSES OF SUCH SEPARATE COUNSEL; PROVIDED, HOWEVER, THAT SUCH INDEMNIFIED PARTY MAY ONLY EMPLOY SEPARATE COUNSEL AT THE EXPENSE OF THE BORROWER IF IN THE JUDGMENT OF SUCH INDEMNIFIED PARTY A CONFLICT OF INTEREST EXISTS OR COULD ARISE BY REASON OF COMMON REPRESENTATION OR IF ALL PARTIES COMMONLY REPRESENTED DO NOT AGREE AS TO THE ACTION (OR INACTION) OF COUNSEL.

(B) THE RIGHTS OF ANY PERSONS TO INDEMNITY HEREUNDER AND RIGHTS TO PAYMENT OF FEES AND REIMBURSEMENT OF EXPENSES HEREUNDER SHALL SURVIVE THE FINAL PAYMENT OR DEFEASANCE OF THE BONDS AND IN THE CASE OF THE BONDOWNER REPRESENTATIVE ANY RESIGNATION OR REMOVAL. THE PROVISIONS OF THIS SECTION SHALL SURVIVE THE TERMINATION OF THIS LOAN AGREEMENT.

(C) THE BORROWER FURTHER COVENANTS THAT NOTHING WITHIN THIS SECTION 11.38 SHALL LIMIT THE RIGHTS OF THE ISSUER, THE PROGRAM PARTICIPANTS OF THE ISSUER AND ITS RESPECTIVE OFFICERS, GOVERNING MEMBERS, DIRECTORS, OFFICIALS, EMPLOYEES, ATTORNEYS AND AGENTS TO INDEMNITY UNDER SECTION 9 OF THE REGULATORY AGREEMENT AND THAT SUCH INDEMNIFICATION SHALL SURVIVE THE TERMINATION AND DISCHARGE OF THIS LOAN AGREEMENT.

11.39 TAX STATUS OF BONDS. Borrower hereby covenants, represents and agrees as follows: (a) that Borrower will not take or permit any action to be taken that would adversely affect either the exclusion from gross income for federal income tax purposes of the interest on the Bonds and, if it should take or permit any such action, Borrower will take all lawful actions to rescind such action promptly upon having knowledge thereof; and (b) that Borrower will take such action or actions, including amending the Loan and this Loan Agreement, as determined reasonably necessary in the opinion of Bond Counsel to comply fully with all applicable rules, rulings, policies, procedures, regulations or other official statements relating to the Bonds as are promulgated or proposed by the United States Department of the Treasury or the Internal Revenue Service under the Code. Borrower further covenants and agrees that it will direct all investments in compliance with the Code. Borrower covenants and agrees to cause to be calculated by an arbitrage consultant and pay to the United States any amounts owing to the United States as rebatable arbitrage in accordance with the procedures set forth in the Tax Certificate and Section 6.08 of the Indenture.

11.40 INCORPORATION OF TAX CERTIFICATE. The covenants, representations, warranties and agreements of Borrower set forth in the Tax Certificate are incorporated by reference herein as if fully set forth herein.

11.41 LOSS OF TAX EXCLUSION. Borrower understands that the interest rates provided under the Note and this Loan Agreement have been established on the assumption that interest paid on the Bonds will be excludable from the Bondholders' gross income under Section 103 of the Code and applicable State law (except to the extent that any Bonds are owned by a person or entity which is a "substantial user" of the Property or a "related person" to the Borrower). In the event that (i) Borrower receives notice from Bondowner Representative that Bondowner Representative has discovered any facts or circumstances that would cause interest paid on the Bonds not to be tax-exempt; or (ii) any Bondholder receives notice from the Internal Revenue Service or other governmental authority that interest payable on the Bonds is not tax-exempt, or that the Internal Revenue Service is challenging the tax-exempt status of the Bonds, then the interest rate shall be increased, both prospectively and retroactively, to an annual variable rate equal to the Default Rate. Notwithstanding the foregoing, any change in the interest rate on the Bonds pursuant to this Section 11.41 applicable on and after the Conversion Date shall cause the Note to bear interest at the Default Rate. In the event of an increase in the interest rate under this Section 11.41, Borrower shall pay to the Bondholders promptly upon demand an amount sufficient to adjust previous payments of interest to the increased rate. Borrower shall also indemnify, defend and hold Issuer and Bondowner Representative harmless from any penalties, interest expense or other costs, including reasonable attorneys' fees (including all charges of Issuer's and Bondowner Representative's internal and tax counsel) and accountants' costs, resulting from

any dispute with the Internal Revenue Service concerning the exclusion from gross income for federal income tax purposes of interest on the Bonds and the interest payable to any Bondholder on the Bonds, and upon receipt by Bondowner Representative of the amounts set forth in the foregoing indemnity, Bondowner Representative shall assign to Borrower any claims it may have against third parties for negligent acts or omissions in connection with the failure of interest on the Bonds to be excludable from gross income for federal income tax purposes. The obligations of Borrower under this paragraph shall survive termination of this Loan Agreement and repayment of the Loan.

11.42 TAXES, REGULATORY COSTS AND RESERVE PERCENTAGES. Upon Bondowner Representative's demand, Borrower shall pay to Bondowner Representative, in addition to all other amounts which may be, or become, due and payable under this Loan Agreement and the other Loan Documents, any and all Taxes and Regulatory Costs, to the extent they are not internalized by calculation of a One Month LIBO Rate. Further, at Bondowner Representative's option, the One Month LIBO Rate shall be automatically adjusted by adjusting the Reserve Percentage, as determined by Bondowner Representative in its prudent banking judgment, from the date of imposition (or subsequent date selected by Bondowner Representative) of any such Regulatory Costs. Bondowner Representative shall give Borrower notice of any Taxes and Regulatory Costs as soon as practicable after their occurrence, but Borrower shall be liable for any Taxes and Regulatory Costs regardless of whether or when notice is so given.

11.43 AMENDMENT OF REGULATORY AGREEMENT. Borrower shall not suffer or permit to become effective any restrictions (including, without limitation, any "automatic" amendment of the Regulatory Agreement pursuant to its terms) which impose requirements with respect to the occupancy, leasing or operation of the Project which are materially more burdensome than those contained as of the date of this Loan Agreement, in the Regulatory Agreement or any agreement required to be signed in connection with the TCAC Regulatory Agreement, without first obtaining the consent of Bondowner Representative to the imposition of such restriction.

11.44 TAX COVENANTS. The Borrower shall comply with the requirements and conditions of the Tax Certificate and the Regulatory Agreement. Without limiting the foregoing and notwithstanding anything to the contrary in this Loan Agreement, the Borrower will not take, or permit to be taken on its behalf, any action which would cause interest on the Bonds to be included in gross income for federal income tax purposes and will take such reasonable action as may be necessary to continue such exclusion from gross income, including:

- (a) the Borrower will not use the proceeds of the Bonds, or any other funds which may be deemed to be proceeds of the Bonds pursuant to Section 148 of the Code, in the manner which will cause the Bonds to be "arbitrage bonds" within the meaning of such section, and will comply with the requirements of such Section throughout the term of the Bonds;
- (b) the Borrower will prepare and file any statements required to be filed by it in order to maintain such exclusion;
- (c) the Borrower will pay to the United States any amount required to be paid by the Issuer or the Borrower pursuant to Section 148(f) of the Code, at the times, in the amounts and at the places required in order to maintain the exclusion of interest on the Bonds from gross income for federal income tax purposes, and Borrower shall compute, or cause to be computed, such amounts annually so long as required by the Code;
- (d) not less than ninety five percent (95%) of the net proceeds of the Bonds (within the meaning of Section 142(a) of the Code) shall be used to pay Qualified Project Costs;
- (e) [Intentionally Omitted]
- (f) no changes will be made to the Project, no actions will be taken by the Borrower, and the Borrower will not omit to take any actions, which will in any way adversely affect the tax exempt status of the interest on the Bonds;

(g) if the Borrower becomes aware of any circumstance, event or condition which would result in the interest payable on the Bonds becoming includable in gross income for federal income tax purposes, the Borrower will promptly give written notice of such circumstance, event or condition to the Issuer and the Bondowner Representative;

(h) the full amount of each disbursement from the Loan will be applied to pay or to reimburse the Borrower for the payment of Project Costs and, after taking into account any proposed disbursement, (i) at least ninety five percent (95%) of the net proceeds of the Bonds (as defined in Section 150 of the Code) will be used to pay Qualified Project Costs to provide a qualified residential rental project (as defined in Section 142(d) of the Code), (ii) less than twenty-five percent (25%) of the net proceeds of the Bonds will have been disbursed to pay or to reimburse the Borrower for the cost of acquiring land, (iii) not more than two percent (2%) of the proceeds of the Bonds will have been used for Issuance Costs (as defined in the Indenture), and (iv) none of the proceeds of the Bonds (as defined for purposes of Section 147(g) of the Code) will be disbursed to provide working capital;

(i) the Borrower will cause all of the residential units in the Project to be rented or available for rental on a basis which satisfies applicable requirements of the Act, the Code and the Regulatory Agreement;

(j) all leases for the Project will comply with all applicable laws and, as applicable for units rented to low and very-low income tenants, the Regulatory Agreement;

(k) in connection with any lease or grant by the Borrower of the use of the Project, the Borrower will require that the lessee or user of any portion of the Project not use that portion of the Project in any manner which would violate the covenants set forth in this Loan Agreement or the Regulatory Agreement;

(l) no portion of the proceeds of the portion of the Loan shall be used to provide any airplane, skybox or other private luxury box, health club facility, facility primarily used for gambling, or store the principal business of which is the sale of alcoholic beverages for consumption off premises, and no portion of the proceeds of the Loan shall be used for an office unless (i) the office is located on the premises of the facilities constituting the Project and (ii) not more than a de minimis amount of the functions to be performed at such office is not related to the day-to-day operations of the Project; and

(m) no proceeds of the Bonds will be used, for the acquisition of any tangible property or an interest therein, other than land or an interest in land, unless the first use of such property was pursuant to such acquisition; provided, however, that this limitation shall not apply with respect to any building (and the equipment therefor) if construction expenditures (as defined in the Code) with respect to such building equal or exceed fifteen percent (15%) of the portion of the cost of acquiring such building (and equipment) financed with proceeds of the Bonds; and provided, further, that this limitation shall not apply with respect to any structure other than a building if construction expenditures with respect to such structure equal or exceed one hundred percent (100%) of the portion of the cost of acquiring such structure financed with the proceeds of the Bonds.

In any matter relating to the exclusion of interest on the Bonds from gross income for federal income tax purposes, the terms and provisions of the Tax Certificate shall control in the event of any conflict between this Loan Agreement and the Tax Certificate.

11.45 DEBT SERVICE COVERAGE RATIO.

(a) Borrower anticipates that, for all fiscal years of the Borrower during the Permanent Loan Term (each, a “**Period**”), the ratio of Net Income for the Property to Debt Service shall be and remain no less than $\frac{1}{1.05}$ to 1.00 (“**Target DSCR**”). Borrower acknowledges that Bondowner Representative is relying on the Borrower meeting the Target DSCR in making the Loan, and that Bondowner Representative would not have made the Loan without its reliance upon such anticipated Target DSCR. Notwithstanding

anything set forth herein, the failure of the Borrower to maintain the Target DSCR shall not constitute a Default under this Loan Agreement.

(b) In addition to the delivery to Bondowner Representative of the financial information required to be provided under Section 12.1 below, Borrower shall submit annually to Bondowner Representative, within 120 days of the end of each of Borrower's fiscal years during the Permanent Loan Term, a certification by the Borrower of the DSCR for each such fiscal year (the "**DSCR Fiscal Certification**"); provided, however, that if Borrower's first fiscal year of the Permanent Loan Term ends less than one full year after the Conversion Date, the DSCR Fiscal Certification shall reflect the DSCR for the period only from the Conversion Date to the end of such first fiscal year. Borrower shall make available to Bondowner Representative or its designee any financial information reasonably requested by Bondowner Representative in order for Bondowner Representative to verify and accept Borrower's DSCR calculations. If Bondowner Representative does not accept Borrower's DSCR Fiscal Certification, CCRC shall provide Borrower its recalculation which shall be binding upon Borrower. If Borrower fails to deliver to Bondowner Representative (i) the DSCR Fiscal Certification as required by this Section, or (ii) the financial information required pursuant to Article 12 below, Bondowner Representative shall calculate the DSCR (the "**Bondowner Representative DSCR Determination**") based upon the most recently available financial information of Borrower, which Bondowner Representative DSCR Determination shall be binding upon Borrower. If any DSCR Fiscal Certification or Bondowner Representative DSCR Determination reveals that the DSCR for any Period covered by such DSCR Fiscal Certification is less than the Target DSCR, then, while not an Event of Default, Bondowner Representative shall notify Limited Partner (as defined below) and any Subordinate Lender of such fact, and the following shall occur:

- (i) Borrower shall provide Bondowner Representative, within thirty (30) days of Borrower's delivery of the relevant DSCR Fiscal Certification or Bondowner Representative's calculation of the DSCR, as applicable, a written plan reasonably acceptable to Bondowner Representative to bring the Property into compliance with the Target DSCR. Such plan shall include monthly projections of Net Income, Debt Service and DSCR until such time as projections show the Property to be in compliance with the Target DSCR;
- (ii) Borrower shall provide Bondowner Representative, for each month of the year following submittal of the relevant DSCR Fiscal Certification or Bondowner Representative's calculation of the DSCR, as applicable (within 25 days of the end of each month): (x) a certificate disclosing the DSCR for the 12-month period ending in the relevant month (a "**Monthly DSCR Certification**"), and (y) rent rolls and operating statements for the Property, along with a monthly comparison of actual Net Income, Debt Service and DSCR to projected Net Income, Debt Service and DSCR reflected in the written plan described above. Borrower shall also provide a narrative explaining in detail any material variations between actual and projected Net Income, Debt Service and DSCR. If Borrower fails to deliver to Bondowner Representative the Monthly DSCR Certification as provided herein, or if Bondowner Representative's internal DSCR calculation is inconsistent with Borrower's Monthly DSCR Certification, Bondowner Representative shall calculate the monthly DSCR based upon the most recently available financial information of Borrower, and such calculation shall be binding upon Borrower;
- (iii) Until such time as the Property is in actual compliance with the Target DSCR, Borrower shall not make partnership payments or distributions; but rather, Borrower shall deposit the amount of any such payments otherwise due (and any other excess of Net Income over Debt Service) with Bondowner Representative, to be held as additional collateral by Bondowner Representative in Borrower's name as a debt service reserve (the "**Debt Service Reserve**"). Such deposits by Borrower shall continue until the earlier of (x) the time at which the balance in the Debt Service Reserve shall be sufficient, if applied to the Loan, to bring the Property in compliance with the Target DSCR (assuming the Loan payments are

recast based on the deemed application of such Debt Service Reserve to the then-current Loan balance and interest rate and its remaining amortization period and utilizing the Net Income from the latest available audited financial statements), or (y) the time at which a subsequent Monthly DSCR Certification shall reveal that the Property is in actual compliance with the Target DSCR. Monies deposited in the Debt Service Reserve, if invested, shall be invested only in obligations on which interest is excludable from gross income for federal income tax purposes.

- (iv) Upon the actual compliance of the Property with the Target DSCR, as determined by a certification of the Borrower of such event and verified by Bondowner Representative or its designee (not merely upon reduction of the Loan by the amount retained in any Debt Service Reserve being maintained because of the failure to meet the Target DSCR), Bondowner Representative shall release the balance of funds in the Debt Service Reserve retained pursuant to this Section 11.45(b) to Borrower, and Borrower's obligations under any written plan shall terminate.

As additional security for all of Borrower's obligations under the Loan Documents, Borrower hereby pledges to Bondowner Representative and Issuer, and grants to Bondowner Representative and Issuer a security interest in, the Debt Service Reserve, all amounts now or hereafter on deposit in the Debt Service Reserve, all interest and other earnings on the Debt Service Reserve, if any, all additions, increases, modifications, renewals, rollovers, substitutions and replacements to and/or for the foregoing collateral, and all proceeds and products of the foregoing collateral, whether voluntary or involuntary.

(c) To the extent Borrower does not comply with any term or condition of subsection (b) above, then, before any Default shall occur pursuant to Section 13.1 below, Borrower's limited partner(s) (collectively, "**Limited Partner**") shall receive written notice of Borrower's failure to comply and Limited Partner shall have the right, but not the obligation, within thirty (30) days of receipt of written notice of Borrower's failure to comply, to cure any such failure to comply. Bondowner Representative agrees to accept any such cure tendered by Limited Partner on behalf of Borrower.

11.46 OPERATING EXPENSES. After the occurrence of a Default, but for the lapse of any applicable grace period, and notwithstanding such Default shall be or have been cured or waived by Bondowner Representative, Bondowner Representative shall have the right to require Borrower to deposit with Bondowner Representative, in monthly installments in advance on the first day of each month, an amount sufficient, as reasonably estimated by Bondowner Representative, to pay all Operating Expenses for the Property. In such event, Borrower further agrees, upon Bondowner Representative's request, to cause all bills, statements or other documents relating to the operating expenses to be sent or mailed directly to Bondowner Representative. Upon receipt of such bills, statements or other documents, and provided Borrower has deposited sufficient funds with Bondowner Representative pursuant to this Section 11.46, Bondowner Representative shall pay such amounts as may be due thereunder out of the funds so deposited with Bondowner Representative. If at any time and for any reason the funds deposited with Bondowner Representative are or will be insufficient to pay such Operating Expenses as may then or subsequently be due, Bondowner Representative may notify Borrower and Borrower shall immediately deposit an amount equal to the deficiency with Bondowner Representative. If at any time the funds deposited with Bondowner Representative exceed the amount deemed necessary by Bondowner Representative to pay such operating expenses as may then or subsequently be due, such excess shall be credited to Borrower on the next monthly installment or installments of such funds. Upon payment and performance in full of the Loan and all indebtedness and obligations under the Loan Documents, Bondowner Representative shall promptly refund to Borrower any such funds held by Bondowner Representative. Nothing herein shall cause Bondowner Representative to be deemed a trustee of such funds or to be obligated to pay any amounts in excess of the amount of funds deposited with Bondowner Representative pursuant to this Section 11.46. Bondowner Representative may commingle such deposits with its own funds and Borrower shall not be entitled to any interest thereon. Borrower shall execute whatever security agreements, financing statements and other documents and instruments as Bondowner Representative may require in order to confirm Bondowner Representative's security interest in and/or

control over such accounts (including, without limitation, the Replacement Reserve referred to in the Replacement Reserve Agreement, and funds deposited therein).

