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**INDENTURE OF TRUST**

**between the**

**COUNTY OF CONTRA COSTA, CALIFORNIA**

**and**

**WILMINGTON TRUST, NATIONAL ASSOCIATION,  
as Trustee**

**dated as of December 1, 2017**

**relating to:  
\$25,000,000  
County of Contra Costa  
Limited Obligation Multifamily Housing Revenue  
Subordinate Bonds  
(Twenty One and Twenty Three Nevin Apartments),  
Series 2017B-B2**

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## INDENTURE OF TRUST

THIS INDENTURE OF TRUST, made and entered into as of December 1, 2017, by and between the COUNTY OF CONTRA COSTA, CALIFORNIA (the "County"), a political subdivision and body corporate and politic of the State of California (the "State"), and WILMINGTON TRUST, NATIONAL ASSOCIATION, a national banking association organized and existing under and by virtue of the laws of the United States of America, with a corporate trust office in Costa Mesa, California, and being qualified to accept and administer the trusts hereby created (together with any successor trustee hereunder and their respective successors and assigns, the "Trustee").

### RECITALS:

WHEREAS, the County is authorized under the provisions of Chapter 7 of Part 5 of Division 31 of the California Health and Safety Code, as amended (the "Act"), to finance multifamily rental housing by issuing its revenue bonds to provide funds for the cost of the acquisition, construction and permanent financing thereof; and

WHEREAS, pursuant to the Act and this Indenture, the County proposes to finance the acquisition and construction of a 271-unit multifamily rental housing development to be located within the City of Richmond, California currently known as Twenty One and Twenty Three Nevin Apartments (as more particularly described herein, the "Project"); and

WHEREAS, pursuant to and in accordance with the Act, the County has authorized the issuance of its revenue bonds designated "County of Contra Costa Limited Obligation Multifamily Housing Revenue Subordinate Bonds (Twenty One and Twenty Three Nevin Apartments), Series 2017B-B2," in the aggregate maximum principal amount of \$25,000,000 (the "Bonds") pursuant to this Indenture in order to provide a portion of the funds necessary to finance the Project and to refund certain other bonds issued by the County to finance the Project; and

WHEREAS, the County has duly entered into a Financing Agreement of even date herewith (the "Financing Agreement") with Richmond Nevin Associates, a California Limited Partnership (the "Borrower") and the Trustee specifying the terms and conditions under which it will issue the Bonds and use the proceeds of the sale thereof to make a mortgage loan in the principal amount of not to exceed \$25,000,000 (the "Loan"), to the Borrower for the financing, and refinancing, of the Project, evidenced by a Note (the "Note"), which Note will be endorsed by the County, without recourse, to the Trustee pursuant to this Indenture; and

WHEREAS, to secure the Borrower's obligations under the Note and the Financing Agreement, the Borrower will execute and deliver to the County a Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of even date herewith (the "Mortgage") with respect to the Project, which Mortgage will be assigned to the Trustee; and

WHEREAS, simultaneously with the issuance of the Bonds, the County is delivering its County of Contra Costa Limited Obligation Multifamily Housing Revenue Note (Twenty One and Twenty Three Nevin Apartments), Series 2017B (the "Governmental Lender Note") pursuant to that certain Funding Loan Agreement, dated as of the date hereof (the "Funding Loan Agreement"), between the County, as Governmental Lender thereunder, and Citibank, N.A., as Funding Lender thereunder (the "Funding Lender"), the proceeds of which will be loaned (the "Borrower Loan") to the Borrower pursuant to a Borrower Loan Agreement of even

date herewith (the "Borrower Loan Agreement") by and between the County and the Borrower; and

WHEREAS, simultaneously with the issuance of the Bonds, the County is issuing its Limited Obligation Multifamily Housing Revenue Subordinate Bonds (Twenty One and Twenty Three Nevin Apartments), Series 2017B-B1 (the "B-B1 Bonds") pursuant to an Indenture of Trust of even date herewith (the "B-B1 Indenture") by and between the County and the Trustee, in its capacity as trustee for the B-B1 Bonds (the "B-B1 Trustee"), the proceeds of which will be loaned (the "B-B2 Loan") to the Borrower pursuant to a Financing Agreement of even date herewith (the "B-B1 Financing Agreement") by and among the County, the Trustee and the Borrower; and

WHEREAS, as set forth more fully herein, the Loan and all obligations of the Borrower under the Financing Agreement will be subordinate in right of payment and security to the Borrower Loan and the obligations of the Borrower under the Borrower Loan Agreement, and senior in right of payment and security to the B-B1 Loan and the obligations of the Borrower under the B-B1 Financing Agreement; and

WHEREAS, to provide for the authentication and delivery of the Bonds, to establish and declare the terms and conditions upon which the Bonds are to be issued and secured and to secure the payment of the principal thereof and of the interest thereon, the County has authorized the execution and delivery of this Indenture; and

WHEREAS, the County has determined that all acts and proceedings required by law necessary to make the Bonds, when executed by the County, authenticated and delivered by the Trustee and duly issued, the valid, binding and legal limited obligations of the County, and to constitute this Indenture a valid and binding agreement for the uses and purposes herein set forth, in accordance with its terms, have been done and taken, and the execution and delivery of this Indenture have been in all respects duly authorized; and

WHEREAS, the Trustee has trust powers and the power and authority to enter into this Indenture and to accept and execute the trusts created by this Indenture, the Trustee has accepted the trusts so created and, to evidence such acceptance, the Trustee has joined with the County in the execution of this Indenture.

#### A G R E E M E N T :

NOW, THEREFORE, the County, in consideration of the premises and the acceptance by the Trustee of the trusts hereby created and of the purchase and acceptance of the Bonds by the holders and owners thereof, and for other good and valuable consideration, the receipt of which is hereby acknowledged, to secure the payment of the principal of, and interest on the Bonds according to their tenor and effect, and the performance and observance by the County of all the covenants expressed or implied herein and in the Bonds, does hereby grant, bargain, sell, convey, pledge and assign a security interest, unto the Trustee, and its successors in trust and its and their assigns in and to the following (said property being herein referred to as the "Trust Estate"), to wit:

#### GRANTING CLAUSE FIRST

All right, title and interest of the County in and to all Revenues.