11.47 OPERATING RESERVES. At Conversion, Borrower shall have set aside and shall maintain a specific operating reserve fund with respect to the Property in an amount not less than _____ and No/100th Dollars (\$_____) (the “**Operating Reserve**”), which shall be additional collateral for the Loan during the entire term of the Loan, as follows:

(a) The Operating Reserve shall be maintained by CCRC in one or more account(s) in Borrower’s name with Wells Fargo Bank, National Association; provided, however, that if the Investor Limited Partner sells or transfers its limited partnership interest in Borrower prior to the end of the fifteen (15)-year compliance period, then Borrower shall transfer any Operating Reserve then remaining to an account held and controlled by CCRC. The Operating Reserve funds and the account in which such funds are held shall be additional security in favor of CCRC for the Loan. Such account(s) shall provide expressly that Borrower shall make no withdrawals therefrom without the prior written consent of CCRC.

(b) Borrower shall be entitled to disbursements of the Operating Reserve funds in order to meet operating deficits in connection with the management and/or maintenance of the Property. If Borrower shall at any time receive a disbursement of the Operating Reserve funds to pay such operating deficits, Borrower shall promptly replenish the Operating Reserve from available cash flow from the Property, and the replenishment of the Operating Reserve shall be paid prior to the payment of any partnership or developer fees.

(c) All of Borrower's interest in the Operating Reserve, any interest accrued or accruing thereon, and the account(s) in which those funds are held, are hereby pledged to Bondowner Representative as collateral or security for the Loan pursuant to this Loan Agreement and the Deed of Trust. If a Default shall occur and be continuing, Bondowner Representative shall be entitled to draw upon and utilize all or any portion of the Operating Reserve as otherwise provided in the Loan Documents.

(d) Initially, the Operating Reserve shall be audited by Bondowner Representative or its delegee, six (6) months following the Conversion Date, and the Operating Reserve shall be audited by Bondowner Representative or its delegee annually thereafter to confirm, among other things, that (i) Borrower has used Operating Reserve funds only for appropriate purposes, and (ii) the Operating Reserve, as funded, is in compliance with this Section 11.47. Borrower shall cooperate with Bondowner Representative’s audits of the Operating Reserve.

(e) In the event that operating reserves required under the Partnership Agreement or in connection with any Subordinate Loan are in an amount greater than the Operating Reserve amount required hereunder, Borrower shall be required to deposit such greater amount directly with Bondowner Representative.

(f) To the extent that any Partnership Document or Subordinate Loan Document requires the prior consent of Investor Limited Partner or any Subordinate Lender, respectively, to any withdrawal from the Operating Reserve, Borrower shall obtain Investor Limited Partner’s and/or such Subordinate Lender’s consent thereto and shall have delivered evidence of such consent to Bondowner Representative concurrently with its request for disbursements from the Operating Reserve.

(g) Upon payment in full of all principal and interest under the Loan and the full performance of all other obligations secured by the Deed of Trust and the discharge of the Deed of Trust by Bondowner Representative, Bondowner Representative shall release to Borrower all funds deposited in the Operating Reserve.

11.48 SUBORDINATE LOANS. Borrower shall timely perform all obligations of Borrower with respect to the Subordinate Loans under any documents executed in connection with the Subordinate Loans. Borrower shall deliver to Bondowner Representative copies, certified by Borrower to be true and correct, of the documents that evidence and secure the Subordinate Loans, the form and content of which shall be subject to Bondowner Representative’s reasonable approval. Borrower shall at all times fully and timely comply and cause the Property and Improvements to comply with all applicable terms and conditions of the documents that evidence and

secure the Subordinate Loans and shall provide Bondowner Representative with such verification of that compliance from time to time as reasonably requested by Bondowner Representative. Borrower shall not (a) commit any breach or default under any Subordinate Loan; (b) fail to maintain the Subordinate Loans in full force and effect until all sums owing to each Subordinate Lender with respect to such Subordinate Loans have been paid; or (c) consent to any termination, amendment or modification of the terms of any Subordinate Loan without Bondowner Representative's prior written consent. Borrower shall fully draw down the full amount of each Subordinate Loan in accordance with the terms and conditions of the respective Subordinate Loan Documents and to the extent that any excess Subordinate Loan funds drawn by Borrower are not applied to the construction of the Project, Borrower shall deposit such excess Subordinate Loan funds in the Borrower's Funds Account.

11.49 AMERICANS WITH DISABILITIES ACT COMPLIANCE. Borrower shall be in full compliance with all federal and state laws, including those of the Americans with Disabilities Act ("ADA"), 42 U.S.C. 12101 et seq. and its implementing regulations. Under the ADA, Borrower shall provide for reasonable accommodations to allow qualified individuals with disabilities access to and participation in their programs, services and activities. In addition, Borrower shall not discriminate against individuals with disabilities nor against persons due to their relationship or association with a person with a disability. Any subcontract entered into by Borrower relating to this Loan Agreement, to the extent allowed hereunder, shall be subject to the provisions of this Section. Borrower shall be responsible for all ADA compliance costs.

11.50 KEEPING GUARANTOR AND INVESTOR LIMITED PARTNER INFORMED. Borrower must keep Guarantor and Investor Limited Partner informed of Borrower's financial condition and business operations, the condition and all uses of the Property, including all changes in condition or use, and any and all other circumstances that might affect Borrower's ability to pay or perform its obligations under this Loan Agreement.

11.51 STATUS OF BORROWER.

(a) Throughout the term of this Loan Agreement, Borrower will maintain its existence as a limited partnership under the laws of the State of California in good standing and qualified to transact business in the State and will not wind up or otherwise dispose of all or substantially all of its assets.

(b) Notwithstanding the provisions of the Deed of Trust, Borrower shall not effect a merger, consolidation or transfer if the result thereof would cause the interest on the Bonds (in the hands of any person who is not a "substantial user" of the Project or a "related person") to become includable in gross income for federal income tax purposes.

(c) Upon any change in the status of Borrower, by way of substitution, sale or otherwise of Borrower, the Issuer and the Bondowner Representative shall be promptly informed and, if requested, Borrower as newly constituted shall deliver to the Issuer and the Bondowner Representative an instrument in form satisfactory to each of them affirming the liability of Borrower hereunder.

11.52 FILING OF FINANCING STATEMENTS. Borrower agrees that it will cooperate with Bondowner Representative in Bondowner Representative's filing or causing to be filed, at Borrower's sole expense, on or before January 1 of each fifth calendar year in which the Loan remains outstanding, commencing ///[December 1, 2021]///, any financing statements or continuation statements required or requested by Bondowner Representative to perfect and preserve the security interest of the Issuer and the Bondowner Representative in this Loan Agreement and the payments to be made hereunder, as granted in the Indenture.

11.53 NEGATIVE COVENANTS. Without Bondowner Representative's prior written consent, Borrower may not:

- (a) engage in any business activities substantially different from Borrower's present business;
- (b) liquidate or dissolve Borrower's business;

(c) lease (other than pursuant to residential leases to tenants of the Project permitted pursuant to the Loan Documents) or dispose of all or a substantial part of Borrower's business or Borrower's assets;

(d) enter into any consolidation, merger, pool, joint venture, syndicate or other combination, except as otherwise permitted by Section 5.12 of the Deed of Trust or by this Loan Agreement.

11.54 SWAP AGREEMENTS. If Borrower enters into any Swap Agreement with Bondowner Representative, Borrower shall, upon receipt from Bondowner Representative, execute promptly all documents evidencing such transaction.

11.55 DERIVATIVE DOCUMENTS. If Borrower purchases from Bondowner Representative any swap, derivative, foreign exchange or hedge transaction or arrangement (or other similar transaction or arrangement howsoever described or defined) in connection with the Loan, Borrower shall, upon receipt from Bondowner Representative, execute promptly all documents evidencing such transaction, including without limitation, the ISDA Master Agreement, the Schedule to the ISDA Master Agreement and the ISDA Confirmation.

11.56 NOTICES FROM TCAC. Borrower shall immediately deliver to Bondowner Representative a full copy of any notices or reports Borrower receives from TCAC and any notices or reports Borrower provided to TCAC in connection with the LIHTC.

11.57 SANCTIONS. No Person within the Borrowing Group shall: (a) use any of the Loan proceeds for the purpose of: (i) providing financing to or otherwise making funds directly or indirectly available to any Sanctioned Person; or (ii) providing financing to or otherwise funding any transaction which would be prohibited by Sanctions or would otherwise cause Bondowner Representative or Borrower, or any entity affiliated with Bondowner Representative or Borrower, to be in breach of any Sanction; or (b) fund any repayment of the Loan with proceeds derived from any transaction that would be prohibited by Sanctions or would otherwise cause Bondowner Representative or Borrower, or any entity affiliated with Bondowner Representative or Borrower, to be in breach of any Sanction. Borrower shall notify Bondowner Representative in writing not more than one (1) Business Day after becoming aware of any breach of this Section.

11.58 HUD DOCUMENTS. Borrower shall timely perform all obligations of Borrower with respect to the HUD Documents. Borrower shall deliver to Bondowner Representative copies, certified by Borrower to be true and correct, of the HUD Documents, the form and content of which shall be subject to Bondowner Representative's approval. Borrower shall at all times fully and timely comply and cause the Property and Improvements to comply with all applicable terms and conditions of the HUD Documents and shall provide Bondowner Representative with such verification of that compliance from time to time as reasonably requested by Bondowner Representative. Borrower shall not (a) commit any breach or default under any HUD Document; (b) fail to maintain the HUD Documents in full force and effect; or (c) consent to any termination, amendment or modification of the terms of any HUD Documents without Bondowner Representative's prior written consent.

ARTICLE 12. . REPORTING COVENANTS

12.1 FINANCIAL INFORMATION. Borrower shall keep true and correct financial books and records for the Property, using generally accepted accounting principles consistently applied, unless otherwise noted. Within one hundred twenty (120) days after the end of each of Borrower's, Guarantor's and General Partner's fiscal years, Borrower shall deliver to Bondowner Representative an audited balance sheet and income statement for Borrower, Guarantor and General Partner, together with a statement showing all changes in Borrower's, Guarantor's and General Partner's financial condition together with an annual certification by Borrower of compliance with all applicable provisions of the Regulatory Agreement and Section 42 of the Code. Borrower shall also promptly deliver to Bondowner Representative, upon Bondowner Representative's request, its monthly and/or quarterly balance sheets and income statements. If Bondowner Representative so requests, at Bondowner Representative's reasonable discretion, Borrower shall promptly provide quarterly balance sheets and income statements for General Partner or Guarantor. In addition, if Bondowner Representative so requests as shall be necessary for Bondowner Representative to comply with current federal law, at Bondowner Representative's reasonable discretion, Borrower shall also promptly provide annual balance sheets and income statements for the Borrower's limited partner. Borrower shall promptly provide Bondowner Representative with any additional

financial information that Borrower may obtain, or Bondowner Representative may reasonably request, on itself, Guarantor or General Partner, including but not limited to, signed copies of any tax returns and such other information concerning the Borrower's, Guarantor's or General Partner's affairs and properties as Bondowner Representative may reasonably request. Notwithstanding the foregoing, the provisions regarding Guarantor hereunder shall be applicable only prior to the Conversion Date.

12.2 BOOKS AND RECORDS. Borrower shall maintain complete books of account and other records for the Property and Improvements and for disbursement and use of the proceeds of the Loan and Borrower's Funds, and the same shall be available for inspection and copying by Bondowner Representative upon reasonable prior notice.

12.3 REPORTS. Within ten (10) days of Bondowner Representative's request, Borrower shall deliver to Bondowner Representative monthly inventory reports, marketing and sales schedules and reports, marketing and sales information and/or leasing information, with respect to all real property projects of Borrower and all general partners, venturers and members of Borrower, all in form and substance acceptable to Bondowner Representative.

12.4 LEASING REPORTS. Borrower shall deliver to Bondowner Representative monthly rent rolls, leasing schedules and reports, operating statements and/or such other leasing information as Bondowner Representative shall request with respect to the Property and Improvements, each in form and substance satisfactory to Bondowner Representative and certified by an authorized officer of Borrower to be true and correct. In addition, Borrower shall promptly obtain and deliver to Bondowner Representative such estoppel certificates and subordination and attornment agreements executed by such tenants in such forms as Bondowner Representative may from time to time require.

12.5 OPERATING STATEMENTS FOR PROPERTY AND IMPROVEMENTS. Beginning with the first calendar month following the date of completion of construction of the Project and continuing until the Conversion Date, Borrower shall deliver to Bondowner Representative on the fifteenth (15th) day of each month an "Operating Statement" which shows in detail the amounts and sources of Gross Operating Income received by or on behalf of Borrower and the amounts and purposes of Permitted Operating Expenses paid by or on behalf of Borrower with respect to the Property and Improvements for the previous month.

"**Gross Operating Income**" for this purpose shall mean the sum of any and all amounts, payments, fees, rentals, additional rentals, expense reimbursements (including, without limitation, all reimbursements by tenants, lessees, licensees and other users of the Property and Improvements) discounts or credits to Borrower, income, interest and other monies directly or indirectly received by or on behalf of or credited to Borrower from any person with respect to Borrower's ownership, use, development, operation, leasing, franchising, marketing or licensing of the Property and Improvements. Gross Operating Income shall be computed on a cash basis and shall include for each quarterly statement all amounts actually received in such quarter whether or not such amounts are attributable to a charge arising in such quarter.

"**Permitted Operating Expenses**" shall mean the following expenses to the extent that such expenses are reasonable in amount and customary for properties of this type: (i) taxes and assessments imposed upon the Property and Improvements to the extent that such taxes and assessments are required to be paid by Borrower and are actually paid or reserved for by Borrower; (ii) bond assessments; (iii) insurance premiums for casualty insurance (including, without limitation, earthquake) and liability insurance carried in connection with the Property and Improvements, provided, however, if any, insurance is maintained as part of a blanket policy covering the Property and Improvements and other properties, the insurance premium included in this subparagraph shall be the premium fairly allocable to the Property and Improvements; (iv) operating expenses incurred by Borrower for the management, operation, cleaning, leasing, maintenance and repair (including legal and accounting expenses) of the Property and Improvements. Permitted Operating Expenses shall not include any interest or principal payments on the Loan or any allowance for depreciation.

12.6 ADDITIONAL FINANCIAL INFORMATION. Borrower shall promptly provide Bondowner Representative with any additional financial information that Borrower may obtain, or Bondowner Representative may reasonably request, regarding Borrower and/or the General Partner, including but not limited to, signed copies

of any tax returns and such other information concerning the Borrower's or the General Partner's affairs and properties as Bondowner Representative may reasonably request. If Borrower or General Partner thereof fails to comply with the obligations of this Section 12.6 within sixty (60) days of Bondowner Representative's written request for financial statements (excluding audited financial statements) or other information related to Borrower, such General Partner, the Property or the Loan within the specified time periods set forth herein or in any other provision requiring such delivery (subject to any applicable notice and cure periods set forth herein), then Borrower or General Partner shall pay to Bondowner Representative, as damages, the sum of \$100 per day (plus interest thereon at the Default Rate as specified in the Note) until Borrower or its General Partner has complied therewith or such information is otherwise received by Bondowner Representative.

_____ BORROWER'S INITIALS

12.7 NOTICE FROM INVESTOR LIMITED PARTNER. Borrower shall immediately deliver to Bondowner Representative a full copy of any notice from Investor Limited Partner pursuant to which Investor Limited Partner may refuse to fund any portion of the Capital Contributions or demand a return of any Capital Contributions.