## GRANTING CLAUSE SECOND

All right, title and interest of the County in and to the Financing Agreement, the Note and the Mortgage (other than the Unassigned Rights), including all extensions and renewals of the terms thereof, if any, including, but without limiting the generality of the foregoing, the present and continuing right to receive, receipt for, collect or make claim for any of the money, income, revenues, issues, profits and other amounts payable or receivable thereunder, whether payable under the above referenced documents or otherwise, to bring actions and proceedings thereunder or for the enforcement thereof, and to do any and all things which the County or any other Person is or may become entitled to do under said documents.

## GRANTING CLAUSE THIRD

Except for funds, money or securities in the Rebate Fund, all funds, money and securities and any and all other rights and interests in property whether tangible or intangible from time to time hereafter by delivery or by writing of any kind, conveyed, mortgaged, pledged, assigned or transferred as and for additional security hereunder for the Bonds by the County or by anyone on its behalf or with its written consent to the Trustee, which is hereby authorized to receive any and all such property at any and all times and to hold and apply the same subject to the terms hereof.

TO HAVE AND TO HOLD, all the same with all privileges and appurtenances hereby conveyed and assigned, or agreed or intended so to be, to the Trustee and its successors in said trust and to them and their assigns forever;

IN TRUST NEVERTHELESS, upon the terms and trusts herein set forth for the equal and proportionate benefit, security and protection of all Holders of the Bonds issued under and secured by this Indenture without privilege, priority or distinction as to lien or otherwise of any of the Bonds over any of the other Bonds, except as set forth in this Indenture;

PROVIDED, HOWEVER, that if the County or its successors or assigns shall pay or cause to be paid to the Holders of the Bonds the principal and interest, to become due thereon at the times and in the manner provided in Article IX hereof, and if the County shall keep, perform and observe, or cause to be kept, performed and observed, all of its covenants, warranties and agreements contained herein, then these presents and the estate and rights hereby granted shall, at the option of the County, cease, terminate and be void, and thereupon the Trustee shall cancel and discharge the lien of this Indenture and execute and deliver to the County such instruments in writing as shall be requisite to satisfy the lien hereof, and, subject to the provisions of Sections 4.09 and 4.11 hereof and Article IX hereof, reconvey to the County the estate hereby conveyed, and assign and deliver to the County any property at the time subject to the lien of this Indenture which may then be in its possession, except for the Rebate Fund; otherwise this Indenture to be and remain in full force and effect and upon the trusts and subject to the covenants and conditions hereinafter set forth.

AND IT IS HEREBY COVENANTED AND AGREED by and between the parties hereto, that the terms and provisions upon which the Bonds are to be issued, executed, authenticated, delivered and secured, and the trusts and conditions upon which the Trust Estate is to be held and disposed of, which said trusts and conditions the said Trustee hereby accepts and agrees to discharge, are as follows (except that in the performance of the agreements of the County herein contained, any obligation it may thereby incur for the payment of money shall not be a general obligation of the County nor a debt or pledge of the faith and credit of the County or the State, but shall be payable solely from the Revenues and funds pledged for its payment in accordance with this Indenture):

**ARTICLE I**  
**DEFINITIONS**

Section 1.01 Definitions. The capitalized terms used in this Indenture (except as herein otherwise expressly provided herein or unless the context otherwise requires) for all purposes of this Indenture and of any indenture supplemental hereto shall have the respective meanings specified below:

“Accredited Investor” shall mean an “accredited investor” as such term is defined in 17 C.F.R. §230.501.

“Act” means Chapter 7 of Part 5 of Division 31 of the California Health and Safety Code, as now in effect and as it may from time to time hereafter be amended and supplemented.

“Additional Payments” means amounts payable by the Borrower as described in Section 4.3 of the Financing Agreement.

“Authorized Amount” shall mean \$25,000,000, the principal amount of Bonds authorized to be issued under this Indenture. The Bonds will be issued as draw-down Bonds in accordance with Section 2.01(g).

“Authorized Denomination” means \$250,000, or any integral multiple of \$0.01 in excess thereof, except that one Bond may be in a principal amount equal to the then Outstanding principal amount of the Bonds.

“Authorized Officer” means (a) when used with respect to the County, a Designated Officer, (b) when used with respect to the Borrower, any general partner of the Borrower and such additional Person or Persons, if any, duly designated by the Borrower in writing to act on its behalf, and (c) when used with respect to the Trustee, any authorized signatory of the Trustee, or any Person who is authorized in writing to take the action in question on behalf of the Trustee.

“Approved Institutional Buyer” means a “qualified institutional buyer” within the meaning of Rule 144A promulgated under the Securities Act of 1933, as amended.

“Available Cash Flow” has the meaning set forth in the Note.

“B-B1 Bond Documents” means (i) the B-B1 Indenture, (ii) the B-B1 Financing Agreement, (iii) the Regulatory Agreement, (iv) the Tax Certificate, and (v) all other documents evidencing, securing, governing or otherwise pertaining to the B-B1 Bonds, and (vi) all amendments, modifications, renewals and substitutions of any of the foregoing.

“B-B1 Bondholder Representative” has the same meaning given to the term “Bondholder Representative.”

“B-B1 Bonds” shall have the meaning given to that term in the Recitals hereto.

“B-B1 Indenture” has the meaning given to that term in the Recitals to this Indenture.

“B-B1 Loan” means the Loan of the proceeds of the B-B1 Bonds, as evidenced by the B-B1 Note.

“B-B1 Loan Documents” shall mean the B-B1 Financing Agreement, the B-B1 Note, the B-B1 Mortgage, all other documents or agreements evidencing or relating to the B-B1 Loan, and all amendments, modifications, renewals and substitutions of any of the foregoing.

“B-B1 Mortgage” has the meaning given to the term “Mortgage” in the B-B1 Indenture.

“B-B1 Note” means the Note dated the Closing Date from the Borrower, including all riders and addenda thereto, evidencing the Borrower’s obligation to repay the B-B1 Loan, as the same may be amended, supplemented or restated from time to time, which Note will be delivered to the County and endorsed without recourse by the County to the Trustee.

“B-B1 Trustee” has the meaning given to that term in the Recitals to this Indenture.

“Bond Counsel” means (a) Quint & Thimmig LLP, or (b) any other firm of attorneys selected by the County that is experienced in matters relating to the issuance of obligations by states and their political subdivisions that is listed as municipal bond attorneys in The Bond Buyer’s Municipal Marketplace.

“Bond Documents” means (a) this Indenture, (b) the Financing Agreement, (c) the Regulatory Agreement, (d) the Tax Certificate, (e) all other documents evidencing, securing, governing or otherwise pertaining to the Bonds, and (f) all amendments, modifications, renewals and substitutions of any of the foregoing.

“Bond Fund” means the Bond Fund established by the Trustee pursuant to Section 4.01 hereof.

“Bond Purchase Agreement” means the Bond Purchase Agreement dated as of December \_\_, 2017 among the County, the Borrower and the Bond Purchaser, and acknowledged by the Trustee in connection with the Bonds.

“Bond Purchaser” shall mean Bonneville Affordable Housing Capital LLC, a California limited liability company.

“Bond Rate” means the interest rate on the Bonds set forth in Section 2.01(d).

“Bond Register” means the books or other records maintained by the Bond Registrar pursuant to Section 2.07 setting forth the registered Holders from time to time of the Bonds.

“Bond Registrar” means the Trustee acting as such, and any other bond registrar appointed pursuant to this Indenture.

“Bond Resolution” means the resolution adopted by the County authorizing the issuance of the Bonds.



“Bond Year” means, with respect to an issue of Bonds, each one-year period that ends at the close of business on the day in the calendar year that is selected by Borrower as described in the Tax Certificate. The first and last Bond Years may be short periods. If no day is selected by Borrower before the earlier of the final maturity of the Bonds or the date that is five years after the Closing Date, each Bond Year shall be deemed to end on each anniversary of the Closing Date and on the Maturity Date.

“Bondholder” or “Holder” or “Owner” means any Person who shall be the registered owner of any Outstanding Bond or Bonds.

“Bondholder Representative” means any Person appointed to such position by written instrument signed by 100% of the Holders of the Outstanding Bonds. If there is no appointed Bondholder Representative, the Holder of a majority in principal amount of the Outstanding Bonds shall be deemed to be the Bondholder Representative. The initial Bondholder Representative is Bonneville Affordable Housing Capital LLC, a California limited liability company.

“Bonds” means the County of Contra Costa Limited Obligation Multifamily Housing Revenue Subordinate Bonds (Twenty One and Twenty Three Nevin Apartments), Series 2017B-B2 issued pursuant to the provisions of this Indenture.

“Borrower” means Richmond Nevin Associates, a California Limited Partnership, a limited partnership duly organized and existing under the laws of the State of California, or any of its permitted successors or assigns as owner of the Project.

“Business Day” means any day other than (a) a Saturday, (b) a Sunday, (c) a day on which the Federal Reserve Bank of New York is authorized or obligated by law or executive order to remain closed, (d) a day on which the Principal Office of the Trustee is closed, or (e) a day on which (i) banking institutions in the City of New York or in the city in which the Principal Office of the Trustee or the Bondholder Representative is located are authorized or obligated by law or executive order to be closed or (ii) the New York Stock Exchange is closed.

“Certificate of the County” and “Request of the County” mean, respectively, a written certificate or request signed in the name of the County by a Designated Officer. Any such instrument and supporting opinions or representations, if any, may, but need not, be combined in a single instrument with any other instrument, opinion or representation, and the two or more so combined shall be read and construed as a single instrument.

“Closing Date” means December 20, 2017, the date of issuance of the Bonds.

“Code” means the Internal Revenue Code of 1986 and the Regulations promulgated thereunder.

“County” means the County of Contra Costa, California.

“Cost,” “Costs” or “Costs of the Project” each have the meaning given to the term “Qualified Project Costs” in the Regulatory Agreement.

“Designated Officer” means the County’s Chair, Vice Chair, County Administrator, Director of the Department of Conservation and Development, Assistant Deputy Director of the Department of Conservation and Development or Community

Development Bond Program Manager, and/or person or persons designated to act on behalf of the County by a certificate filed with the Bondholder Representative, the Borrower and the Trustee containing the specimen signatures of such person or persons and signed on behalf of the County by a Designated Officer. Such certificate may designate an alternate or alternates, each of whom shall be a Designated Officer.

“Draw Down Date” means and refers to each date upon which an Owner is required to purchase a portion of the Bonds in accordance with and as more particularly set forth in the Draw Schedule.

“Draw Schedule” means the schedule of installment purchase payments of the Bonds in the form attached hereto as Exhibit D, as the same may be amended from time to time in accordance with Section 2.01(g) hereof.

“Electronic Notice” means delivery of notice in a Word format or a Portable Document Format (PDF) by electronic mail to any electronic mail addresses listed in Section 11.05(a) hereof; provided, that if a sender receives notice that the electronic mail is undeliverable, notice must be sent as otherwise required by Section 11.05 hereof.

“Event of Default” means any of those events specified as such in Section 6.01 hereof.

“Extraordinary Services” means and includes, but not by way of limitation, services, actions and things carried out and all expenses incurred by the Trustee in respect of or to prevent default under this Indenture or the Loan Documents, including any reasonable attorneys’ or agents’ fees and expenses and other litigation costs that are entitled to reimbursement under the terms of the Financing Agreement, and other actions taken and carried out by the Trustee which are not expressly set forth in this Indenture or the Loan Documents.

“Fair Market Value” shall mean the price at which a willing buyer would purchase the investment from a willing seller in a bona fide, arm’s length transaction (determined as of the date the contract to purchase or sell the investment becomes binding) if the investment is traded on an established securities market (within the meaning of section 1273 of the Code) and, otherwise, the term “Fair Market Value” means the acquisition price in a bona fide arm’s length transaction (as referenced above) if (a) the investment is a certificate of deposit that is acquired in accordance with applicable regulations under the Code, (b) the investment is an agreement with specifically negotiated withdrawal or reinvestment provisions and a specifically negotiated interest rate (for example, a guaranteed investment contract, a forward supply contract or other investment agreement) that is acquired in accordance with applicable regulations under the Code, (c) the investment is a United States Treasury Security--State and Local Government Series that is acquired in accordance with applicable regulations of the United States Bureau of Public Debt, or (d) any commingled investment fund in which the County and related parties do not own more than a ten percent (10%) beneficial interest therein if the return paid by the fund is without regard to the source of the investment. To the extent required by the Regulations, the term “investment” will include a hedge.