ARTICLE 13. DEFAULTS AND REMEDIES

13.1 DEFAULT. The occurrence of any one or more of the following shall constitute an event of default ("**Default**") under this Loan Agreement and the other Loan Documents:

(a) **Monetary.** (i) Borrower's failure to pay any sums payable under the Note or any of the other Loan Documents (other than sums due and payable on the Maturity Date), or Borrower's failure to deposit any Borrower's Funds, within five (5) days following the due date, or (ii) Borrower's failure to pay when due, all sums due and owing to Bondowner Representative under the Note or any other Loan Documents on the Maturity Date; or

(b) **Performance of Obligations.** Borrower's failure to perform, keep or observe any term, provision, condition, covenant, or agreement contained in this Loan Agreement (other than obligations in other subparagraphs of this Section 13.1), any other Loan Document, or any other present or future agreement between Borrower and Bondowner Representative and/or evidencing and/or securing the Loan within thirty (30) days after written notice to Borrower from Bondowner Representative requesting that Borrower cure such failures; provided, however, that if a different cure period is expressly provided for the remedy of such failure, Borrower's failure to perform will not constitute a Default until such date as the specified cure period expires; or

(c) **Construction; Use.** (i) There is any material deviation in the work of construction from the Plans and Specifications or governmental requirements, without Bondowner Representative approval, or the appearance or use of defective workmanship or materials in constructing the Improvements, and Borrower fails to remedy the same to Bondowner Representative's satisfaction within ten (10) days of Bondowner Representative's written demand to do so; or (ii) there is a cessation of construction of the Improvements prior to completion for a continuous period of more than fifteen (15) days (except as caused by an event of force majeure for which a longer delay may be permitted under Article 4); or (iii) the construction, sale or leasing of any of the Improvements in accordance with the Loan Documents is prohibited, enjoined or delayed for a continuous period of more than thirty (30) days; or (iv) utilities or other public services necessary for the full occupancy and utilization of the Property and Improvements are curtailed for a continuous period of more than thirty (30) days (except as caused by an event of force majeure for which a longer delay may be permitted under Article 4); or

(d) **Liens, Attachment; Condemnation.** (i) The recording of any claim of lien against the Property or Improvements or the service on Bondowner Representative of any bonded stop notice relating to the Loan and the continuance of such claim of lien or bonded stop notice for thirty (30) days without

discharge, satisfaction or provision for payment being made by Borrower in a manner satisfactory to Bondowner Representative; or (ii) the condemnation, seizure or appropriation of, or occurrence of an uninsured casualty with respect to any material portion of the Property or Improvements; or (iii) the sequestration or attachment of, or any levy or execution upon any of the Property or Improvements, any other collateral provided by Borrower under any of the Loan Documents, any monies in the Account or in the Borrower's Funds Account, or any substantial portion of the other assets of Borrower, which sequestration, attachment, levy or execution is not released, expunged or dismissed prior to the earlier of thirty (30) days or the sale of the assets affected thereby; or

(e) Representations and Warranties. (i) The failure of any representation or warranty of Borrower, any of its members or any of the General Partners, or any of its officers, employees or agents on behalf of Borrower in any of the Loan Documents and the continuation of such failure for more than fifteen (15) days after written notice to Borrower from Bondowner Representative requesting that Borrower cure such failure; or (ii) any material adverse change in the financial condition of Borrower, any of its members, any of the Guarantors (prior to Conversion), or any Indemnitor from the financial condition represented to Bondowner Representative as of the later of: (A) the Effective Date; or (B) the date upon which the financial condition of such party was first represented to Bondowner Representative; or

(f) Voluntary Bankruptcy; Insolvency. (i) The filing of a petition by Borrower for relief under the Bankruptcy Code, or under any other present or future state or federal law regarding bankruptcy, reorganization or other debtor relief law; (ii) the filing of any pleading or an answer by Borrower in any involuntary proceeding under the Bankruptcy Code or other debtor relief law which admits the jurisdiction of the court or the petition's material allegations regarding Borrower's insolvency; (iii) a general assignment by Borrower for the benefit of creditors; or (iv) Borrower applying for, or the appointment of, a receiver, trustee, custodian or liquidator of Borrower or any of its property; or

(g) Involuntary Bankruptcy. The failure of Borrower to effect a full dismissal of any involuntary petition under the Bankruptcy Code or under any other debtor relief law that is filed against Borrower or in any way restrains or limits Borrower or Bondowner Representative regarding the Loan, the Property or the Improvements, prior to the earlier of the entry of any court order granting relief sought in such involuntary petition, or sixty (60) days after the date of filing of such involuntary petition; or

(h) Partners; Guarantor. Prior to Conversion, the occurrence of any of the events specified in Section 13.1(f) or 13.1(g) as to any person or entity other than Borrower, including, without limitation, General Partner, Guarantor or Indemnitor, which is in any manner obligated to Bondowner Representative under the Loan Documents; or

(i) Other Bankruptcy. The occurrence of any of the events specified in Sections 13.1(f) or 13.1(g) of this Loan Agreement with respect to Contractor (unless Contractor is replaced by a contractor reasonably satisfactory to Bondowner Representative within ninety (90) days of such occurrence, except that such period shall be limited to thirty (30) days if such proceedings have a materially adverse impact upon the progress of construction of the improvements or the availability of the LIHTC; or

(j) Dissolution. The dissolution of Borrower, any Guarantor (prior to Conversion) or any Indemnitor; or

(k) Change In Management or Control. Except as otherwise permitted under the Loan Documents, the occurrence of any material management or organizational change in Borrower or in the partners of Borrower, including, without limitation, any partnership dispute which Bondowner Representative determines, in its sole and absolute discretion, shall have a material adverse effect on the Loan, on the Property and Improvements, or on the ability of Borrower or its partners to perform their obligations under the Loan Documents; or

(l) Loss of Priority. With the exception of the Regulatory Agreement and other Permitted Prior Encumbrances, the failure at any time of the Deed of Trust to be a valid first lien upon the Property and Improvements or any portion thereof, other than as a result of any release or reconveyance of the Deed

of Trust with respect to all or any portion of the Property and Improvements pursuant to the terms and conditions of this Loan Agreement; or

(m) Hazardous Materials. Except as disclosed in the Environmental Reports, the discovery of any significant Hazardous Materials in, on or about the Property or Improvements subsequent to the Effective Date, which Borrower fails to remove within thirty (30) days of discovery. Any such Hazardous Materials shall be "significant" for this purpose if said Hazardous Materials, in Bondowner Representative's sole discretion, have a materially adverse impact on the value of the Property and Improvements; or

(n) Investor Limited Partner Financing. The failure to comply with Sections 8.2(u), 11.4 and 12.7 of this Loan Agreement or, prior to Conversion, the failure of Investor Limited Partner to make the Capital Contributions to Borrower in the amounts and prior to the required dates set forth in Section 1.1, above, or the occurrence of a material breach or default under the Partnership Documents, or failure to satisfy any of the material terms, covenants or conditions of or under the Partnership Documents, which has the effect of causing or excusing the failure of partners in Borrower to make capital contributions in the amounts and at the times required under Section 8.2(u), as such failure continues for more than thirty (30) days after notice of such failure from Bondowner Representative to Borrower; or

(o) Withdrawal of General Partner. Except as otherwise expressly permitted under the terms of this Loan Agreement, the withdrawal of a General Partner as a general partner of Borrower, and Borrower's failure to provide a substitute or replacement acceptable to Bondowner Representative and Investor Limited Partner within thirty (30) days after the occurrence of any such withdrawal; or

(p) Tax Certificate. Failure by Borrower or Issuer to perform their obligations under the Tax Certificate, or failure of any of the representations or warranties contained in the Tax Certificate to be and remain true and correct at any time; or

(q) Tax Credits. Failure to remain in compliance with TCAC requirements or to promptly reapply for the LIHTCs upon Bondowner Representative's request, or the expiration of the LIHTCs; or

(r) Investor Limited Partner Bankruptcy. Prior to the funding of the Capital Contributions in an amount sufficient to comply with Section 8.2(u) of this Loan Agreement, the occurrence of any of the events specified in Sections 13.1(f) or 13.1(g) of this Loan Agreement with respect to the Investor Limited Partner; or

(s) Adverse Financial Condition - Other Than Borrower. Any material adverse change in the financial condition of any Guarantor prior to Conversion or Indemnitors from the condition shown on the financial statement(s) submitted to Bondowner Representative and relied upon by Bondowner Representative in making the Loan, the materiality and adverse effect of such change in financial condition to be reasonably determined by Bondowner Representative in accordance with its credit standards and underwriting practices in effect at the time of making such determination; or

(t) Conversion. Failure of Conversion to occur and CCRC to purchase the Bonds on or before the Mandatory Conversion Date; or, as it may be extended subject to satisfaction of all conditions precedent as provided in Section 3.6 or Section 3.7, as applicable; or

(u) Swap Contract. The occurrence of a default by Borrower or a termination event with respect to Borrower under any swap, derivative, foreign exchange or hedge transaction or arrangement (or similar transaction or arrangement howsoever described or defined) at any time entered into between Borrower and Bondowner Representative in connection with the Loan; or

(v) Transfer of Assets. The sale, assignment, pledge, hypothecation, mortgage or transfer of all or a substantial portion of assets of Borrower, any of the Guarantor (until Conversion) or any Indemnitor, other than in the ordinary course of business of said entity or as otherwise permitted under the

Loan Documents; or Borrower ceases its operations or sells or otherwise disposes of all or substantially all of the Property (except as otherwise permitted under the Loan Documents) or a governmental authority condemns or expropriates, or an order is issued by a governmental authority for the condemnation or expropriation of all or substantially all of the Property; or

(w) Unsecured Indemnity Agreement. The occurrence of a default and the expiration of any applicable cure periods under that certain Hazardous Materials Indemnity Agreement (Unsecured - Borrower) or that certain Hazardous Materials Indemnity Agreement (Unsecured - Guarantor) executed by an Indemnitor, in favor of Bondowner Representative, and dated of even date herewith; or

(x) Attachment or Levy. All or any of Borrower's or the General Partner's assets in excess of Fifty Thousand Dollars (\$50,000.00) in aggregate value are attached, seized, subjected to a writ or distress warrant, or are levied upon, or come into the possession of any judicial officer or assignee for the benefit of creditors unless, with respect to any such assets, such attachment, seizure, writ, warrant or levy shall be dismissed, released or stayed within ten (10) days of issuance thereof; or

(y) Governmental Lien. A notice of lien, levy or assessment in excess of Fifty Thousand Dollars (\$50,000.00) in the aggregate, is filed of record with respect to any or all of Borrower's or the General Partner's assets by the United States Government, or any department, agency or instrumentality thereof, or by any other public authority, or if any taxes or debts owing at any time hereafter to any one or more of such entities in excess of Fifty Thousand Dollars (\$50,000.00) in the aggregate, becomes a lien, whether choate, inchoate or otherwise, upon any or all of Borrower's or the General Partner's assets, and the same is not paid or otherwise released within forty-five (45) days of the filing thereof; or

(z) Criminal Proceedings. Any criminal proceedings against Borrower or the General Partner shall have been instituted or Borrower or the General Partner shall be indicted for any crime, in either case for which a forfeiture of a material amount of the Property or any of its other property or assets is a potential penalty and such proceedings or indictment is not dismissed within sixty (60) days; or

(aa) Default Under Subordinate Loans, HUD Documents and Other Agreements. (i) The occurrence of any default that remains uncured beyond any applicable notice and cure periods by Borrower or any other party under any Subordinate Loan Document, any HUD Document, the AHAP Contract, any HAP Contract or any other material agreement entered into by Borrower in connection with the Project, (ii) the termination of the RAD HAP Contract, the AHAP Contract or any HAP Contract, (iii) the housing assistance payments under the RAD HAP Contract or any HAP Contract are reduced for any reason, or (iv) the failure of HUD or Contract Administrator to provide all or any portion of the Section 8 subsidy payments under the RAD HAP Contract or the HAP Contract, once executed, due to any non-appropriation of government funding for such Section 8 subsidy payments. ; or

(bb) Bond Purchase Agreement. The occurrence of any material default that remains uncured beyond all applicable notice and cure periods under the Bond Purchase Agreement; or

(cc) Restrictions. The occurrence of any default by Borrower under any Restrictions that remains uncured beyond all applicable notice and cure periods provided for therein; or

(dd) Default Under Guaranty. The occurrence of a default under any guaranty now or hereafter executed in connection with the Loan, including without limitation, any guarantor's failure to perform any covenant, condition or obligation thereunder; or

(ee) Default Under Partnership Agreement. Any default by General Partner or Investor Limited Partner under the Partnership Agreement or under any agreement or instrument relating to or executed in connection with the Partnership Agreement that is not cured within the cure period set forth in such agreement or instrument; or

(ff) Default Under Swap Agreement. Any “Default” or “Event of Default” occurs under any Swap Agreement (as defined therein) between Borrower and Bondowner Representative; or

(gg) Leases. A material default by Borrower occurs under any tenant lease for any part of the Property or under the Master Lease and such default remains uncured beyond the cure period provided for in such lease; or

(hh) Breach of Sanctions Provisions. The failure of any representation or warranty of Borrower, or Borrower’s failure to perform or observe any covenant, contained in either of those Sections of this Agreement entitled “Sanctions, Anti-Corruption and Anti-Money Laundering Laws” or “Sanctions”.

13.2 ACCELERATION UPON DEFAULT; REMEDIES.

(a) Upon the occurrence of any Default specified in this Article 13, Bondowner Representative, as assignee of Issuer, may, at its sole option, declare all sums owing to Bondowner Representative under the Note, this Loan Agreement and the other Loan Documents immediately due and payable (in an amount equal to that necessary to pay in full the Bonds and the interest thereon, assuming acceleration of the Bonds under the Indenture and to pay all other indebtedness due under this Loan Agreement and the other Loan Documents). Upon such acceleration, Bondowner Representative may, in addition to all other remedies permitted under this Loan Agreement and the other Loan Documents and at law or equity, apply any sums in the Account and Borrower’s Funds Account to the sums owing under the Loan Documents and any and all obligations of Bondowner Representative to consent to further disbursements under the Loan shall terminate.

(b) Whenever any Default shall have occurred and be continuing, any one or more of the following remedial steps may also be taken to the extent permitted by law:

(i) the Bondowner Representative, as assignee of the Issuer, may take whatever action at law or in equity as it determines to be appropriate to collect all sums then due and thereafter to become due, or to enforce performance and observance of any obligation, agreement, covenant, representation or warranty of Borrower, under this Loan Agreement or any other Related Document, or to foreclose the real property and/or personal property security for such obligations, or to otherwise compensate the Issuer and the Bondowner Representative for any damages on account of such Default; and

(ii) the Issuer (without the prior written consent of the Bondowner Representative if the Bondowner Representative is not enforcing the Issuer’s rights in a manner to protect the Issuer or is otherwise taking action that brings adverse consequences to the Issuer), may take whatever action at law or in equity may appear necessary or appropriate to enforce its rights to indemnification under Sections 9.6, 11.38, 11.41 and 15.1 and to collect all sums then due and thereafter to become due to the Issuer under Sections 3.4(b) and (c) and 3.5 of this Loan Agreement; provided that the Issuer will not take any action which would prejudice the rights of the Bondowner Representative.

(c) All of Bondowner Representative’s and Issuer’s rights and remedies are cumulative. If any Default occurs, Issuer’s obligation to lend and Bondowner Representative’s obligation to consent to disbursements of proceeds of the Loan under the Loan Documents shall automatically terminate, and Bondowner Representative in its sole discretion may withhold any one or more disbursements. Bondowner Representative may also withhold any one or more disbursements after an event occurs that, with notice or the passage of time, could become a Default. No disbursement of Loan funds by Bondowner Representative will cure any default of Borrower, unless Bondowner Representative agrees otherwise in writing in each instance.

(d) If Borrower becomes the subject of any Insolvency Proceeding, all of Borrower's obligations under the Loan Documents shall automatically become immediately due and payable upon the filing of the petition commencing such proceeding, all without notice of default, presentment or demand for payment, protest or notice of nonpayment or dishonor, or other notices or demands of any kind or character. Upon the occurrence of any other Default, all of Borrower's obligations under the Loan Documents may become due and payable immediately without notice of default, presentment or demand for payment, protest or notice of nonpayment or dishonor or other notices or demands of any kind or character, all at Bondowner Representative's option, exercisable in its sole discretion. If such acceleration occurs, Bondowner Representative may apply any undisbursed Loan funds and any sums in the Borrower's Funds Account to Borrower's obligations under the Loan Documents, in any order and proportions in Bondowner Representative's sole discretion.

Also upon any Default that occurs during the course of construction of the Project, Bondowner Representative in its sole discretion may enter and take possession of the Property, whether in person, by agent or by court-appointed receiver, and take any and all actions that Bondowner Representative in its sole discretion may consider necessary to complete construction of the Project, including making changes in plans, specifications, work or materials and entering into, modifying or terminating any contractual arrangements, all subject to Bondowner Representative's right at any time to discontinue any work without liability. By choosing to complete the construction of the Project, Bondowner Representative does not assume any liability to Borrower or any other person for completing the Project or for the manner or quality of its construction, and Borrower expressly waives any such liability. If Bondowner Representative exercises any of the rights or remedies provided in this Section 13.2, that exercise will not make Bondowner Representative, or cause Bondowner Representative to be deemed, a partner or joint venturer of Borrower. Bondowner Representative in its sole discretion may choose to complete construction in its own name. All sums expended by Bondowner Representative in completing construction will be considered to have been disbursed to Borrower and will be secured by the Deed of Trust and any other collateral held by Bondowner Representative in connection with the Loan; any sums of principal will be considered to be an additional loan to Borrower bearing interest at the Default Rate, and be secured by the Deed of Trust and any other collateral held by Bondowner Representative in connection with the Loan. For these purposes Bondowner Representative, in its sole discretion, may reallocate any line item or cost category of the cost breakdown.

13.3 DISBURSEMENTS TO THIRD PARTIES. Upon the occurrence of a Default occasioned by Borrower's failure to pay money to a third party as required by this Loan Agreement, Bondowner Representative may but shall not be obligated to make such payment from the Loan proceeds, Borrower's Funds, or other funds of Bondowner Representative. If such payment is made from proceeds of the Loan or from Borrower's Funds, Borrower shall immediately deposit with Bondowner Representative, upon written demand, an amount equal to such payment. If such payment is made from funds of Bondowner Representative, Borrower shall immediately repay such funds upon written demand of Bondowner Representative. In either case, the Default with respect to which any such payment has been made by Bondowner Representative shall not be deemed cured until such deposit or repayment (as the case may be) has been made by Borrower to Bondowner Representative.

13.4 BONDOWNER REPRESENTATIVE'S COMPLETION OF CONSTRUCTION. Upon the occurrence of a Default, Bondowner Representative may, upon five (5) days prior written notice to Borrower, and with or without legal process, take possession of the Property and Improvements, remove Borrower and all agents, employees and contractors of Borrower from the Property and Improvements, complete the work of construction and market and sell or lease the Property and/or Improvements. For this purpose, Borrower irrevocably appoints Bondowner Representative as its attorney in fact, which agency is coupled with an interest. As attorney in-fact, Bondowner Representative may, in Borrower's name, take or omit to take any action Bondowner Representative may deem appropriate, including, without limitation, exercising Borrower's rights under the Loan Documents and all contracts concerning the Property and/or Improvements.

13.5 BONDOWNER REPRESENTATIVE'S CESSATION OF CONSTRUCTION. If Bondowner Representative determines at any time that the Improvements are not being constructed in accordance with the Plans and Specifications and all governmental requirements, Bondowner Representative may immediately cause all construction to cease on any of the Improvements affected by the condition of nonconformance. Borrower shall thereafter not allow any construction work, other than corrective work, to be performed on any of the Improvements

affected by the condition of nonconformance until such time as Bondowner Representative notifies Borrower in writing that the nonconforming condition has been corrected.

13.6 REPAYMENT OF FUNDS ADVANCED. Any funds expended by Bondowner Representative in the exercise of its rights or remedies under this Loan Agreement and the other Loan Documents shall be payable to Bondowner Representative upon demand, together with interest at the rate applicable to the principal balance of the Note from the date the funds were expended.