“Financing Agreement” means the Financing Agreement dated as of the date hereof among the Borrower, the County and the Trustee pursuant to which the Loan is being made, as such Financing Agreement may from time to time be amended or supplemented.

“Funding Lender” has the meaning given to that term in the Recitals to this Indenture.

“Funding Loan Agreement” has the meaning given to that term in the Recitals to this Indenture.

“Government Obligations” means investments meeting the requirements of clauses (a) or (b) of the definition of “Qualified Investments” herein.

“Governmental Lender Note” has the meaning given to that term in the Recitals to this Indenture.

“Governmental Lender Note Documents” shall have the meaning given to the term “Funding Loan Documents” in the Funding Loan Agreement.

“Indenture” means this Indenture of Trust, as the same may be amended, modified or supplemented from time to time.

“Initial Bond Purchase Amount” means and refers to the initial purchase of Bonds by the Owners on the Closing Date in the amount of \$5,000,000.

“Intercreditor Agreement” shall mean the Intercreditor Agreement, dated as of the date hereof, among the Trustee, the B-B2 Trustee, the Bondholder Representative, the B-B2 Bondholder Representative, the Funding Lender and the Borrower, as it may from time to time be supplemented, modified or amended by one or more amendments or other instruments supplemental thereto entered into pursuant to the applicable provisions thereof.

“Interest Payment Date” means February 1, May 1, August 1 and November 1 of each year, commencing on February 1, 2018.

“Investor Letter” means a letter in the form attached as Exhibit B hereto, or in such other form as the County in its discretion may approve.

“Loan” means the loan made by the County to the Borrower in the maximum aggregate principal amount of up to \$25,000,000 pursuant to the Financing Agreement.

“Loan Documents” means, collectively, the Financing Agreement, the Note, the Mortgage and all other documents securing the Loan.

“Mortgage” means the Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of the date hereof, together with all riders and addenda thereto, granting a third priority mortgage and security interest in the Project to the County to secure the repayment of the Loan which Mortgage has been assigned without recourse by the County to the Trustee as the same may be amended, supplemented or restated.

“Maturity Date” means \_\_\_\_\_ 1, \_\_\_\_.

“Net Proceeds” when used with respect to any insurance proceeds or condemnation award with respect to the Project, shall mean the amount remaining after

deducting from the gross proceeds thereof all expenses (including attorneys' fees) incurred in the collection of such proceeds or award.

"Note" means the Note in the form of Exhibit A to the Financing Agreement, dated the Closing Date from the Borrower, including all riders and addenda thereto, evidencing the Borrower's obligation to repay the Loan, as the same may be amended, supplemented or restated from time to time, which Note will be delivered to the County and endorsed without recourse by the County to the Trustee.

"Outstanding" when used with respect to the Bonds or "Bonds Outstanding" means, as of any date, all Bonds that have been duly authenticated and delivered by the Trustee under this Indenture, except:

(a) Bonds surrendered and replaced upon exchange or transfer, or cancelled because of payment or redemption, at or prior to such date;

(b) Bonds for the payment, redemption or purchase for cancellation of which sufficient money has been deposited prior to such date with the Trustee (whether upon or prior to the maturity, amortization or redemption date of any such Bonds), or which are deemed to have been paid and discharged pursuant to the provisions of Section 9.01 hereof; provided that if such Bonds are to be redeemed prior to the maturity thereof, other than by scheduled amortization, notice of such redemption shall have been given or arrangements satisfactory to the Trustee shall have been made therefor, or waiver of such notice satisfactory in form to the Trustee shall have been filed with the Trustee;

(c) Bonds authorized but not yet drawn-down and delivered to the Bond Purchaser; and

(d) Bonds in lieu of which others have been authenticated (or payment, when due, of which is made without replacement) under Section 2.06 hereof.

"Paying Agent" means the Trustee, pursuant to Section 11.07 hereof, or any successor appointed pursuant to Section 7.13.

"Person" means an individual, a corporation, a partnership, an association, a joint stock company, a joint venture, a trust, an unincorporated association, a limited liability company or a government or any agency or political subdivision thereof, or any other organization or entity (whether governmental or private).

"Principal Office of the Trustee" means the office of the Trustee referenced in Section 11.05(a) hereof, or such other office or offices as the Trustee may designate in writing from time to time, or the office of any successor Trustee where it principally conducts its business of serving as trustee under indentures pursuant to which municipal or governmental obligations are issued.

"Project" means, collectively, the land and residential rental apartment units, and related fixtures, equipment, furnishings and site improvements currently known as Twenty One and Twenty Three Nevin Apartments located in Richmond, California, including the real estate described in the Mortgage.

“Qualified Investments” means any of the following if and to the extent permitted by law, but only to the extent that the same are acquired at Fair Market Value: (a) direct and general obligations of the United States of America; (b) obligations of any agency or instrumentality of the United States of America the payment of the principal of and interest on which are unconditionally guaranteed by the full faith and credit of the United States of America; (c) senior debt obligations of Freddie Mac; (d) senior debt obligations of Fannie Mae; (e) demand deposits or time deposits with, or certificates of deposit issued by, the Trustee or its affiliates or any bank organized under the laws of the United States of America or any state or the District of Columbia which has combined capital, surplus and undivided profits of not less than \$50,000,000; provided that the Trustee or such other institution has been rated at least “VMIG 1”/“A-2+” by Moody’s/S&P or which deposits or certificates are fully insured by the Federal Deposit Insurance Corporation or collateralized pursuant to the requirements of the Office of the Comptroller of the Currency; (f) investment agreements with Freddie Mac or a bank or any insurance company or other financial institution which has a rating assigned by Moody’s/S&P to its outstanding long term unsecured debt which is the highest rating (as defined below) for long term unsecured debt obligations assigned by Moody’s/S&P, and which are approved by the Bondholder Representative; or (g) any other investments approved in writing by the Bondholder Representative. For purposes of this definition, the “highest rating” shall mean a rating of at least “VMIG 1”/“A-1+” for obligations with less than one year maturity; at least “Aaa”/“VMIG 1”/“AAA”/“A-1+” for obligations with a maturity of one year or greater but less than three years; and at least “Aaa”/“AAA” for obligations with a maturity of three years or greater. Qualified Investments must be limited to instruments that have a predetermined fixed dollar amount of principal due at maturity that cannot vary or change and interest, if tied to an index, shall be tied to a single interest rate index plus a single fixed spread, if any, and move proportionately with such index.