13.7 RIGHTS CUMULATIVE, NO WAIVER. All Bondowner Representative's rights and remedies provided in this Loan Agreement and the other Loan Documents, together with those granted by law or at equity, are cumulative and may be exercised by Bondowner Representative at any time. Bondowner Representative's exercise of any right or remedy shall not constitute a cure of any Default unless all sums then due and payable to Bondowner Representative under the Loan Documents are repaid and Borrower has cured all other Defaults. No waiver shall be implied from any failure of Bondowner Representative to take, or any delay by Bondowner Representative in taking, action concerning any Default or failure of condition under the Loan Documents, or from any previous waiver of any similar or unrelated Default or failure of condition. Any waiver or approval under any of the Loan Documents must be in writing and shall be limited to its specific terms.

13.8 EXERCISE OF THE ISSUER'S REMEDIES BY BONDOWNER REPRESENTATIVE. Whenever any default shall have happened and be subsisting the Bondowner Representative may, but except as otherwise provided in the Indenture shall not be obligated to, exercise any or all of the rights of the Issuer under this Article 13, with notice to the Issuer.

13.9 RIGHTS OF INVESTOR LIMITED PARTNER. Investor Limited Partner or an Investor Affiliate shall have the rights (but not the obligation) to cure any Default of Borrower under this Loan Agreement and the other Loan Documents as provided in Section 15.43 of this Loan Agreement.

13.10 NONEXCLUSIVE REMEDIES. No remedy herein conferred upon or reserved to the Issuer or the Bondowner Representative is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Loan Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any Default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Bondowner Representative to exercise any remedy reserved to it in this Article, it shall not be necessary to give any notice, other than such notice as may be herein expressly required or as may be required by law.

13.11 EFFECT OF WAIVER. In the event any agreement contained in this Loan Agreement is breached by either party and thereafter such breach is waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder.

13.12 BONDOWNER REPRESENTATIVE MAY FILE PROOFS OF CLAIM. In case of the pendency of any receivership, insolvency, liquidation, bankruptcy, reorganization, arrangement, adjustment, composition or other judicial proceeding relative to Borrower or the property of Borrower, the Bondowner Representative (with the prior consent of the Bondowner Representative), shall be entitled and empowered, by intervention in such proceeding or otherwise:

(a) To file and prove a claim and to file such other papers or documents as may be necessary or advisable in order to have the claims of the Issuer and the Bondowner Representative (including any claim for the reasonable compensation, expenses, disbursements and advances of the Issuer and Bondowner Representative, their agents and counsel) allowed in such judicial proceeding; and

(b) To collect and receive any moneys or other property payable or deliverable on any such claims, and to distribute the same.

13.13 RESTORATION OF POSITIONS. If the Bondowner Representative has instituted any proceeding to enforce any right or remedy under this Loan Agreement, and such proceeding has been discontinued or abandoned for any reason, or has been determined adversely to the Bondowner Representative, then and in every such case Borrower, the Bondowner Representative shall, subject to any determination in the proceeding, be restored to the positions they held prior to commencement of such proceedings, and thereafter all rights and remedies of the Issuer and the Bondowner Representative shall continue as though no such proceeding had been instituted.

13.14 SUITS TO PROTECT THE PROJECT. If Borrower shall fail to do so after 30 days prior written notice from the Bondowner Representative, the Bondowner Representative shall have power to institute and to maintain such proceedings as either of them may deem expedient to prevent any impairment of the Project or any portion thereof, by any acts which may be unlawful or in violation of this Loan Agreement, and such suits and proceedings as the Bondowner Representative may deem expedient to protect its interests in the Project or any portion thereof, including power to institute and maintain proceedings to restrain the enforcement of or compliance with any governmental enactment, rule or order that may be unconstitutional or otherwise invalid, if the enforcement of, or compliance with, such enactment, rule or order would impair or adversely affect the Project or be prejudicial to the interests of the Bondowner Representative.

ARTICLE 14. TERMINATION

14.1 TERMINATION OF LOAN AGREEMENT; REQUIRED PREPAYMENT.

(a) Except during the continuance of a Default, Borrower shall have the option of terminating this Loan Agreement if (i) the Bonds have been paid in full or if provision is otherwise made for payment of the Bonds in such manner that the Indenture will be discharged on or before the date of termination, (ii) such prepayment and termination is allowed by the Note and the Deed of Trust, (iii) Borrower provides the Bondowner Representative and the Issuer with an opinion of Bond Counsel to the effect that all such conditions for discharge of the Indenture have been satisfied; and provided that this Loan Agreement may not be terminated unless and until (x) all of Borrower's obligations under the Loan Documents have been satisfied and (y) all of Borrower's obligations with respect to the Issuer's fees and any rebate obligation have been satisfied and Borrower has so certified to the Issuer and the Bondowner Representative. All obligations of Borrower under Sections 3.3(a), 3.3(g)(i), 3.3(g)(iii), 3.3(h)(iv), 3.4, 3.16, 9.5, 11.38, 11.39, 11.41, 11.44(c) and 15.1 shall survive termination of this Loan Agreement. Notwithstanding the foregoing, Borrower may not terminate this Loan Agreement unless and until the Bondowner Representative has received an amount equal to the Bondowner Representative's and Issuer's fees and expenses under the Indenture and any other amounts due under Sections 3.3(a), 3.3(g)(i), 3.3(g)(iii), 3.3(h)(iv), 3.4, 3.16, 9.5, 11.38, 11.39, 11.41, 11.44(c) and 15.1 hereof, accrued and to accrue until the Bonds are fully paid and redeemed and all other advances, fees, costs and expenses reasonably incurred and to be incurred on or before the termination date by the Bondowner Representative under the Indenture and by the Issuer and the Bondowner Representative under this Loan Agreement and/or the other Loan Documents and the termination and payment in full of any termination fee due under any Swap Agreement between Borrower and Bondowner Representative.

(b) On the termination date, a closing shall be held at any office mutually agreed upon among the Issuer, Borrower and the Bondowner Representative (which closing may be conducted by first-class mail or recognized overnight delivery service). At the closing the Issuer and the Bondowner Representative shall, upon acknowledgment of receipt of the sum required to be paid pursuant to Section 14.1(a), execute and deliver to Borrower such release and other instruments as Borrower reasonably determines is necessary to terminate this Loan Agreement. All further obligations of Borrower hereunder (except as specifically provided in Sections 3.3(a), 3.3(g)(i), 3.3(g)(iii), 3.3(h)(iv), 3.4, 3.16, 9.5, 11.38, 11.39, 11.41, 11.44(c) and 15.1) shall thereupon terminate, provided, however, that Borrower shall also remain obligated to pay or reimburse the Issuer and the Bondowner Representative for the payment of all other fees, costs and expenses unaccounted for in the sum paid in accordance with Section 14.1(a) above and reasonably incurred before or subsequent to such closing in connection with the Bonds.

ARTICLE 15. MISCELLANEOUS PROVISIONS

15.1 INDEMNITY. BORROWER HEREBY AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS BONDOWNER REPRESENTATIVE, ITS GOVERNING BODIES, DIRECTORS, OFFICERS, OFFICIALS, EMPLOYEES, AGENTS, SUCCESSORS AND ASSIGNS FROM AND AGAINST ANY AND ALL LOSSES, DAMAGES, LIABILITIES, CLAIMS, ACTIONS, JUDGMENTS, COURT COSTS AND LEGAL OR OTHER EXPENSES (INCLUDING, WITHOUT LIMITATION, REASONABLE ATTORNEYS' FEES AND EXPENSES) WHICH BONDOWNER REPRESENTATIVE MAY INCUR AS A DIRECT OR INDIRECT CONSEQUENCE OF: (A) THE PURPOSE TO WHICH BORROWER APPLIES THE PROCEEDS OF THE BONDS; (B) THE FAILURE OF BORROWER TO PERFORM ANY OBLIGATIONS AS AND WHEN REQUIRED BY THIS LOAN AGREEMENT OR ANY OF THE OTHER LOAN DOCUMENTS; (C) ANY FAILURE AT ANY TIME OF ANY OF BORROWER'S REPRESENTATIONS OR WARRANTIES TO BE TRUE AND CORRECT; OR (D) ANY ACT OR OMISSION BY BORROWER, CONSTITUENT PARTNER OF BORROWER, ANY CONTRACTOR, SUBCONTRACTOR OR MATERIAL SUPPLIER, ENGINEER, ARCHITECT OR OTHER PERSON OR ENTITY WITH RESPECT TO ANY OF THE PROPERTY OR IMPROVEMENTS, PROVIDED, HOWEVER THAT BORROWER WILL NOT BE REQUIRED TO INDEMNIFY BONDOWNER REPRESENTATIVE FOR LIABILITIES ARISING DUE TO BONDOWNER REPRESENTATIVE'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT. BORROWER SHALL IMMEDIATELY PAY TO BONDOWNER REPRESENTATIVE UPON DEMAND ANY AMOUNTS OWING UNDER THIS INDEMNITY, TOGETHER WITH INTEREST FROM THE DATE THE INDEBTEDNESS ARISES UNTIL PAID AT THE RATE OF INTEREST APPLICABLE TO THE PRINCIPAL BALANCE OF THE NOTE. BORROWER'S DUTY AND OBLIGATIONS TO DEFEND, INDEMNIFY AND HOLD HARMLESS BONDOWNER REPRESENTATIVE SHALL SURVIVE CANCELLATION OF THE NOTE AND THE RELEASE, RECONVEYANCE OR PARTIAL RECONVEYANCE OF THE DEED OF TRUST.

15.2 FORM OF DOCUMENTS. The form and substance of all documents, instruments, and forms of evidence to be delivered to Bondowner Representative under the terms of this Loan Agreement and any of the other Loan Documents shall be subject to Bondowner Representative's approval and shall not be modified, superseded or terminated in any respect without Bondowner Representative's prior written approval.

15.3 NO THIRD PARTIES BENEFITED. No person other than Issuer, Bondowner Representative and Borrower and their permitted successors and assigns shall have any right of action under any of the Loan Documents, except as set forth in the Subordination Agreement.

15.4 NOTICES. All notices, demands, or other communications under this Loan Agreement and the other Loan Documents shall be in writing and shall be delivered to the appropriate party at the address set forth on the signature page of this Loan Agreement and, as applicable, to Bondowner Representative at its Minneapolis Loan Center as specified in Exhibit D (subject to change from time to time by written notice to all other parties to this Loan Agreement). All communications shall be deemed served upon delivery of, or if mailed, upon the first to occur of receipt or the expiration of three (3) days after the deposit in the United States Postal Service mail, postage prepaid and addressed to the address of Borrower or Bondowner Representative at the address specified; provided, however, that non-receipt of any communication as the result of any change of address of which the sending party was not notified or as the result of a refusal to accept delivery shall be deemed receipt of such communication.

15.5 ATTORNEY-IN-FACT. Borrower hereby irrevocably appoints and authorizes Bondowner Representative, as Borrower's attorney in fact, which agency is coupled with an interest, to execute and/or record in Bondowner Representative's or Borrower's name any notices, instruments or documents that Bondowner Representative deems appropriate to protect Bondowner Representative's interest under any of the Loan Documents.

15.6 ACTIONS. Borrower agrees that Bondowner Representative, in exercising the rights, duties or liabilities of Bondowner Representative or Borrower under the Loan Documents, may commence, appear in or defend any action or proceeding purporting to affect the Property, the Improvements, or the Loan Documents and Borrower shall immediately reimburse Bondowner Representative upon demand for all such expenses so incurred or paid by Bondowner Representative, including, without limitation, attorneys' fees and expenses and court costs.

15.7 RIGHT OF CONTEST. Notwithstanding anything to the contrary herein or in any of the other Loan Documents, Borrower may contest in good faith any claim, demand, levy or assessment (other than liens and stop notices) by any person other than Bondowner Representative which would constitute a Default if: (a) Borrower pursues the contest diligently, in a manner which Bondowner Representative determines is not prejudicial to Bondowner Representative, and does not impair the rights of Bondowner Representative under any of the Loan Documents; and (b) Borrower deposits with Bondowner Representative any funds or other forms of assurance which Bondowner Representative in good faith determines from time to time appropriate to protect Bondowner Representative from the consequences of the contest being unsuccessful. Borrower's compliance with this Section shall operate to prevent such claim, demand, levy or assessment from becoming a Default.

15.8 RELATIONSHIP OF PARTIES. The relationship of Borrower and Bondowner Representative under the Loan Documents is, and shall at all times remain, solely that of borrower and representative of the Bondowners, and Bondowner Representative neither undertakes nor assumes any responsibility or duty to Borrower or to any third party with respect to the Property or Improvements, except as expressly provided in this Loan Agreement and the other Loan Documents.

15.9 DELAY OUTSIDE BONDOWNER REPRESENTATIVE'S CONTROL. Bondowner Representative shall not be liable in any way to Borrower or any third party for Bondowner Representative's failure to perform or delay in performing under the Loan Documents (and Bondowner Representative may suspend or terminate all or any portion of Bondowner Representative's obligations under the Loan Documents) if such failure to perform or delay in performing results directly or indirectly from, or is based upon, the action, inaction, or purported action, of any governmental or local authority, or because of war, rebellion, insurrection, strike, lock out, boycott or blockade (whether presently in effect, announced or in the sole judgment of Bondowner Representative deemed probable), or from any Act of God or other cause or event beyond Bondowner Representative's control.

15.10 ATTORNEYS' FEES AND EXPENSES; ENFORCEMENT. If any attorney is engaged by Bondowner Representative to enforce or defend any provision of this Loan Agreement, any of the other Loan Documents or Other Related Documents, or as a consequence of any Default under the Loan Documents, with or without the filing of any legal action or proceeding, and including, without limitation, any fees and expenses incurred in any bankruptcy proceeding of the Borrower, then Borrower shall immediately pay to Bondowner Representative, upon demand, the amount of all attorneys' fees and expenses and all costs incurred by Bondowner Representative in connection therewith, together with interest thereon from the date of such demand until paid at the rate of interest applicable to the principal balance of the Note as specified therein.

15.11 IN-HOUSE COUNSEL FEES. Whenever Borrower is obligated to pay or reimburse Bondowner Representative for any attorneys' fees, those fees shall include the allocated costs for services of in-house counsel or loan administrators.

15.12 IMMEDIATELY AVAILABLE FUNDS. Unless otherwise expressly provided for in this Loan Agreement, all amounts payable by Borrower to Bondowner Representative shall be payable only in United States currency, immediately available funds.

15.13 BONDOWNER REPRESENTATIVE'S CONSENT. Wherever in this Loan Agreement there is a requirement for Bondowner Representative's consent and/or a document to be provided or an action taken "to the satisfaction of Bondowner Representative" or the equivalent, it is understood by such phrase that, unless otherwise stated, Bondowner Representative shall exercise its consent, right or judgment in a reasonable manner given the specific facts and circumstance applicable at the time.

15.14 BOND SALES AND PARTICIPATIONS; DISCLOSURE OF INFORMATION. Borrower acknowledges that Bondowner Representative may elect, at any time, subject to the requirements of the Indenture, to sell, assign or grant participations in all or any portion of its rights and obligations under the Bonds, and that any such sale, assignment or participation may be to one or more financial institutions, private investors, and/or other entities, at Bondowner Representative's sole discretion ("**Participant**"). Borrower further agrees that Bondowner Representative may disseminate to any such actual or potential purchaser(s), assignee(s) or participant(s) all documents and information (including, without limitation, all financial information) which has been or is hereafter provided to or known to Bondowner Representative with respect to: (a) the Property and Improvements and its

operation; (b) any party connected with the Loan (including, without limitation, the Borrower, any partner of Borrower, any constituent partner or member of Borrower, any Guarantor, any Indemnitor and any Non-Borrower Trustor); and/or (c) any lending relationship other than the Loan which Bondowner Representative may have with any party connected with the Loan. In the event of any such sale, assignment or participation, Bondowner Representative and the parties to such transaction shall share in the rights and obligations of Bondowner Representative as set forth in the Loan Documents only as and to the extent they agree among themselves. In connection with any such sale, assignment or participation, Borrower further agrees that the Loan Documents shall be sufficient evidence of the obligations of Borrower to each purchaser, assignee, or participant, and upon written request by Bondowner Representative, Borrower shall enter into such amendments or modifications to the Loan Documents as may be reasonably required in order to evidence any such sale, assignment or participation. The indemnity obligations of Borrower under the Loan Documents shall also apply with respect to any purchaser, assignee or participant.

Anything in this Loan Agreement to the contrary notwithstanding, and without the need to comply with any of the formal or procedural requirement of this Loan Agreement, including this Section, any lender may at any time and from time to time pledge and assign all or any portion of its rights under all or any of the Loan Documents to a Federal Reserve Bank; provided that no such pledge or assignment shall release such lender from its obligations thereunder.

15.15 FANNIE MAE REQUIREMENTS. Borrower agrees to execute such additional documents (which documents shall be considered "Loan Documents") as Bondowner Representative may reasonably request to facilitate the sale of the Bonds at any time to, or a credit enhancement facility with, Fannie Mae or another purchaser of loans or credit enhancement provider in the secondary market which generally follows Fannie Mae standards. If, prior to the Conversion Date, there are any modifications in or additions to any of the requirements imposed or standards used by Fannie Mae in connection with loans purchased by it or by others purchasing loans on the secondary market, or in connection with credit enhancement facilities provided by it or other credit enhancement providers on the secondary market, and generally following Fannie Mae standards, then effective as of the Conversion Date, at Bondowner Representative's request, Borrower shall execute amendments to the Loan Documents, or shall execute additional Loan Documents, to conform with such modifications or additions. Despite anything in the foregoing to the contrary, none of the amendments or additional documents requested hereunder shall materially change the terms of the Loan Documents or increase the financial obligations of Borrower or Issuer.

15.16 SIGNS. Bondowner Representative may place on the Property reasonable signs standard to construction loan transactions stating that construction financing is being provided by Bondowner Representative.