“Rebate Analyst” means a certified public accountant, financial analyst or bond counsel, or any firm of the foregoing, or financial institution (which may include the Trustee) experienced in making the arbitrage and rebate calculations required pursuant to Section 148 of the Code, selected and retained by the Borrower at the expense of the Borrower to make the computations required under Section 4.13 this Indenture, Section 2.04 of the Financing Agreement, and Section 2(r) of the Regulatory Agreement.

“Rebate Fund” means the Rebate Fund established by the Trustee pursuant to Section 4.01 hereof.

“Record Date” means the 15th day of the month preceding the month in which any Interest Payment Date falls.

“Redemption Fund” means the Redemption Fund established by the Trustee pursuant to Section 4.01 hereof.

“Regulations” shall mean with respect to the Code, the relevant U.S. Treasury regulations and proposed regulations thereunder or any relevant successor provision to such regulations and proposed regulations.

“Regulatory Agreement” means the Regulatory Agreement and Declaration of Restrictive Covenants dated as of December 1, 2017 between the County and the Borrower with respect to the Project.

“Requisition” means, with respect to the Loan Fund, the requisition in the form of EXHIBIT C to this Indenture required to be submitted in connection with disbursements from the Loan Fund.

“Responsible Officer” means any officer of the Trustee employed within or otherwise having regular responsibility in connection with the corporate trust department of the Trustee and the trusts created hereunder.

“Revenue Fund” means the Revenue Fund established by the Trustee pursuant to Section 4.01 hereof.

“Revenues” means (a) all payments made from 20% of Available Cash Flow, with respect to the Loan pursuant to the Financing Agreement, the Note or the Mortgage, including all casualty or other insurance benefits and condemnation awards paid in connection therewith, up to and until the redemption or defeasance of the B-B1 Bonds, and thereafter 100% of Available Cash Flow, with respect to the Loan pursuant to the Financing Agreement, the Note or the Mortgage, including all casualty or other insurance benefits and condemnation awards paid in connection therewith and (b) all money and securities held by the Trustee in the funds and accounts established pursuant to this Indenture (excluding money or securities in the Rebate Fund), together with all investment earnings thereon.

“Senior Loan” shall have the meaning given to the term “Funding Loan” in the Funding Loan Agreement.

“Senior Loan Documents” shall have the meaning given to the term “Borrower Loan Documents” in the Funding Loan Agreement, and also shall include the Subordination Agreement.

“Senior Obligations” means and includes, collectively, and without limitation, all debt service payments (including, but not limited to, interest and principal, whether at maturity or by mandatory sinking fund payments, redemption, acceleration or otherwise) on the Governmental Lender Note, the Senior Loan, and all other payment obligations of the Borrower under the Senior Transaction Documents.

“Senior Security Instrument” shall have the meaning given to the term “Senior Security Instrument” in the Funding Loan Agreement.

“Senior Transaction Documents” means the Governmental Lender Note Documents and the Senior Loan Documents.

“Series B-B1 Repayment Account” means the Series B-B1 Repayment Account of the Loan Fund established by the Trustee pursuant to Section 2.10 hereof.

“State” means the State of California.

“Subordination Agreement” means, together, (a) the Subordination Agreement, dated as of the date hereof, by and among the Funding Lender, the Trustee and the Borrower, and (b) the Subordination Agreement, dated as of the date hereof, by and among the B-B1 Trustee, the Trustee and the Borrower, as the same may be amended, modified or supplemented from time to time.

“Tax Certificate” shall mean the Certificate as to Arbitrage (and Tax Compliance Procedures), dated the Closing Date, executed and delivered by the County and the Borrower, together with the Certificate Regarding Use of Proceeds, dated the Closing Date, executed and delivered by the Borrower.

“Trustee” means Wilmington Trust, National Association and its successors as Trustee pursuant to Section 7.11 hereof.

“Trust Estate” shall have the meaning given to that term in the Granting Clauses.

“Unassigned Rights” means all of the rights of the County and, as applicable, its supervisors, officers, attorneys, accountants, employees, agents and consultants to (a) reimbursement and payment of fees, costs and expenses under Sections 4.2(a)(i) and (iii), 4.3(a), (c) and (d) and 5.8 of the Financing Agreement and Section 4A(d) of the Regulatory Agreement, (b) access to the Project and the Borrower’s records under Section 5.11 of the Financing Agreement, (c) indemnification under Section 2.02 hereof, Section 6.1 of the Financing Agreement and Section 9 of the Regulatory Agreement, (d) receive notices, reports and other statements and its rights to consent to certain matters, including but not limited to its right to consent to amendments to this Indenture, the Financing Agreement and the Regulatory Agreement, and otherwise as provided in this Indenture and the Financing Agreement, (e) seek performance by the Borrower of its obligations under the Regulatory Agreement, (f) seek performance of, and enforce, various tax covenants as described in Sections 2.4, 2.5 and 4.3(e) of the Financing Agreement, and (g) attorney’s fees under Section 7.4 of the Financing Agreement.

Section 1.02 Interpretation. The words “hereof,” “herein,” “hereunder,” and other words of similar import refer to this Indenture as a whole and not to any particular Article, Section or other subdivision. Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders. Words importing the singular number shall include the plural number and vice versa unless the context shall otherwise indicate. All accounting terms not otherwise defined herein have the meanings assigned to them in accordance with generally accepted accounting principles as in effect from time to time. References to Articles, Sections, and other subdivisions of this Indenture are to the designated Articles, Sections and other subdivisions of this Indenture as originally executed. The headings of this Indenture are for convenience only and shall not define or limit the provisions hereof.