15.17 BONDOWNER REPRESENTATIVE'S AGENTS. Bondowner Representative may designate an agent or independent contractor to exercise any of Bondowner Representative's rights under this Loan Agreement and any of the other Loan Documents. Any reference to Bondowner Representative in any of the Loan Documents shall include Bondowner Representative's agents, employees or independent contractors. Borrower shall pay the costs of such agent or independent contractor either directly to such person or to Bondowner Representative in reimbursement of such costs, as applicable.

15.18 TAX SERVICE. Bondowner Representative is authorized to secure, at Borrower's expense, a tax service contract with a third party vendor which shall provide tax information on the Property and Improvements satisfactory to Bondowner Representative.

15.19 WAIVER OF RIGHT TO TRIAL BY JURY. TO THE EXTENT PERMITTED BY APPLICABLE LAW, BORROWER, BONDOWNER REPRESENTATIVE AND ISSUER EACH EXPRESSLY WAIVES ANY RIGHT TO TRIAL BY JURY OF ANY CLAIM, DEMAND, ACTION OR CAUSE OF ACTION (a) ARISING UNDER THE LOAN DOCUMENTS, INCLUDING, WITHOUT LIMITATION, ANY PRESENT OR FUTURE MODIFICATION THEREOF OR (b) IN ANY WAY CONNECTED WITH OR RELATED OR INCIDENTAL TO THE DEALINGS OF THE PARTIES HERETO OR ANY OF THEM WITH RESPECT TO THE LOAN DOCUMENTS (AS NOW OR HEREAFTER MODIFIED) OR ANY OTHER INSTRUMENT, DOCUMENT OR AGREEMENT EXECUTED OR DELIVERED IN CONNECTION HERewith, OR THE TRANSACTIONS RELATED HERETO OR THERETO, IN EACH CASE WHETHER SUCH CLAIM, DEMAND, ACTION OR CAUSE OF ACTION IS NOW EXISTING OR HEREAFTER ARISING, AND

WHETHER SOUNDING IN CONTRACT OR TORT OR OTHERWISE; AND THE BONDOWNER REPRESENTATIVE, BORROWER AND ISSUER EACH HEREBY AGREES AND CONSENTS THAT ANY PARTY HERETO MAY FILE AN ORIGINAL COUNTERPART OR A COPY OF THIS SECTION WITH ANY COURT AS WRITTEN EVIDENCE OF THE CONSENT OF BONDOWNER REPRESENTATIVE, BORROWER AND ISSUER TO THE WAIVER OF ANY RIGHT THEY MIGHT OTHERWISE HAVE TO TRIAL BY JURY.

15.20 SEVERABILITY. If any provision or obligation under this Loan Agreement and the other Loan Documents shall be determined by a court of competent jurisdiction to be invalid, illegal or unenforceable, that provision shall be deemed severed from the Loan Documents and the validity, legality and enforceability of the remaining provisions or obligations shall remain in full force as though the invalid, illegal, or unenforceable provision had never been a part of the Loan Documents, provided, however, that if the rate of interest or any other amount payable under the Note or this Loan Agreement or any other Loan Document, or the right of collectibility therefor, are declared to be or become invalid, illegal or unenforceable, Bondowner Representative's obligations to make advances under the Loan Documents shall not be enforceable by Borrower.

15.21 HEIRS, SUCCESSORS AND ASSIGNS. Except as otherwise expressly provided under the terms and conditions of this Loan Agreement, the terms of the Loan Documents shall bind and inure to the benefit of the heirs, successors and assigns of the parties.

15.22 TIME. Time is of the essence of each and every term of this Loan Agreement.

15.23 HEADINGS. All Article, Section or other headings appearing in this Loan Agreement and any of the other Loan Documents are for convenience of reference only and shall be disregarded in construing this Loan Agreement and any of the other Loan Documents.

15.24 GOVERNING LAW; VENUE. This Loan Agreement shall be governed by, and construed and enforced in accordance with the laws of the State of California, except to the extent preempted by federal laws. Borrower and all persons and entities in any manner obligated to Bondowner Representative under the Loan Documents consent to the jurisdiction of any federal or state court within the State of California having proper venue and also consent to service of process by any means authorized by California or federal law. Venue for any judicial proceeding hereunder shall be in Contra Costa County unless the Issuer waives that requirement in writing.

15.25 INTEGRATION; INTERPRETATION. The Loan Documents and the Bond Documents contain or expressly incorporate by reference the entire agreement of the parties with respect to the matters contemplated therein and supersede all prior negotiations or agreements, written or oral. The Loan Documents shall not be modified except by written instrument executed by all parties. Any reference to the Loan Documents includes any amendments, renewals or extensions now or hereafter approved by Bondowner Representative in writing. Whenever the context requires, all words used in the singular will be construed to have been used in the plural, and vice versa, and each gender will include any other gender. The word "include(s)" means "include(s), without limitation", and the word "including" means "including, but not limited to". No listing of specific instances, items or matters in any way limits the scope or generality of any language of this Loan Agreement. The exhibits to this Loan Agreement are hereby incorporated in this Loan Agreement.

15.26 USA PATRIOT ACT NOTICE. COMPLIANCE. The USA Patriot Act of 2001 (Public Law 107-56) and federal regulations issued with respect thereto require all financial institutions to obtain, verify and record certain information that identifies individuals or business entities which open an "account" with such financial institution. Consequently, Bondowner Representative may from time-to-time request, and Borrower shall provide to Bondowner Representative, Borrower's name, address, tax identification number and/or such other identification information as shall be necessary for Bondowner Representative to comply with federal law. An "account" for this purpose may include, without limitation, a deposit account, cash management service, a transaction or asset account, a credit account, a loan or other extension of credit, and/or other financial services product.

15.27 JOINT AND SEVERAL LIABILITY. The liability of all persons and entities obligated in any manner under this Loan Agreement and any of the Loan Documents shall be joint and several.

15.28 COUNTERPARTS. To facilitate execution, this document may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature of, or on behalf of, each party, or that the signature of all persons required to bind any party, appear on each counterpart. All counterparts shall collectively constitute a single document. It shall not be necessary in making proof of this document to produce or account for more than a single counterpart containing the respective signatures of, or on behalf of, each of the parties hereto. Any signature page to any counterpart may be detached from such counterpart without impairing the legal effect of the signatures thereon and thereafter attached to another counterpart identical thereto except having attached to it additional signature pages.

15.29 NO WAIVER; CONSENTS. No alleged waiver by Bondowner Representative or Issuer will be effective unless in writing, and no waiver will be construed as a continuing waiver. No waiver may be implied from any delay or failure by Bondowner Representative or Issuer to take action on account of any default of Borrower or to exercise any right or remedy against Borrower or any security. Consent by Bondowner Representative or Issuer to any act or omission by Borrower may not be construed as a consent to any other or subsequent act or omission or as a waiver of the requirement for Bondowner Representative's consent to be obtained in any future or other instance. All of Bondowner Representative's rights and remedies are cumulative.

15.30 AMENDMENTS, CHANGES AND MODIFICATIONS. Except as otherwise provided in this Loan Agreement or in the Indenture, subsequent to the issuance of the Bonds and before the lien of the Indenture is satisfied and discharged in accordance with its terms, this Loan Agreement may not be effectively amended, changed, modified, altered or terminated without the written consent of Bondowner Representative and Borrower (and the Issuer to the extent any proposed amendment, change or modification relates to any rights reserved by the Issuer under the Indenture).

15.31 LIMITATION ON ISSUER'S LIABILITY. The Issuer shall not be obligated to pay the principal (or redemption price) of or interest on the Bonds, except from Revenues and other moneys and assets received by the Bondowner Representative on behalf of the Issuer pursuant to this Loan Agreement. Neither the faith and credit nor the taxing power of the State or any political subdivision thereof, nor the faith and credit of the Issuer is pledged to the payment of the principal (or redemption price) or interest on the Bonds. The Issuer shall not be liable for any costs, expenses, losses, damages, claims or actions, of any conceivable kind on any conceivable theory, under or by reason of or in connection with this Loan Agreement, the Bonds or the Indenture, except only to the extent amounts are received for the payment thereof from the Borrower under this Loan Agreement.

The Borrower hereby acknowledges that the Issuer's sole source of moneys to repay the Bonds will be provided by payments made by the Borrower pursuant to this Loan Agreement and the receipt of other Revenues, together with investment income on certain funds and accounts held by the Bondowner Representative under the Indenture, and hereby agrees that if the payments to be made hereunder shall ever prove insufficient to pay all principal (or redemption price) and interest on the Bonds as the same shall become due (whether by maturity, redemption, acceleration or otherwise), then upon notice from the Bondowner Representative, the Borrower shall pay such amounts as are required from time to time to prevent any deficiency or default in the payment of such principal (or redemption price) or interest, including, but not limited to, any deficiency caused by acts, omissions, nonfeasance or malfeasance on the part of the Bondowner Representative, the Borrower, the Issuer or any third party, subject to any right of reimbursement from the Bondowner Representative, the Issuer or any such third party, as the case may be, therefor.

15.32 PURPOSE AND EFFECT OF BONDOWNER REPRESENTATIVE APPROVAL. Bondowner Representative's approval of any matter in connection with the Loan is for the sole purpose of protecting the security and rights of the Bondowner Representative. No such approval will result in a waiver of any default of Borrower. In no event may Bondowner Representative's approval be a representation of any kind with regard to the matter being approved.

15.33 NO COMMITMENT TO INCREASE LOAN. From time to time, Bondowner Representative may approve changes to the Plans and Specifications at Borrower's request and also require Borrower to make corrections to the work of construction, all on and subject to the terms and conditions of this Loan Agreement. Borrower acknowledges that no such action or other action by Bondowner Representative will in any manner commit or obligate the Issuer or Bondowner Representative to increase the amount of the Loan.

15.34 RELATIONSHIPS WITH OTHER BONDOWNER REPRESENTATIVE CUSTOMERS.

From time to time, Bondowner Representative may have business relationships with Borrower's customers, suppliers, contractors, tenants, partners, shareholders, officers or directors, or with businesses offering products or services similar to those of Borrower, or with persons seeking to invest in, borrow from or lend to Borrower. Borrower agrees that Bondowner Representative may extend credit to such parties and take any action it deems necessary to collect the credit, regardless of the effect that such extension or collection of credit may have on Borrower's financial condition or operations. Borrower further agrees that in no event will Bondowner Representative be obligated to disclose to Borrower any information concerning any other Bondowner Representative customer.

15.35 DISCLOSURE TO TITLE COMPANY. Without notice to or the consent of Borrower, Bondowner Representative may disclose to any title insurance company insuring any interest of Bondowner Representative under the Deed of Trust (whether as primary insurer, coinsurer or reinsurer) any information, data or material in Bondowner Representative's possession relating to Borrower, the Loan, the Project or the Property.

15.36 RESTRICTION ON PERSONAL PROPERTY. Except for the replacement of personal property made in the ordinary course of Borrower's business with items of equal or greater value, Borrower may not sell, convey or otherwise transfer or dispose of its interest in any personal property in which Bondowner Representative has a security interest or contract to do any of the foregoing, without the prior written consent of Bondowner Representative in each instance.

15.37 LOAN COMMISSION. Bondowner Representative is not obligated to pay any brokerage commission or fee in connection with or arising out of the Loan. Borrower must pay any and all brokerage commissions or fees arising out of or in connection with the Loan.

15.38 COMPLIANCE WITH USURY LAWS. Notwithstanding any other provision of this Loan Agreement, it is agreed and understood that in no event shall this Loan Agreement, with respect to the Note or other instrument of indebtedness, be construed as requiring Borrower or any other person to pay interest and other costs or considerations that constitute interest under any applicable law which are contracted for, charged or received pursuant to this Loan Agreement in an amount in excess of the maximum amount of interest allowed under any applicable law. In the event of any acceleration of the payment of the principal amount of the Note or other evidence of indebtedness, that portion of any interest payment in excess of the maximum legal rate of interest, if any, provided for in this Loan Agreement or related documents shall be canceled automatically as of the date of such acceleration, or if theretofore paid, credited to the principal amount. The provisions of this Section prevail over any other provision of this Loan Agreement.

15.39 TERMINATED DOCUMENTS. The documents (the "**Terminated Documents**") listed on Exhibit E attached hereto are the Loan Documents or Other Related Documents that, upon satisfaction of the terms and conditions of the Conversion, shall be released and terminated on and as of the Conversion Date.

15.40 LIMITS ON PERSONAL LIABILITY.

(a) **Non-Recourse.** From and after the Conversion Date and the purchase of the Bonds by CCRC, and except as otherwise provided in this Section 15.40, the Borrower and any partner of Borrower shall have no personal liability under this Loan Agreement and the Loan Documents for the repayment of amounts owing under this Loan Agreement and the Note or for the performance of any other obligations of the Borrower under this Loan Agreement, the Note, the Deed of Trust and the other Loan Documents (collectively, the "**Obligations**"), and the only recourse for the satisfaction and the performance of the Obligations shall be the exercise of rights and remedies with respect to the Property and the Improvements and any other collateral which is security for the Obligations. This limitation on the Borrower's and any partner or member of Borrower's liability shall not limit or impair the enforcement of rights against any Indemnitor.

(b) **Exceptions to Non-Recourse.** The Borrower and any general partner of Borrower (each individually, or on a joint and several basis if more than one) shall be personally liable in the amount of any loss, damage or cost (including but not limited to reasonable attorneys' fees) resulting from one or more of

the following: (i) fraud or written material misrepresentation by Borrower or its agents or employees, or Borrower's partner or its agents or employees, in connection with obtaining the loan evidenced by this Note, or in complying with any of Borrower's obligations under the Bond Documents and the Loan Documents; (ii) Borrower's failure to pay (beyond any applicable notice and cure periods) any and all insurance proceeds, condemnation awards, damage proceeds, security deposits received from tenants or other sums or payments received by or on behalf of Borrower in its capacity as owner of the Property and not applied in accordance with the provisions of the Deed of Trust and the Loan Documents (except to the extent that Borrower did not have the legal right because of a bankruptcy, receivership or similar judicial proceeding, to direct disbursement of such sums or payments); (iii) Borrower's failure to pay all Payments (as defined in the Deed of Trust) actually received by Borrower not applied to the payment of the reasonable operating expenses of the Project as set forth herein and then to the payment of principal and interest then due and owing under this Note and any other amounts arising or due and owing under the Bond Documents and the Loan Documents, including but not limited to deposits or reserves payable under any Loan Document (except to the extent that Borrower did not have the legal right, because of a bankruptcy, receivership or similar judicial proceeding, to direct the disbursement of such sums); (iv) Borrower's failure, following an event of default under any of the Bond Documents and/or the Loan Documents beyond any applicable notice or cure period to deliver to Bondowner Representative on demand all Payments (as defined in the Deed of Trust) (except to the extent that Borrower did not have the legal right because of a bankruptcy, receivership or similar judicial proceeding to direct the disbursement of such sums), books and records relating to the Project; (v) commission of material waste by Borrower (or any general partner, officer, director or agent of Borrower or any guarantor or owner of any collateral as described in the Deed of Trust or the Loan Documents); provided, however, that failure of Borrower to restore or repair the Project after damage or destruction to them shall not be material waste, notwithstanding the availability of insurance proceeds or condemnation awards in connection therewith; and (vi) the presence or release of any "Hazardous Materials" on, in or under the Project.

(c) Waiver of Personal Liability of the Issuer. No member, officer, agent or employee of the Issuer or any of its program participants shall be individually or personally liable for the payment of any principal (or redemption price) or interest on the Bonds or any other sum hereunder or be subject to any personal liability or accountability by reason of the execution and delivery of this Loan Agreement; but nothing herein contained shall relieve any such member, officer, agent or employee from the performance of any official duty provided by law or by this Loan Agreement.

To the extent that the Borrower and/or any general partner of Borrower has personal liability under this Section 15.40, Bondowner Representative may exercise its rights against the Borrower and/or any general partner of Borrower personally without regard to whether Bondowner Representative has exercised any rights against the Property or any other security, or pursued any rights against any guarantor, or pursued any other rights available to Bondowner Representative under this Loan Agreement, the Note, the Deed of Trust, or applicable law. For purposes of this Section 15.40, the term "Subject Property" shall not include any funds that (a) have been applied by the Borrower as required or permitted by the Deed of Trust prior to the occurrence of a Default, or (b) the Borrower was unable to apply as required or permitted by the Deed of Trust because of a bankruptcy, receivership, or similar judicial proceeding.

15.41 REMOVAL OF GENERAL PARTNER. Notwithstanding anything to the contrary contained in this Loan Agreement, the replacement of General Partner for cause in accordance with the Partnership Agreement shall not constitute a default under any of the Loan Documents or accelerate the maturity of the Loan; provided, however, such substitute General Partner must be reasonably satisfactory to and approved in writing by Bondowner Representative. Such acceptable substitute General Partner is to be selected no later than thirty (30) days and admitted no later than sixty (60) days after the date of the removal of the General Partner. Further, any removal and replacement of General Partner not in accordance with the Partnership Agreement shall require the prior written consent of Bondowner Representative, which consent shall not be unreasonably withheld. Any substitute General Partner shall assume all of the rights and obligations of the removed General Partner under all of the Loan Documents, pursuant to an assumption agreement in the form provided by Bondowner Representative.

15.42 TRANSFER OF LIMITED PARTNER INTERESTS. The interests of the Investor Limited Partner shall be transferable to a Permitted Transferee and such transfer shall not constitute a Default under any of the Loan Documents.

15.43 CURE OF DEFAULTS. Notwithstanding anything to the contrary herein, any cure of any Default made or tendered by the Investor Limited Partner shall be deemed to be a cure by Borrower and shall be accepted or rejected on the same basis as if made or tendered by Borrower; provided, however, if in order to cure such default, the Investor Limited Partner reasonably believes that it must remove the general partner of Borrower pursuant to the Partnership Agreement and the Investor Limited Partner notifies Bondowner Representative of such removal, so long as the Investor Limited Partner is diligently attempting to remove the general partner, the Investor Limited Partner shall have until the date thirty (30) days after the effective date of the removal of the general partner, or such longer period as provided herein, to cure such Default or alleged Default.