## ARTICLE II

### THE BONDS

#### Section 2.01 The Bonds.

(a) The Bonds are hereby authorized to be issued hereunder as revenue bonds of the County in the aggregate principal amount of \$25,000,000. The Bonds are hereby designated “County of Contra Costa Limited Obligation Multifamily Housing Revenue Subordinate Bonds (Twenty One and Twenty Three Nevin Apartments), Series 2017B-B2.” The Bonds shall be fully registered as to principal and interest, without coupons, and shall be numbered by series, if any, in the manner and with any additional designation as the Trustee, as Bond Registrar, deems necessary for the purpose of identification. All of the Bonds are equally and ratably secured under this Indenture. Bonds issued on the Closing Date shall be dated such date; Bonds delivered after the Closing Date shall be dated the date they are authenticated by the Trustee. The Bonds shall be due and payable in full on the Maturity Date.

(b) The total principal amount of the Bonds that may be issued hereunder is hereby expressly limited to the Authorized Amount, provided that the amount of Bonds Outstanding at any time shall include only those Bonds for which the purchase price has been advanced from time to time by the Bond Purchaser. No Bonds may be issued under the provisions of this Indenture except in accordance with this Article. The Bonds are being issued as drawdown Bonds as provided in Section 2.02(g).

(c) Interest on the Bonds shall be computed on the basis of a 360-day year consisting of twelve 30-day months. Payment of the interest on the Bonds shall be made on each Interest Payment Date to the Persons appearing on the Bond Register as the Owners thereof on the applicable Record Date, such interest to be paid by the Paying Agent (i) to such Owners by check or draft mailed on the Interest Payment Date, to such Owners' addresses as they appear on the Bond Register or at such other address as has been furnished to the Bond Registrar as provided below in writing by an Owner not later than the Record Date, or (ii) upon written request, at least three Business Days prior to the applicable Record Date, to the Owner of Bonds aggregating not less than \$1,000,000 in principal amount, by wire transfer in immediately available funds at an account maintained in the United States at such wire address as such Owner shall specify in its written notice; except, in each case, that, if and to the extent that there shall be a default in the payment of the interest due on such Interest Payment Date, such defaulted interest shall be paid to the Owners in whose names any such Bonds are registered at the close of business on the fifth to last Business Day next preceding the date of payment of such defaulted interest.

(d) The Bonds shall be issued in Authorized Denominations and shall bear interest payable on each Interest Payment Date at the rate of 5.0% per annum, compounded annually (the "Bond Rate"). Payment of the principal of and interest on the Bonds shall be payable on each Interest Payment Date, as to principal and interest, solely from available Revenues received by the Trustee pursuant to the provisions of the Note and the Financing Agreement; provided, however, such payments shall be first applied to the payment of the interest on the Bonds due and payable on such Interest Payment Date. Unpaid principal of and interest on the Bonds, and other overdue amounts under this Indenture, shall accrue interest at the Bond Rate.

(e) The Person in whose name any Bond is registered on the Record Date with respect to an Interest Payment Date shall be entitled to receive the interest payable on such Interest Payment Date (unless such Bond has been called for redemption on a redemption date which is prior to such Interest Payment Date) notwithstanding the cancellation of such Bond upon any registration of transfer or exchange thereof subsequent to such Record Date and prior to such Interest Payment Date; provided, however, that if and to the extent the County shall default in the payment of the interest due on any Interest Payment Date, such defaulted interest shall be paid as provided in Article VI and Section 2.01(d).

(f) No Bonds may be issued under the provisions of this Indenture except in accordance with this Article. The total principal amount of Bonds that may be issued hereunder, or in substitution for other Bonds pursuant to Section 2.06 hereof, is expressly limited to the Authorized Amount.

(g) Draw-down Bonds; Limitation to \$5,000,000 while B-B1 Bonds Remain Outstanding. The Bonds are being issued as draw-down Bonds. The Owners shall fund the purchase price of the Bonds from time to time, on specified Draw Down Dates in accordance with the Draw Schedule attached hereto as Exhibit D. Amounts funded in such manner shall be noted on the principal draw-down schedule attached to each Bond and acknowledged thereon by the Trustee. In lieu of notation on the Bonds by the Trustee of the principal amount funded with respect to the Bonds, the Trustee may record such information in the Bond recordkeeping



system maintained by the Trustee. Upon deposit by the Owners of each installment of the purchase price of each draw-down Bond and notation on the applicable Bond principal schedule by the Trustee, the aggregate amount of Bonds purchased shall be deemed Outstanding and shall begin to accrue interest.

Subject to (i) the prior written consent of the Funding Lender, and (ii) receipt by the Trustee, the County and the Bondholder Representative of an opinion of Bond Counsel substantially to the effect that a revised Draw Schedule will not, in and of itself, adversely affect any exclusion of interest on the Bonds from gross income for purposes of federal income taxation, the Borrower may provide to the Trustee a revised Draw Schedule for the Bonds.

Notwithstanding anything herein to the contrary, the aggregate purchase price of the Bonds funded by the Owners may not exceed \$5,000,000, and no additional amounts may be funded beyond such amount, unless such additional draws are applied, pursuant to a written direction signed by an Authorized Officer of the Borrower, to the concurrent redemption of a like amount of B-B1 Bonds.

Notwithstanding anything herein to the contrary, the aggregate purchase price of the Bonds funded by the Owners may not exceed the Authorized Amount and no additional amounts may be funded after the date which is three (3) years after the Closing Date unless there is delivered to the Trustee an Opinion of Bond Counsel substantially to the effect that such additional funding will not, in and of itself, adversely affect the exclusion of interest on the Bonds from gross income for purposes of federal income taxation.

Section 2.02 Limited Obligations. The Bonds are limited obligations of the County, payable solely from the Revenues and other funds and moneys pledged and assigned as security for the Bonds hereunder. Neither the County, nor the State or any political subdivision thereof (except the County, to the limited extent set forth herein), nor any public agency shall in any event be liable for the payment of the principal of, premium (if any) or interest on the Bonds or for the performance of any pledge, obligation or agreement of any kind whatsoever except as set forth herein, and none of the Bonds or any of the County's agreements or obligations shall be construed to constitute an indebtedness of or a pledge of the faith and credit of or a loan of the credit of or a moral obligation of any of the foregoing within the meaning of any constitutional or statutory provision whatsoever.

The County shall not be liable for payment of the principal of, redemption price or interest on the Bonds or any other 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 Indenture, the Bonds or any other documents, except only to the extent amounts are received for the payment thereof from the Borrower under the Financing Agreement.

No supervisor, officer, agent, employee or attorney of the County, including any person executing the Indenture or the Bonds, shall be liable personally on the Bonds or for any reason relating to the issuance of the Bonds. No recourse shall be had for the payment of the principal of or the interest on the Bonds, or for any claim based on the Bonds, or otherwise in respect of the Bonds, or based on or in respect of any of the Bond Documents or the Loan Documents or any supplements thereto or amendments thereof, against any supervisor, officer, employee or agent, as such, of the County or any successor, whether by virtue of any constitution, statute or rule of law, or by the enforcement of any assessment or penalty or otherwise, all such liability being, and as part of the consideration for the issuance of the Bonds, expressly waived and released.

No agreements or provisions contained in this Indenture nor any agreement, covenant or undertaking by the County contained in any document executed by the County in connection with the Project, or the issuance, sale and delivery of the Bonds shall give rise to any pecuniary liability of the County or a charge against the general credit of the County, or shall obligate the County financially in any way except as may be payable from the repayments by the Borrower under the Financing Agreement and the proceeds of the Bonds and other amounts pledged hereunder. No failure of the County to comply with any term, condition, covenant or agreement herein or in any document executed by the County in connection with the issuance and sale of the Bonds shall subject the County to liability for any claim for damages, costs or other financial or pecuniary charge except to the extent that the same can be paid or recovered from the repayments by the Borrower under the Financing Agreement or proceeds of the Bonds and other amounts pledged hereunder. Nothing herein shall preclude a proper party in interest from seeking and obtaining, to the extent permitted by law, specific performance against the County for any failure to comply with any term, condition, covenant or agreement herein, provided that no costs, expenses or other monetary relief shall be recoverable from the County except as may be payable from the repayments by the Borrower or the proceeds of the Bonds and other amounts pledged hereunder.

No recourse shall be had for the payment of the principal of, premium, if any, or interest on any of the Bonds or for any claim based thereon or upon any obligation, covenant or agreement in this Indenture contained, against the County, any past, present or future member of its governing body, its officers, attorneys, accountants, financial advisors, agents or staff, or the officers, attorneys, accountants, financial advisors, agents or staff of any successor public entity, as such, either directly or through the County or any successor public entity, under any rule of law or penalty or otherwise, and all such liability of the County, any member of its governing body and its officers, attorneys, accountants, financial advisors, agents and staff is hereby, and by the acceptance of the Bonds, expressly waived and released as a condition of, and in consideration for, the execution of this Indenture and the issuance of any of the Bonds.

It is recognized that notwithstanding any other provision of this Indenture, neither the Borrower, the Trustee nor any Bondholder shall look to the County for damages suffered by the Borrower, the Trustee or such Bondholder as a result of the failure of the County to perform any covenant, undertaking or obligation under this Indenture, the Financing Agreement, the Bonds or any of the other Bond Documents or Loan Documents, or as a result of the incorrectness of any representation made by the County in any of such documents, nor for any other reason. Although this Indenture recognizes that such documents shall not give rise to any pecuniary liability of the County, nothing contained in this Indenture shall be construed to preclude in any way any action or proceeding (other than that element of any action or proceeding involving a claim for monetary damages against the County) in any court or before any governmental body, agency or instrumentality or otherwise against the County or any of its officers or employees to enforce the provisions of any of such documents which the County is obligated to perform and the performance of which the County has not assigned to the Trustee or any other person; provided, however, that as a condition precedent to proceeding against the County pursuant to this Section, the County shall have received satisfactory indemnification.

Anything in this Indenture to the contrary notwithstanding, it is expressly understood and agreed by the parties hereto that (i) the County may rely conclusively on the truth and accuracy of any certificate, opinion, notice, or other instrument furnished to the County by the Trustee, the Bondholder Representative or the Borrower as to the existence of any fact or state of affairs required hereunder to be noticed by the County; (ii) the County shall not be under any obligation hereunder to perform any record keeping or to provide any legal services; and (iii) none of the provisions of this Indenture shall require the County to expend or risk its own funds or otherwise incur financial liability in the performance of any of its duties or in the

exercise of any of its rights or powers hereunder, unless it shall first have been adequately indemnified to its satisfaction against the cost, expenses, and liability which may be incurred thereby.

Section 2.03 Indenture Constitutes Contract. In consideration of the purchase and acceptance of the Bonds issued hereunder by those who shall own them from time to time, the provisions of this Indenture shall be part of the contract of the County with the Holders of the Bonds and shall be deemed to be a contract between the County and the Holders of the Bonds from time to time.

Section 2.04 Form and Execution. The Bonds shall be in substantially the form attached as Exhibit A, with necessary and appropriate variations, omissions and insertions as are customary, or are permitted or required by this Indenture. The Bonds shall be executed on behalf of the County by the manual or facsimile signature of its Executive Director, and its seal to be reproduced thereon and attested by the manual or facsimile signature of a Designated Officer. Any facsimile signature shall have the same force and effect as if said officer had manually signed the Bonds.

In case any officer of the County whose manual or facsimile signature shall appear on any Bond shall cease to be such officer before the delivery of such Bond such signature or such facsimile shall nevertheless be valid and sufficient for all purposes, the same as if he or she had remained in office until delivery, and also any Bond may bear the facsimile signatures of, or may be signed by, such Persons as at the actual time of the execution of such Bond shall be the proper officers to sign such Bond although at the date of such Bond such Persons may not have been such officers.