15.44 EXTENDED USE AGREEMENT. Upon Conversion, Bondowner Representative acknowledges that Borrower and the State of California, acting through TCAC intend to enter into an extended use agreement, which constitutes the extended low-income housing commitment described in Section 42(h)(6)(B) of the Internal Revenue Code, as amended (the “Code”). As of the date hereof, Code Section 42(h)(6)(E)(ii) does not permit the eviction or termination of tenancy (other than for good cause) of an existing tenant of any low-income unit or any increase in the gross rent with respect to such unit not otherwise permitted under Code Section 42 for a period of three (3) years after the date the building is acquired by foreclosure or by instrument in lieu of foreclosure. In the event the extended use agreement required by the Credit Agency is recorded against the Property, Bondowner Representative agrees to comply with the provisions set forth in Code Section 42(h)(6)(E)(ii).

15.45 AFFIRMATIVE ACTION. Borrower shall not discriminate in its employment practices against any employee or applicant for employment because of the applicant’s race, creed, religion, national origin or ancestry, sex, age, sexual orientation or preference, marital status, color, physical disability, familial status and disability, mental conditions or medical conditions, including pregnancy, childbirth or related condition.

15.46 JUDICIAL REFERENCE.

(a) At all times from and after the Conversion Date, the parties hereto agree that any and all disputes, claims and controversies arising out of the Loan Documents or the transactions contemplated thereby (including, without limitation, actions arising in contract or tort and any claims by a party against Bondowner Representative and/or the Issuer related in any way to the Bonds or the transactions contemplated hereunder) (a “Dispute”) that are brought before a forum in which the pre-dispute waivers of the right to trial by jury set forth in Section 15.19 above are invalid under applicable law shall be subject to the terms of this Section 15.46 in lieu of the jury trial waivers set forth in Section 15.19 or as otherwise provided in the Loan Documents.

(b) Any and all such Disputes shall be heard by a referee and resolved by judicial reference pursuant to California Code of Civil Procedure § 638 et seq. The parties shall use their respective commercially reasonable and good faith efforts to agree upon and select such referee, who shall be a retired California state or federal judge, provided, however, that the parties shall not appoint a referee that may be disqualified pursuant to California Code of Civil Procedure § 641 or § 641.2 without the prior written consent of all the parties. If the parties are unable to agree upon a referee within ten (10) calendar days after a party serves written notice of intent for judicial reference upon the other party or parties, then the referee shall be selected by the court in accordance with California Code of Civil Procedure § 640(b). The referee shall render a written statement of decision and shall conduct the proceedings in accordance with the California Code of Civil Procedure, the Rules of Court and the California Evidence Code, except as otherwise specifically agreed by the parties and approved by the referee. The referee’s statement of decision shall set forth findings of fact and conclusions of law. The referee’s decision shall be entered as a judgment in the court in accordance with the provisions of California Code of Civil Procedure §§ 644-645. The decision of the referee shall be appealable to the same extent and in the same manner that such decision would be appealable if rendered by a judge of the superior court.

(c) If a Dispute includes multiple claims, some of which are found not subject to this Loan Agreement, the parties shall stay the proceedings of the Disputes or part or parts thereof not subject to this Loan Agreement until all other Disputes or parts thereof are resolved in accordance with this Loan Agreement. If there are Disputes by or against multiple parties, some of which are not subject to this Loan Agreement, the parties shall sever the Disputes subject to this Loan Agreement and resolve them in accordance with this Loan Agreement.

(d) Nothing in this Section 15.46 shall be deemed to apply to or limit the rights of Bondowner Representative and/or Issuer (i) to exercise self-help remedies, including, without limitation, setoff, or (ii) to foreclose judicially or nonjudicially against any real or personal property collateral, or to exercise judicial or nonjudicial power of sale rights, or (iii) to obtain from a court provisional or ancillary remedies, including, without limitation, injunctive relief, writ(s) of possession, prejudgment attachment, protective order(s) or the appointment of a receiver, or (iv) to pursue rights against a party in a third-party proceeding in any action brought against Bondowner Representative and/or Issuer, including, without limitation, actions in bankruptcy court. Bondowner Representative and/or Issuer may exercise the foregoing rights before, during or after the pendency of any judicial reference proceeding. The failure to exercise any of the foregoing remedies shall not constitute a waiver of the right of any party, including, without limitation, the claimant in any such action, to require submission to judicial reference the merits of the Dispute giving rise to such remedies. No provision in the Loan Documents regarding submission to jurisdiction and/or venue in any court is intended or shall be construed to be in derogation of the provisions in this Section for judicial reference of any Dispute.

(e) During the pendency of any Dispute which is submitted to judicial reference in accordance with this Section, each of the parties to such Dispute shall bear equal share of the fees charged and costs incurred by the referee in performing the services described herein. The compensation of the referee shall not exceed the prevailing rate for like services. The prevailing party shall be entitled to reasonable court costs and legal fees, including customary attorneys' fees, expert witness fees, the fees of the referee and other reasonable costs and disbursements charged to the party by its counsel, in such amounts as determined by the referee.

(f) Each party hereto acknowledges and agrees that the provisions of this Section constitute a material inducement to enter into this Loan Agreement, the Loan Documents and to consummate the transactions contemplated thereunder, and that the parties will continue to be bound by and rely on such provisions in the course of their dealings with regard to any Dispute governed by the provisions of this Section. Each party hereto further warrants and represents that it has reviewed these provisions with legal counsel of its own choosing, or has had the opportunity to do so, and that it knowingly and voluntarily agrees to abide by the provisions of this Section having had the opportunity to consult with legal counsel.

(g) THIS SECTION CONSTITUTES A "REFERENCE AGREEMENT" BETWEEN OR AMONG THE PARTIES WITHIN THE MEANING OF AND FOR THE PURPOSES OF CALIFORNIA CODE OF CIVIL PROCEDURE § 638. IN THE EVENT OF LITIGATION, THIS LOAN AGREEMENT MAY BE FILED AS EVIDENCE OF EITHER OR ALL PARTIES' CONSENT AND AGREEMENT TO HAVE ANY AND ALL DISPUTES HEARD AND DETERMINED BY A REFEREE UNDER CALIFORNIA CODE OF CIVIL PROCEDURE § 638. THE PARTIES ACKNOWLEDGE THAT JUDICIAL REFERENCE PROCEEDINGS CONDUCTED IN ACCORDANCE WITH THIS SECTION WOULD BE CONDUCTED BY A PRIVATE REFEREE ONLY, SITTING WITHOUT A JURY.

15.47 ELECTRONIC TRANSMISSION OF DATA. Bondowner Representative and Borrower agree that certain data related to the Loan (including confidential information, documents, applications and reports) may be transmitted electronically, including transmission over the Internet. This data may be transmitted to, received from or circulated among agents and representatives of Borrower and/or Bondowner Representative and their affiliates and other persons involved with the subject matter of this Agreement. Borrower acknowledges and agrees that (a) there are risks associated with the use of electronic transmission and that Bondowner Representative does not control the method of transmittal or service providers, (b) Bondowner Representative has no obligation or responsibility whatsoever and assumes no duty or obligation for the security, receipt or third party interception of any such transmission, and (c) BORROWER SHALL RELEASE, HOLD HARMLESS AND INDEMNIFY

BONDOWNER REPRESENTATIVE FOR, FROM AND AGAINST ANY CLAIM, DAMAGE OR LOSS, INCLUDING THAT ARISING IN WHOLE OR PART FROM BONDOWNER REPRESENTATIVE'S STRICT LIABILITY OR SOLE, COMPARATIVE OR CONTRIBUTORY NEGLIGENCE, WHICH IS RELATED TO THE ELECTRONIC TRANSMISSION OF DATA.

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IN WITNESS WHEREOF, Issuer, Borrower and Bondowner Representative have executed this Loan Agreement as of the date appearing on the first page of this Loan Agreement.

ISSUER:

COUNTY OF CONTRA COSTA,

a _____

By: _____

[Name]

[Title]

Issuer's Address:

County of Contra Costa
Department of Conservation and Development
30 Muir Road
Martinez, California 94553
Attention: Community Development Bond Program Manager

BONDOWNER REPRESENTATIVE:

WELLS FARGO BANK, NATIONAL ASSOCIATION,
a national banking association

By: _____
Jeff Bennett
Senior Vice President

Bondowner Representative's Address:

Wells Fargo Bank, National Association
Community Lending and Investment
MAC# A0119-183
333 Market Street, 18th Floor
San Francisco, California 94105
Tel. No.: (415) 801-8525
Fax No.: (415) 801-8640
Attention: Jean Hembree

with a copy to:

California Community Reinvestment Corporation
225 West Broadway, Suite 120
Glendale, California 91204
Attention: President

BORROWER:

EL CERRITO SENIOR, L.P.,
a California limited partnership

By: El Cerrito Senior LLC,
a California limited liability company,
its General Partner

By: Eden Housing, Inc.,
a California nonprofit public benefit corporation,
its Manager

By: _____
[Name]
[Title]

Borrower's Address:

El Cerrito Senior, L.P.
c/o Eden Development, Inc.
22645 Grand Street
Hayward, CA 94541-5031
Attention: President

With a copy to:

Wells Fargo Affordable Housing Community Development
Corporation
MAC #D1053-170
301 South College Street, 17th Floor
Charlotte, NC 28288
Attention: Director of Asset Management

and

Wells Fargo Bank, N.A.
MAC #X2401-06T
1 Home Campus, 6th Floor
Des Moines, IA 50328-0001
Attention: Joel Hjelmaas, Counsel

EXHIBIT A - PROPERTY DESCRIPTION

Exhibit A to Loan Agreement between EL CERRITO SENIOR, L.P., a California limited partnership, as “Borrower”, the COUNTY OF CONTRA COSTA, as “Issuer”, and WELLS FARGO BANK, NATIONAL ASSOCIATION, and its successors and assigns, as “Bondowner Representative”, dated as of ///[December 1, 2016]///.

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EXHIBIT B - DOCUMENTS

Exhibit B to Loan Agreement between EL CERRITO SENIOR, L.P., a California limited partnership, as “Borrower”, the COUNTY OF CONTRA COSTA, as “Issuer”, and WELLS FARGO BANK, NATIONAL ASSOCIATION, and its successors and assigns, as “Bondowner Representative”, dated as of ///[December 1, 2016]///.

1. Loan Documents. The documents listed below, numbered 1.1 through ____, inclusive, and amendments, modifications and supplements thereto which have received the prior written consent of Bondowner Representative, together with any documents executed in the future that are approved by Bondowner Representative and that recite that they are “Loan Documents” for purposes of this Loan Agreement are collectively referred to herein as the Loan Documents.
 - 1.1 This Loan Agreement.
 - 1.2 Promissory Note, together with an Allonge executed by Issuer in favor of Bondowner Representative.
 - 1.3 The Construction and Permanent Deed of Trust with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing of even date herewith executed by Borrower, as Trustor, to American Securities Company, a California corporation, as Trustee, for the benefit of Issuer, as Beneficiary, who has assigned its rights thereunder to the Bondowner Representative.
 - 1.4 The Subordination Agreements.
 - 1.5 Assignment of Deed of Trust and Loan Documents of even date herewith, executed by Issuer as Assignor in favor of Bondowner Representative as Assignee and consented to by Borrower.
 - 1.6 Security Agreement of even date herewith executed by Borrower and General Partner as debtor in favor of Bondowner Representative.
 - 1.7 Security Agreement (Rights to Payment) of even date herewith executed by Borrower, as debtor, in favor of Bondowner Representative.
 - 1.8 Uniform Commercial Code – National Financing Statements – form UCC 1 (Deed of Trust), dated of even date herewith showing Borrower as Debtor, and Bondowner Representative and Issuer as Secured Party (for filing in California).
 - 1.9 Uniform Commercial Code – National Financing Statements – form UCC 1 (Tax Credits), dated of even date herewith showing Borrower and General Partner as Debtor, and Bondowner Representative as Secured Party (for filing in California).
 - 1.10 Assignment of Construction Contracts of even date herewith executed by Borrower and Contractor in favor of Bondowner Representative.
 - 1.11 Assignment of Architectural Agreements and Plans and Specifications of even date herewith executed by Borrower and Architect in favor of Bondowner Representative.
 - 1.12 Assignment of Civil Engineering Agreements and Plans and Specifications of even date herewith executed by Borrower in favor of Bondowner Representative.
 - 1.13 Assignment of Management Agreement of even date herewith executed by Borrower and Property Manager in favor of Bondowner Representative.
 - 1.14 Assignment of Agreement to Enter Into Housing Assistance Payments Contract, Housing Assistance Payments Contract and Housing Assistance Payments of even date herewith executed

by Borrower in favor of Bondowner Representative and consented to by ///[Contract Administrator]///.

- 1.15 Replacement Reserve Agreement of even date herewith executed by Borrower and Bondowner Representative.
 - 1.16 Disbursement Instruction Agreement executed by Borrower.
 - 1.17 Agreement for Disbursement Prior to Recording and Amendment to Note of even date herewith executed by Borrower and Bondowner Representative.
 - 1.18 Copartnership, Joint Venture or Association Borrowing Certificate of even date herewith executed by General Partner.
 - 1.19 Corporate Resolution Authorizing Partnership Activity executed by the Secretary of Eden Development, Inc., a California nonprofit public benefit corporation.
2. Other Related Documents (Which Are Not Loan Documents):
- 2.1 Completion Guaranty of even date herewith executed by Guarantor, in favor of Bondowner Representative.
 - 2.2 Repayment Guaranty of even date herewith executed by Guarantor, in favor of Bondowner Representative.
 - 2.3 Hazardous Materials Indemnity Agreement (Unsecured - Borrower) dated of even date herewith executed by Borrower in favor of Bondowner Representative.
 - 2.4 Hazardous Materials Indemnity Agreement (Unsecured - Guarantor) dated of even date herewith executed by Guarantor in favor of Bondowner Representative.
 - 2.5 Opinion of Borrower's Legal Counsel dated as of the Effective Date, executed by Borrower's Legal Counsel on behalf of Borrower, Guarantor and Indemnitor, in favor of Bondowner Representative and its successors and assigns.
 - 2.6 Opinion of Bond Counsel.
 - 2.7 Bond Purchase Agreement of even date herewith executed by and among Bondowner Representative, CCRC and Borrower.
 - 2.8 Corporate Resolution Authorizing Execution of Guaranty and Indemnity and Endorsement and Hypothecation of Property executed by Eden Housing, Inc., a California nonprofit public benefit corporation.
 - 2.9 Any Swap Agreement between Borrower and Bondowner Representative.

EXHIBIT C - FINANCIAL REQUIREMENT ANALYSIS

Exhibit C to Loan Agreement between EL CERRITO SENIOR, L.P., a California limited partnership, as “Borrower”, the COUNTY OF CONTRA COSTA, as “Issuer”, and WELLS FARGO BANK, NATIONAL ASSOCIATION, and its successors and assigns, as “Bondowner Representative”, dated as of ///[December 1, 2016]///.

The Financial Requirement Analysis set forth herein represents an analysis of the total costs necessary in Borrower’s estimation to perform Borrower’s obligations under the Loan Documents. Column A, “Original Budget,” sets forth Borrower’s representation of the maximum costs for each Item specified in Column A. Column B, “Deferred Costs” sets forth Borrower’s representation of costs that Borrower has paid or has caused to be paid from other sources of funds for each Item specified in Column B. Column C, “Net Construction Budget” sets forth the portion of the Loan and Borrower’s Funds which has been allocated for each Item specified in Column C and will be disbursed pursuant to the terms, covenants, conditions and provisions of Exhibit D of this Loan Agreement and the Loan Documents. Unless specified otherwise, all reference to Columns or Items in this Loan Agreement refer to Columns or Items in this Exhibit C.

EXHIBIT C

///[To Follow]///

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EXHIBIT D - DISBURSEMENT PLAN

Exhibit D to Loan Agreement between EL CERRITO SENIOR, L.P., a California limited partnership, as “Borrower”, the COUNTY OF CONTRA COSTA, as “Issuer”, and WELLS FARGO BANK, NATIONAL ASSOCIATION, and its successors and assigns, as “Bondowner Representative”, dated as of ///[December 1, 2016]///.

1. Timing of Disbursement. Unless another provision of this Loan Agreement specifies otherwise, on or about the last day of each month, or at such other times as Bondowner Representative may approve or determine more appropriate, Borrower shall submit to:

Wells Fargo Bank, National Association
Minneapolis Loan Center
600 South 4th Street, 9th Floor
Minneapolis, MN 55415
Attention: Disbursement Administrator, Maria Letran (612) 667-7526

a written itemized statement, signed by Borrower (“**Application for Payment**”) setting forth:

- 1.1 a description of the work performed, material supplied and/or costs incurred or due for which disbursement is requested with respect to any line item (“**Item**”) shown in Column D (“**Disbursement Budget**”) of the Financial Requirement Analysis attached as Exhibit C to this Loan Agreement; and
- 1.2 the total amount incurred, expended and/or due for each requested Item less prior disbursements.
- 1.3 Each Application for Payment by Borrower shall constitute a representation and warranty by Borrower that Borrower is in compliance with all the conditions precedent to a disbursement specified in this Loan Agreement.
- 1.4 Bondowner Representative shall have the right to require that Disbursements shall be made, after satisfaction of the conditions contained in this Exhibit D and the Disbursement Plan. Disbursements shall be made into Borrower’s demand deposit account at Wells Fargo Bank, National Association, account number 4490321577 (the “**Account**”).

2. Bondowner Representative’s Right to Condition Disbursements. Bondowner Representative shall have the right to condition any disbursement upon Bondowner Representative’s receipt and approval of the following:

- 2.1 the Application for Payment and an itemized requisition for payment of line items shown in the Disbursement Budget as hard costs (“**Hard Costs**”);
- 2.2 bills, invoices, documents of title, vouchers, statements, payroll records, receipts and any other documents evidencing the total amount expended, incurred or due for any requested Items;
- 2.3 evidence of Borrower’s use of a lien release, joint check and voucher system acceptable to Bondowner Representative for payments or disbursements to any contractor, subcontractor, materialman, supplier or lien claimant;
- 2.4 architect’s, inspector’s and/or engineer’s periodic certifications of the percentage and/or stage of construction that has been completed and its conformance to the Plans and Specifications and governmental requirements based upon any such architect’s, inspector’s and/or engineer’s periodic physical inspections of the Property and Improvements;
- 2.5 waivers and releases of any mechanics’ lien, stop notice claim, equitable lien claim or other lien claim rights;

- 2.6 evidence of Borrower's compliance with the provisions of the Articles and Sections of this Loan Agreement entitled Construction and Authority/Enforceability;
- 2.7 a written release executed by any surety to whom Bondowner Representative has issued or will issue a set-aside letter and/or any public entity or agency which is a beneficiary under any instrument of credit or standby letter of credit which Bondowner Representative has issued or will issue with respect to the Loan;
- 2.8 valid, recorded Notice(s) of Completion for the Improvements or any portions of the Improvements for which Notice(s) of Completion may be recorded under applicable law;
- 2.9 Certificate of Substantial Completion from the Architect and Engineer, if any, prior to the final retention disbursement or the final stage disbursement of Hard Costs, as applicable;
- 2.10 evidence satisfactory to Bondowner Representative that the Permanent Bondowner Representative, if any, has approved the completed Improvements and that all conditions precedent to the initial funding of the permanent financing, if any, have been satisfied prior to the final retention disbursement or the final stage disbursement of Hard Costs, as applicable;
- 2.11 any other document, requirement, evidence or information that Bondowner Representative may request under any provision of the Loan Documents; and
- 2.12 evidence that any goods, materials, supplies, fixtures or other work in process for which disbursement is requested have been incorporated into the Improvements.
- 2.13 in the event that any Application for Payment includes the cost of materials stored on the Property ("**Onsite Materials**"), such Application for Payment shall include each of the following: (a) evidence that the Onsite Materials have been purchased by Borrower; (b) evidence that the Onsite Materials are insured as required hereunder; and (c) evidence that the Onsite Materials are stored in an area on the Property for which adequate security is provided against theft and vandalism.
- 2.14 in the event any Application for Payment includes the cost of materials stored at a location other than the Property ("**Offsite Materials**"), such Application for Payment shall include each of the following: (a) evidence that the Offsite Materials have been purchased by Borrower, have been segregated from other materials in the facility and have been appropriately marked to indicate Borrower's ownership thereof and Bondowner Representative's security interest therein; and (b) evidence that the Offsite Materials are insured as required by this Loan Agreement; and (c) at Bondowner Representative's request, a security agreement, financing statement and/or subordination agreement in form and substance satisfactory to Bondowner Representative executed by the supplier of the Offsite Materials, and/or such other persons as Bondowner Representative determines may have an interest in or claim to the Offsite Materials, together with such other additional documentation and evidence as Bondowner Representative may reasonably require to assure itself that it has a perfected first priority lien on the Offsite Materials.

Borrower acknowledges that this approval process may result in disbursement delays and Borrower hereby consents to all such delays.

///[THE FOLLOWING PROVISIONS TO BE ADJUSTED UPON AGREEMENT OF COST BREAKDOWN]///

3. Periodic Disbursement of Land Costs. The portion of the Disbursement Budget totaling \$_____ has been disbursed to or for the benefit or account of Borrower for the payment of Borrower's Land Costs.

4. Periodic Disbursement of Construction Budget Fees and Costs. The portion of the Disbursement Budget totaling \$_____ has been disbursed to or for the benefit or account of Borrower for the payment of Borrower's Rehab Budget Fees and Costs items up to ninety percent (90%) of the maximum amount allocated for such item less prior disbursements. The remaining ten percent (10%) shall be disbursed into the Account or to or for the benefit or account of Borrower upon completion of the construction work to be performed in connection with the Project in accordance with the Plans and Specifications and governmental requirements, the expiration of the statutory lien period and Bondowner Representative's receipt of an LP-10 Re-Write of the Title Policy.

5. Hard Costs Contingency Reserve. The portion of the Disbursement Budget initially totaling \$_____, allocated for the payment of Hard Costs Contingencies, shall be periodically reallocated within the Disbursement Budget or disbursed into the Account or to or for the benefit or account of Borrower for cost overruns that have been approved by Bondowner Representative for Hard Cost Items and disbursed in accordance with paragraphs 2 through 6 hereof and Section 4.11(b) of the Loan Agreement depending upon the intended use of any such funds.

6. Periodic Disbursement of Accounting/Audit Fees and Costs. The portion of the Disbursement Budget initially totaling \$_____, shall be periodically disbursed into the Account or to or for the benefit or account of Borrower for the payment of Borrower's Accounting/Audit Fees and Costs.

7. Periodic Disbursement of Appraisal Fees and Costs. The portion of the Disbursement Budget initially totaling \$_____, shall be periodically disbursed into the Account or to or for the benefit or account of Borrower for the payment of Borrower's Appraisal Fees and Costs.

8. Periodic Disbursement of Architectural Fees and Costs. The portion of the Disbursement Budget initially totaling \$_____, shall be periodically disbursed into the Account or to or for the benefit or account of Borrower for the payment of Borrower's Architectural Fees and Costs.

9. Periodic Disbursement of Capitalized Rent Reserve Funds. The portion of the Disbursement Budget initially totaling \$_____, shall be periodically disbursed into the Account or to or for the benefit or account of Borrower for payment of Borrower's Capitalized Rent Reserve funds.

10. Periodic Disbursement of CCRC Permanent Loan Fees and Costs. The portion of the Disbursement Budget initially totaling \$_____, shall be periodically disbursed into the Account or to or for the benefit or account of Borrower for the payment of Borrower's CCRC Permanent Loan Fees and Costs.

11. Periodic Disbursement of Fees and Costs of Issuance (Bond Counsel & Issuer). The portion of the Disbursement Budget initially totaling \$_____, shall be periodically disbursed into the Account or to or for the benefit or account of Borrower for the payment of Borrower's Fees and Costs of Issuance (Bond Counsel & Issuer).

12. Periodic Disbursement of Furnishings Fees and Costs. The portion of the Disbursement Budget initially totaling \$_____, shall be periodically disbursed into the Account or to or for the benefit or account of Borrower for the payment of Borrower's Furnishings Fees and Costs.

13. Periodic Disbursement of Insurance Fees and Costs. The portion of the Disbursement Budget initially totaling \$_____, shall be periodically disbursed into the Account or to or for the benefit or account of Borrower for the payment of Borrower's Insurance Fees and Costs.

14. Periodic Disbursement of Internet & Security Cameras Fees and Costs. The portion of the Disbursement Budget initially totaling \$_____, shall be periodically disbursed into the Account or to or for the benefit or account of Borrower for the payment of Borrower's Internet & Security Cameras Fees and Costs.
15. Periodic Disbursement of Legal - Partnership Fees and Costs. The portion of the Disbursement Budget initially totaling \$_____, shall be periodically disbursed into the Account or to or for the benefit or account of Borrower for the payment of Borrower's Legal - Partnership Fees and Costs.
16. Periodic Disbursement of Market Study Fees and Costs. The portion of the Disbursement Budget initially totaling \$_____, shall be periodically disbursed into the Account or to or for the benefit or account of Borrower for the payment of Borrower's Market Study Fees and Costs.
17. Periodic Disbursement of Marketing Fees and Costs. The portion of the Disbursement Budget initially totaling \$_____, shall be periodically disbursed into the Account or to or for the benefit or account of Borrower for the payment of Borrower's Marketing Fees and Costs.
18. Periodic Disbursement of Permits and Impact Fees and Costs. The portion of the Disbursement Budget initially totaling \$_____, shall be periodically disbursed into the Account or to or for the benefit or account of Borrower for the payment of Borrower's Permits and Impact Fees and Costs.
19. Periodic Disbursement of Phase I Fees and Costs. The portion of the Disbursement Budget initially totaling \$_____, shall be periodically disbursed into the Account or to or for the benefit or account of Borrower for the payment of Borrower's Phase I Fees and Costs.
20. Periodic Disbursement of Relocation Fees and Costs. The portion of the Disbursement Budget initially totaling \$_____, shall be periodically disbursed into the Account or to or for the benefit or account of Borrower for the payment of Borrower's Relocation Fees and Costs.
21. Periodic Disbursement of Security and Site Fees and Costs. The portion of the Disbursement Budget initially totaling \$_____, shall be periodically disbursed into the Account or to or for the benefit or account of Borrower for the payment of Borrower's Security and Site Fees and Costs.
22. Periodic Disbursement of Survey & Engineering Fees and Costs. The portion of the Disbursement Budget initially totaling \$_____, shall be periodically disbursed into the Account or to or for the benefit or account of Borrower for the payment of Borrower's Survey & Engineering Fees and Costs.
23. Periodic Disbursement of Taxes Costs. The portion of the Disbursement Budget initially totaling \$_____, shall be periodically disbursed into the Account or to or for the benefit or account of Borrower for the payment of Borrower's Taxes Costs.
24. Periodic Disbursement of TCAC Application and Monitoring Fees and Costs. The portion of the Disbursement Budget initially totaling \$_____, shall be periodically disbursed into the Account or to or for the benefit or account of Borrower for the payment of Borrower's TCAC Application and Monitoring Fees and Costs.
25. Periodic Disbursement of Title & Recording Fees and Costs. The portion of the Disbursement Budget initially totaling \$_____, shall be periodically disbursed into the Account or to or for the benefit or account of Borrower for the payment of Borrower's Title & Recording Fees and Costs.
26. Periodic Disbursement of Lender Legal (WFB and CCRC) Fees and Costs. The portion of the Disbursement Budget initially totaling \$_____, shall be periodically disbursed into the Account or to or for the benefit or account of Borrower for the payment of Borrower's Lender Legal (WFB and CCRC) Fees and Costs.

27. Periodic Disbursement of WFB Loan Fee. The portion of the Disbursement Budget initially totaling \$_____, shall be periodically disbursed into the Account or to or for the benefit or account of Borrower for the payment of Borrower's WFB Loan Fee.

28. Periodic Disbursement of WFB Interest Carry Reserve Funds. The portion of the Disbursement Budget initially totaling \$_____, allocated as an Interest Carry Reserve, shall be periodically disbursed directly to Bondowner Representative for the payment of interest which accrues and becomes due under the Note. Bondowner Representative is hereby authorized to charge the Loan directly for such interest payments when due. Bondowner Representative shall provide Borrower with a monthly interest statement. Depletion of the Interest Carry Reserve shall not release Borrower from any of Borrower's obligations under the Loan Documents, including, without limitation, payment of all accrued and due interest and the deposit of Borrower's Funds with Bondowner Representative pursuant to the terms and provisions of the Loan Agreement.

29. Soft Costs Contingency Reserve. The portion of the Disbursement Budget allocated for the payment of Soft Cost Contingencies initially totaling \$_____, shall be periodically reallocated within the Disbursement Budget or disbursed into the Account or to or for the benefit or account of the Borrower for cost overruns that have been approved by Bondowner Representative for Soft Costs Items and disbursed in accordance with Exhibit D hereof, depending upon the intended use of any such funds.

30. Periodic Disbursement of Developer Fees. The portion of the Disbursement Budget initially totaling \$_____, shall be periodically disbursed into the Account or to or for the benefit or account of Borrower for the payment of Borrower's Developer Fees in accordance with and subject to Section 4.11(c) of the Loan Agreement .

EXHIBIT E – TERMINATED DOCUMENTS

Exhibit E to Loan Agreement between EL CERRITO SENIOR, L.P., a California limited partnership, as “Borrower”, the COUNTY OF CONTRA COSTA, as “Issuer”, and WELLS FARGO BANK, NATIONAL ASSOCIATION, and its successors and assigns, as “Bondowner Representative”, dated as of ///[December 1, 2016]///.

- 1) Security Agreement
- 2) UCC-1 Financing Statement (Tax Credits)
- 3) Completion Guaranty
- 4) Repayment Guaranty
- 5) Hazardous Materials Indemnity Agreement (Unsecured - Guarantor)
- 6) Security Agreement (Rights to Payment)

EXHIBIT F – DISBURSEMENT INSTRUCTION AGREEMENT

Borrower: El Cerrito Senior, L.P.
Lender: Wells Fargo Bank, National Association
Loan: Loan number 1016291 made pursuant to that certain Loan Agreement dated as of ///[December 1, 2016]/// among the County of Contra Costa, Borrower and Lender, as amended from time to time.
Effective Date: ///[December 1, 2016]///
Check applicable box: <input checked="" type="checkbox"/> <u>New</u> – This is the first Disbursement Instruction Agreement submitted in connection with the Loan. <input type="checkbox"/> <u>Replace Previous Agreement</u> – This is a replacement Disbursement Instruction Agreement. All prior instructions submitted in connection with this Loan are cancelled as of the Effective Date set forth above.

This Agreement must be signed by the Borrower and is used for the following purposes:

- (1) to designate an individual or individuals with authority to request disbursements of Loan proceeds, whether at the time of Loan closing/origination or thereafter;
- (2) to designate an individual or individuals with authority to request disbursements of funds from Restricted Accounts (as defined in the Terms and Conditions attached to this Agreement), if applicable; and
- (3) to provide Lender with specific instructions for wiring or transferring funds on Borrower's behalf.

Any of the disbursements, wires or transfers described above is referred to herein as a “**Disbursement.**”

Specific dollar amounts for Disbursements must be provided to Lender at the time of the applicable Disbursement in the form of a signed closing statement, an email instruction or other written communication (each, a “**Disbursement Request**”) from an applicable Authorized Representative (as defined in the Terms and Conditions attached to this Agreement).

A new Disbursement Instruction Agreement must be completed and signed by the Borrower if (i) all or any portion of a Disbursement is to be transferred to an account or an entity not described in this Agreement or (ii) Borrower wishes to add or remove any Authorized Representatives.

See the Additional Terms and Conditions attached hereto for additional information and for definitions of certain capitalized terms used in this Agreement.

Disbursement of Loan Proceeds at Origination/Closing

Closing Disbursement Authorizers: Lender is authorized to accept one or more Disbursement Requests from any of the individuals named below (each, a “**Closing Disbursement Authorizer**”) to disburse Loan proceeds on or about the date of the Loan origination/closing and to initiate Disbursements in connection therewith (each, a “**Closing Disbursement**”):

	Individual’s Name	Title
1.	Linda Mandolini	Authorized Signatory
2.	Jan Peters	Authorized Signatory
3.	Corinne Morrison	Authorized Signatory

Describe Restrictions, if any, on the authority of the Closing Disbursement Authorizers (dollar amount limits, wire/deposit destinations, etc.): NONE

If there are no restrictions described here, any Closing Disbursement Authorizer may submit a Disbursement Request for all available Loan proceeds.

Permitted Wire Transfers: Disbursement Requests for the Closing Disbursement(s) to be made by wire transfer must specify the amount and applicable Receiving Party. Each Receiving Party included in any such Disbursement Request must be listed below. Lender is authorized to use the wire instructions that have been provided directly to Lender by the Receiving Party or Borrower and attached as the Closing Exhibit. **All wire instructions must contain the information specified on the Closing Exhibit.**

	Names of Receiving Parties for the Closing Disbursement(s) (may include as many parties as needed; wire instructions for each Receiving Party must be attached as the Closing Exhibit)
1.	Old Republic Title Company

Direct Deposit: Disbursement Requests for the Closing Disbursement(s) to be deposited into an account at Wells Fargo Bank, N.A. must specify the amount and applicable account. Each account included in any such Disbursement Request must be listed below.

Name on Deposit Account: El Cerrito Senior, L.P.

Wells Fargo Bank, N.A. Deposit Account Number: 4490321577

Further Credit Information/Instructions: El Cerrito Senior, L.P., Loan No. 1016291

¹ *Maximum Wire Amount may not exceed the Loan Amount.*

Disbursements of Loan Proceeds Subsequent to Loan Closing/Origination

Subsequent Disbursement Authorizers: Lender is authorized to accept one or more Disbursement Requests from any of the individuals named below (each, a “**Subsequent Disbursement Authorizer**”) to disburse Loan proceeds after the date of the Loan origination/closing and to initiate Disbursements in connection therewith (each, a “**Subsequent Disbursement**”):

	Individual’s Name	Title
1.	Linda Mandolini	Authorized Signatory
2.	Jan Peters	Authorized Signatory
3.	Corinne Morrison	Authorized Signatory

Describe Restrictions, if any, on the authority of the Subsequent Disbursement Authorizers (dollar amount limits, wire/deposit destinations, etc.): N/A

If there are no restrictions described here, any Subsequent Disbursement Authorizer may submit a Disbursement Request for all available Loan proceeds.

Direct Deposit: Disbursement Requests for Subsequent Disbursements to be deposited into an account at Wells Fargo Bank, N.A. must specify the amount and applicable account. Each account included in any such Disbursement Request must be listed below.

Name on Deposit Account: El Cerrito Senior, L.P.

Wells Fargo Bank, N.A. Deposit Account Number: 4490321577

Further Credit Information/Instructions: Loan No. 1016291

¹ *Maximum Wire Amount may not exceed the Loan Amount.*

Borrower acknowledges that all of the information in this Agreement is correct and agrees to the terms and conditions set forth herein and in the Additional Terms and Conditions on the following page.

Date: ///[December 1, 2016]///

BORROWER:

EL CERRITO SENIOR, L.P.,
a California limited partnership

By: El Cerrito Senior LLC,
a California limited liability company,
its General Partner

By: Eden Housing, Inc.,
a California nonprofit public benefit corporation,
its Manager

By: _____
[Name]
[Title]

¹ *Maximum Wire Amount may not exceed the Loan Amount.*

Additional Terms and Conditions to the Disbursement Instruction Agreement

Definitions. The following capitalized terms shall have the meanings set forth below:

“Authorized Representative” means any or all of the Closing Disbursement Authorizers, Subsequent Disbursement Authorizers and Restricted Account Disbursement Authorizers, as applicable.

“Receiving Bank” means the financial institution where a Receiving Party maintains its account.

“Receiving Party” means the ultimate recipient of funds pursuant to a Disbursement Request.

“Restricted Account” means an account at Wells Fargo Bank, N.A. associated with the Loan to which Borrower’s access is restricted.

Capitalized terms used in these Additional Terms and Conditions to Disbursement Instruction Agreement and not otherwise defined herein shall have the meanings given to such terms in the body of the Agreement.

Disbursement Requests. Lender must receive Disbursement Requests in writing. Verbal requests are not accepted. Disbursement Requests will only be accepted from the applicable Authorized Representatives designated in the Disbursement Instruction Agreement. Disbursement Requests will be processed subject to satisfactory completion of Lender’s customer verification procedures. Lender is only responsible for making a good faith effort to execute each Disbursement Request and may use agents of its choice to execute Disbursement Requests. Funds disbursed pursuant to a Disbursement Request may be transmitted directly to the Receiving Bank, or indirectly to the Receiving Bank through another bank, government agency, or other third party that Lender considers to be reasonable. Lender will, in its sole discretion, determine the funds transfer system and the means by which each Disbursement will be made. Lender may delay or refuse to accept a Disbursement Request if the Disbursement would: (i) violate the terms of this Agreement; (ii) require use of a bank unacceptable to Lender or prohibited by government authority; (iii) cause Lender to violate any Federal Reserve or other regulatory risk control program or guideline; or (iv) otherwise cause Lender to violate any applicable law or regulation.

Limitation of Liability. Lender shall not be liable to Borrower or any other parties for: (i) errors, acts or failures to act of others, including other entities, banks, communications carriers or clearinghouses, through which Borrower’s requested Disbursements may be made or information received or transmitted, and no such entity shall be deemed an agent of Lender; (ii) any loss, liability or delay caused by fires, earthquakes, wars, civil disturbances, power surges or failures, acts of government, labor disputes, failures in communications networks, legal constraints or other events beyond Lender’s control; or (iii) any special, consequential, indirect or punitive damages, whether or not (A) any claim for these damages is based on tort or contract or (B) Lender or Borrower knew or should have known the likelihood of these damages in any situation. Lender makes no representations or warranties other than those expressly made in this Agreement. **IN NO EVENT WILL LENDER BE LIABLE FOR DAMAGES ARISING DIRECTLY OR INDIRECTLY IF A DISBURSEMENT REQUEST IS EXECUTED BY LENDER IN GOOD FAITH AND IN ACCORDANCE WITH THE TERMS OF THIS AGREEMENT.**

Reliance on Information Provided. Lender is authorized to rely on the information provided by Borrower or any Authorized Representative in or in accordance with this Agreement when executing a Disbursement Request until Lender has received a new Agreement signed by Borrower. Borrower agrees to be bound by any Disbursement Request: (i) authorized or transmitted by Borrower; or (ii) made in Borrower’s name and accepted by Lender in good faith and in compliance with this Agreement, even if not properly authorized by Borrower. Lender may rely solely (i) on the account number of the Receiving Party, rather than the Receiving Party’s name, and (ii) on the bank routing number of the Receiving Bank, rather than the Receiving Bank’s name, in executing a Disbursement Request. Lender is not obligated or required in any way to take any actions to detect errors in information provided by Borrower or an Authorized Representative. If Lender takes any actions in an attempt to detect errors in the transmission or content of transfers or requests or takes any actions in an attempt to detect unauthorized Disbursement Requests, Borrower agrees that, no matter how many times Lender takes these actions, Lender will not in any situation be liable for failing to take or correctly perform these actions in the future, and such actions shall not become any part of the Disbursement procedures authorized herein, in the Loan Documents, or in any agreement between Lender and Borrower.

¹ *Maximum Wire Amount may not exceed the Loan Amount.*

International Disbursements. A Disbursement Request expressed in US Dollars will be sent in US Dollars, even if the Receiving Party or Receiving Bank is located outside the United States. Lender will not execute Disbursement Requests expressed in foreign currency unless permitted by the Loan Agreement.

Errors. Borrower agrees to notify Lender of any errors in the Disbursement of any funds or of any unauthorized or improperly authorized Disbursement Requests within fourteen (14) days after Lender's confirmation to Borrower of such Disbursement. If Lender is notified that it did not disburse the full amount requested in a Disbursement Request, Lender's sole liability will be to promptly disburse the amount of the stated deficiency. If Lender disburses an amount in excess of the amount requested in a Disbursement Request, Lender will only be liable for such excess amount to the extent that Borrower does not receive the benefit of such amount.

Finality of Disbursement Requests. Disbursement Requests will be final and will not be subject to stop payment or recall; provided that Lender may, at Borrower's request, make an effort to effect a stop payment or recall but will incur no liability whatsoever for its failure or inability to do so.

¹ *Maximum Wire Amount may not exceed the Loan Amount.*

TABLE OF CONTENTS

	<u>Page</u>
ARTICLE 1. DEFINITIONS.....	3
1.1 DEFINED TERMS	3
1.2 EXHIBITS INCORPORATED	14
ARTICLE 2. ISSUANCE OF BONDS; PAYMENT OF ISSUANCE COSTS	14
2.1 ISSUANCE OF BONDS	15
2.2 NO WARRANTY BY ISSUER	15
2.3 PAYMENT OF COSTS OF ISSUANCE BY BORROWER.....	15
ARTICLE 3. THE LOAN.....	16
3.1 THE LOAN	16
3.2 LOAN DISBURSEMENTS	16
3.3 LOAN REPAYMENT AND PAYMENT OF OTHER AMOUNTS.....	16
3.4 ADDITIONAL CHARGES	18
3.5 CONVERSION TO PERMANENT TERM.....	18
3.6 FIRST OPTION TO EXTEND	18
3.7 SECOND OPTION TO EXTEND	20
3.8 INTEREST RATE, LOAN REPAYMENT AND PREPAYMENT CHARGE AFTER THE CONVERSION DATE.....	21
3.9 BORROWER’S OBLIGATIONS UNCONDITIONAL	22
3.10 ASSIGNMENT OF ISSUER’S RIGHTS.....	22
3.11 LOAN FEES	22
3.12 LOAN DOCUMENTS	23
3.13 EFFECTIVE DATE	23
3.14 CREDIT FOR PRINCIPAL PAYMENTS.....	23
3.15 FULL REPAYMENT AND RECONVEYANCE.....	23
3.16 ISSUER FEE	23
ARTICLE 4. DISBURSEMENT OF LOAN FUNDS.....	23
4.1 CONDITIONS PRECEDENT TO INITIAL DISBURSEMENTS OF PROCEEDS OF THE BONDS ..	23
4.2 CONDITION PRECEDENT TO ANY POST-CLOSING DISBURSEMENT	28
4.3 CONDITIONS PRECEDENT TO ANY DISBURSEMENT	29
4.4 ACCOUNT, PLEDGE AND ASSIGNMENT, AND DISBURSEMENT AUTHORIZATION.....	31
4.5 BORROWER’S FUNDS ACCOUNT, PLEDGE AND ASSIGNMENT	31
4.6 FINANCIAL REQUIREMENTS ANALYSIS	32
4.7 BALANCING	32
4.8 FUNDS TRANSFER DISBURSEMENTS.....	32
4.9 LOAN DISBURSEMENTS	33
4.10 CONDITIONS TO THE OBLIGATIONS OF THE ISSUER	33
ARTICLE 5. CONSTRUCTION.....	Error! Bookmark not defined.
5.1 COMMENCEMENT AND COMPLETION OF CONSTRUCTION.....	33
5.2 FORCE MAJEURE.....	33
5.3 CONSTRUCTION AGREEMENT.....	33
5.4 ARCHITECT’S AGREEMENT	33
5.5 PLANS AND SPECIFICATIONS.....	34
5.6 CONTRACTOR AND CONSTRUCTION INFORMATION.....	34

5.7	PROHIBITED CONTRACTS	35
5.8	LIENS AND STOP NOTICES	35
5.9	CONSTRUCTION RESPONSIBILITIES	35
5.10	ASSESSMENTS AND COMMUNITY FACILITIES DISTRICTS	35
5.11	DELAY	35
5.12	INSPECTIONS	35
5.13	SURVEY	36
5.14	PAYMENT AND PERFORMANCE BONDS	36
5.15	PROJECT, TITLE, OPERATION AND MAINTENANCE.....	36
5.16	ADVANCES	37
5.17	ALTERATIONS TO THE PROJECT AND REMOVAL OF EQUIPMENT	37
5.18	CONSTRUCTION SCHEDULE	37
5.19	PRESERVATION OF RIGHTS.....	38
5.20	MAINTENANCE AND REPAIR.....	38
5.21	PERFORMANCE OF ACTS	38
5.22	MANAGEMENT AGREEMENT.....	38
5.23	TAX RECEIPTS	38
ARTICLE 6.	CONVERSION.....	38
6.1	CONVERSION CONDITIONS.....	38
ARTICLE 7.	INSURANCE.....	38
7.1	TITLE INSURANCE	38
7.2	PROPERTY INSURANCE.....	38
7.3	FLOOD HAZARD INSURANCE	40
7.4	LIABILITY INSURANCE	40
7.5	OTHER COVERAGE.....	40
7.6	OTHER INSURANCE.....	40
7.7	GENERAL.....	40
ARTICLE 8.	REPRESENTATIONS AND WARRANTIES.....	42
8.1	REPRESENTATIONS AND WARRANTIES OF THE ISSUER.....	42
8.2	REPRESENTATIONS AND WARRANTIES OF THE BORROWER	42
8.3	TAX EXEMPTION; REGULATORY AGREEMENT	49
8.4	REPRESENTATIONS OF BORROWER AS SINGLE PURPOSE ENTITY	50
ARTICLE 9.	HAZARDOUS MATERIALS	51
9.1	SPECIAL REPRESENTATIONS AND WARRANTIES	51
9.2	BORDER ZONE PROPERTY	Error! Bookmark not defined.
9.3	HAZARDOUS MATERIALS COVENANTS	52
9.4	INSPECTION BY BONDOWNER REPRESENTATIVE	53
9.5	HAZARDOUS MATERIALS INDEMNITY	53
9.6	LEGAL EFFECT OF SECTION.....	53
ARTICLE 10.	SET ASIDE LETTERS.....	53
10.1	SET ASIDE LETTERS.....	53
ARTICLE 11.	COVENANTS OF BORROWER.....	54
11.1	COMPLIANCE WITH COVENANTS	54
11.2	EXPENSES	54
11.3	ERISA COMPLIANCE	55

11.4	TAX CREDIT INVESTMENT.....	55
11.5	OTHER INVESTMENT IN BORROWER	55
11.6	TAX EXEMPTION.....	55
11.7	PROCEEDS OF THE CAPITAL CONTRIBUTIONS.....	56
11.8	LEASING.....	56
11.9	APPROVAL OF LEASES	56
11.10	INCOME TO BE APPLIED TO DEBT SERVICE	56
11.11	SUBDIVISION MAPS.....	56
11.12	OPINION OF LEGAL COUNSEL	57
11.13	FURTHER ASSURANCES.....	57
11.14	ASSIGNMENT	57
11.15	COMPLIANCE WITH LAWS	57
11.16	MAINTENANCE AND SECURITY FOR PROJECT	57
11.17	NOTICE OF CERTAIN MATTERS	57
11.18	LIENS ON PROPERTY	58
11.19	PROHIBITION OF TRANSFER.....	58
11.20	MANAGEMENT OF PROPERTY.....	60
11.21	PARTNERSHIP DOCUMENTS; NO AMENDMENTS	60
11.22	RESTRICTIONS.....	61
11.23	TAXES AND IMPOSITIONS	61
11.24	COMPLIANCE WITH LIHTC.....	62
11.25	TAX CREDIT DOCUMENTATION	63
11.26	ADDITIONAL FINANCING	63
11.27	PERMITS, LICENSES AND APPROVALS.....	63
11.28	PUBLICITY	63
11.29	AFFORDABILITY COVENANTS.....	63
11.30	SUBORDINATION OF INDEBTEDNESS AND REGULATORY RESTRICTIONS	64
11.31	IMPOUNDS FOR REAL PROPERTY TAXES.....	64
11.32	NO SALE OF PROPERTY.....	64
11.33	NONRESIDENTIAL LEASES.....	64
11.34	LANDLORD OBLIGATIONS	64
11.35	[RESERVED].....	64
11.36	COVENANT FOR THE BENEFIT OF THE BONDHOLDERS.....	64
11.37	INSPECTION AND ACCESS.....	65
11.38	INDEMNITY.....	65
11.39	TAX STATUS OF BONDS	67
11.40	INCORPORATION OF TAX CERTIFICATE.....	67
11.41	LOSS OF TAX EXCLUSION	67
11.42	TAXES, REGULATORY COSTS AND RESERVE PERCENTAGES	68
11.43	AMENDMENT OF REGULATORY AGREEMENT	68
11.44	TAX COVENANTS	68
11.45	DEBT SERVICE COVERAGE RATIO.....	69
11.46	OPERATING EXPENSES.....	71
11.47	OPERATING RESERVES	72
11.48	SUBORDINATE LOANS	72

11.49	AMERICANS WITH DISABILITIES ACT COMPLIANCE	73
11.50	KEEPING GUARANTOR AND INVESTOR LIMITED PARTNER INFORMED	73
11.51	STATUS OF BORROWER	73
11.52	FILING OF FINANCING STATEMENTS	73
11.53	NEGATIVE COVENANTS	73
11.54	DERIVATIVE DOCUMENTS	74
11.55	NOTICES FROM TCAC	74
ARTICLE 12.	REPORTING COVENANTS	74
12.1	FINANCIAL INFORMATION	74
12.2	BOOKS AND RECORDS	75
12.3	REPORTS	75
12.4	LEASING REPORTS	75
12.5	OPERATING STATEMENTS FOR PROPERTY AND IMPROVEMENTS	75
12.6	ADDITIONAL FINANCIAL INFORMATION	75
12.7	NOTICE FROM INVESTOR LIMITED PARTNER	76
ARTICLE 13.	DEFAULTS AND REMEDIES	76
13.1	DEFAULT	76
13.2	ACCELERATION UPON DEFAULT; REMEDIES	80
13.3	DISBURSEMENTS TO THIRD PARTIES	81
13.4	BONDOWNER REPRESENTATIVE'S COMPLETION OF CONSTRUCTION	81
13.5	BONDOWNER REPRESENTATIVE'S CESSATION OF CONSTRUCTION	81
13.6	REPAYMENT OF FUNDS ADVANCED	82
13.7	RIGHTS CUMULATIVE, NO WAIVER	82
13.8	EXERCISE OF THE ISSUER'S REMEDIES BY BONDOWNER REPRESENTATIVE	82
13.9	RIGHTS OF INVESTOR LIMITED PARTNER	82
13.10	NONEXCLUSIVE REMEDIES	82
13.11	EFFECT OF WAIVER	82
13.12	BONDOWNER REPRESENTATIVE MAY FILE PROOFS OF CLAIM	82
13.13	RESTORATION OF POSITIONS	83
13.14	SUITS TO PROTECT THE PROJECT	83
ARTICLE 14.	TERMINATION	83
14.1	TERMINATION OF LOAN AGREEMENT; REQUIRED PREPAYMENT	83
ARTICLE 15.	MISCELLANEOUS PROVISIONS	84
15.1	INDEMNITY	84
15.2	FORM OF DOCUMENTS	84
15.3	NO THIRD PARTIES BENEFITED	84
15.4	NOTICES	84
15.5	ATTORNEY-IN-FACT	84
15.6	ACTIONS	84
15.7	RIGHT OF CONTEST	85
15.8	RELATIONSHIP OF PARTIES	85
15.9	DELAY OUTSIDE BONDOWNER REPRESENTATIVE'S CONTROL	85
15.10	ATTORNEYS' FEES AND EXPENSES; ENFORCEMENT	85
15.11	IN-HOUSE COUNSEL FEES	85
15.12	IMMEDIATELY AVAILABLE FUNDS	85

15.13	BONDOWNER REPRESENTATIVE’S CONSENT	85
15.14	BOND SALES AND PARTICIPATIONS; DISCLOSURE OF INFORMATION	85
15.15	FANNIE MAE REQUIREMENTS	86
15.16	SIGNS	86
15.17	BONDOWNER REPRESENTATIVE’S AGENTS.....	86
15.18	TAX SERVICE	86
15.19	WAIVER OF RIGHT TO TRIAL BY JURY	86
15.20	SEVERABILITY	87
15.21	HEIRS, SUCCESSORS AND ASSIGNS	87
15.22	TIME	87
15.23	HEADINGS	87
15.24	GOVERNING LAW; VENUE.....	87
15.25	INTEGRATION; INTERPRETATION	87
15.26	USA PATRIOT ACT NOTICE. COMPLIANCE.....	87
15.27	JOINT AND SEVERAL LIABILITY	87
15.28	COUNTERPARTS.....	88
15.29	NO WAIVER; CONSENTS	88
15.30	AMENDMENTS, CHANGES AND MODIFICATIONS	88
15.31	LIMITATION ON ISSUER’S LIABILITY	88
15.32	PURPOSE AND EFFECT OF BONDOWNER REPRESENTATIVE APPROVAL	88
15.33	NO COMMITMENT TO INCREASE LOAN.....	88
15.34	RELATIONSHIPS WITH OTHER BONDOWNER REPRESENTATIVE CUSTOMERS.....	89
15.35	DISCLOSURE TO TITLE COMPANY	89
15.36	RESTRICTION ON PERSONAL PROPERTY	89
15.37	LOAN COMMISSION	89
15.38	COMPLIANCE WITH USURY LAWS	89
15.39	TERMINATED DOCUMENTS	89
15.40	LIMITS ON PERSONAL LIABILITY.....	89
15.41	REMOVAL OF GENERAL PARTNER	90
15.42	TRANSFER OF LIMITED PARTNER INTERESTS	91
15.43	INTENTIONALLY OMITTED	Error! Bookmark not defined.
15.44	EXTENDED USE AGREEMENT.....	91
15.45	AFFIRMATIVE ACTION	91
15.46	JUDICIAL REFERENCE.....	91
EXHIBIT A	DESCRIPTION OF PROPERTY	
EXHIBIT B	DOCUMENTS	
EXHIBIT C	FINANCIAL REQUIREMENT ANALYSIS	
EXHIBIT D	DISBURSEMENT PLAN	
EXHIBIT E	TERMINATED LOAN DOCUMENTS	
EXHIBIT F	FUNDS TRANSFER DESIGNATION	