Section 2.05 Authentication. No Bond shall be valid or obligatory for any purpose or entitled to any security or benefit under this Indenture unless a certificate of authentication on such Bond, substantially in the form set forth in Exhibit A, shall have been duly executed by an Authorized Officer of the Trustee; and such executed certificate of authentication upon any such Bond shall be conclusive evidence that such Bond has been duly executed, registered, authenticated and delivered under this Indenture. It shall not be necessary that the same Person sign the certificate of authentication on all of the Bonds.

Section 2.06 Mutilated, Lost, Stolen or Destroyed Bonds. In the event any Bond is mutilated, lost, stolen or destroyed, the County shall execute and the Trustee shall authenticate a new Bond of like denomination, interest rate, series, maturity and tenor in exchange and substitution for and upon cancellation of such mutilated Bond or in lieu of and in substitution for such lost, stolen or destroyed Bond, upon payment by the Owner thereof of any applicable tax or governmental charge and the reasonable expenses and charges of the County and the Trustee in connection therewith, and in the case of a Bond lost, stolen or destroyed, the filing with the Trustee of evidence satisfactory to it that such Bond was lost, stolen or destroyed, and of the ownership thereof, and furnishing the County and the Trustee with indemnity satisfactory to the Trustee. In the event any such Bond shall have matured, instead of issuing a duplicate Bond or Bonds the County may pay the same without surrender thereof.

Section 2.07 Transfer and Exchange of Bonds; Persons Treated as Owners; Restrictions on Transfer. (a) General. The Trustee as Bond Registrar shall cause a Bond Register to be kept for the registration of transfers of Bonds. Any Bond may be transferred only upon an assignment duly executed by the registered Owner or such registered Owner's duly authorized representative in such form as shall be satisfactory to the Bond Registrar and upon surrender of such Bond to the Trustee for cancellation. Whenever any Bond or Bonds shall be surrendered for transfer, the County shall execute and the Trustee shall authenticate and deliver to the

transferee a replacement fully registered Bond or Bonds, of Authorized Denomination or Denominations and for the amount of such Bond or Bonds so surrendered.

Any Bond may, in accordance with its terms, be exchanged, at the office of the Trustee, for a new fully registered Bond or Bonds, of the same maturity, of any Authorized Denomination or Denominations and for the aggregate amount of such Bond then Outstanding.

In all cases in which Bonds shall be transferred or exchanged hereunder, the Trustee may make a charge sufficient to reimburse it for any tax, fee or other governmental charge required to be paid with respect to such transfer or exchange. The cost of printing Bonds and any services rendered or expenses incurred by the Trustee in connection with any transfer or exchange shall be paid by the Borrower.

The Person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of or on account of the principal of and interest on any such Bond shall be made only to or upon the order of the registered Owner thereof, or such registered Owner's legal representative, and neither the County nor the Trustee shall be affected by any notice to the contrary. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums to be paid.

Neither the County nor the Trustee shall be required to make any exchange, registration or transfer of Bonds during the period of fifteen (15) days immediately preceding an Interest Payment Date or, in the case of any proposed redemption of Bonds, during the period of fifteen (15) days immediately preceding the selection of Bonds for such redemption and after the giving of notice of redemption, the Trustee is not required to transfer or exchange any Bond or portion thereof which has been called for redemption.

(b) Restrictions on Transfer. The following shall apply to all sales and transfers of the Bonds after the Closing Date:

(i) The Bonds, in the form attached hereto as Exhibit A, shall be physical certificated instruments, and shall not be held in a book-entry only system unless approved in advance in writing by the County;

(ii) The Bonds shall be sold and transferred only in Authorized Denominations; and

(iii) The Bonds shall be sold and subsequently transferred only to Approved Institutional Buyers or Accredited Investors in each case delivering an Investor Letter to the Trustee.

The Trustee shall provide written notice to the County of any transfer of the Bonds.

Section 2.08 Temporary Bonds. Until definitive Bonds are ready for delivery, there may be executed, and upon the request of the County the Trustee shall authenticate and deliver, in lieu of definitive Bonds temporary printed, typewritten, engraved or lithographed Bonds, in such denomination or denominations as shall be determined by the County, in fully registered form, in substantially the form hereinabove set forth and with such appropriate omissions, insertions and variations as may be required.

If temporary Bonds shall be issued, the County shall cause the definitive Bonds to be prepared and to be executed and delivered to the Trustee, and the Trustee, upon presentation to it, at the Principal Office of the Trustee, of any temporary Bond shall cancel the same and

authenticate and deliver in exchange therefor, without charge to the Owner thereof, a definitive Bond or Bonds, as the case may be, of an equal aggregate principal amount, of the same maturities and bearing interest at the same rates as the temporary Bond surrendered. Until so exchanged the temporary Bonds shall in all respects be entitled to the same benefit and security of this Indenture as the definitive Bonds to be issued and authenticated hereunder.

Section 2.09 Delivery of Bonds. Upon the execution and delivery of this Indenture, the County shall execute and deliver to the Trustee, and the Trustee shall authenticate the Bonds and deliver them to or upon the order of the County upon receipt by the Trustee of the following:

- (a) executed counterparts of this Indenture, the Financing Agreement, the Regulatory Agreement, and the Tax Certificate;
- (b) an opinion of Bond Counsel to the effect that the Bonds are valid and binding special obligations of the County;
- (c) the initial installment of the purchase price of the Bonds received from the Bond Purchaser in an amount equal to the Initial Bond Purchase Amount;
- (d) the Note;
- (e) a copy of the Mortgage;
- (f) an opinion of counsel to the Borrower to the effect that the Borrower is duly organized and validly existing and in good standing under the laws of the state in which it has been organized and in good standing under the laws of each other state in which the Borrower transacts business and has full power and authority to enter into the agreements described herein to which it is a party, that its execution and delivery of and performance of its covenants in such agreements do not contravene law or any provision of any other agreement to which it is a party or by which it or such property is bound or affected, and that all such agreements have been duly authorized, executed and delivered by the Borrower, and are legal, valid and binding agreements of the Borrower enforceable against the Borrower in accordance with their respective terms;
- (g) an opinion of Bond Counsel to the effect that the interest on the Bonds, under laws in effect on the date of such opinion, is excluded from gross income for federal income tax purposes and, where applicable, for State income tax purposes;
- (h) a certified copy of the Bond Resolution;
- (i) the written request and authorization to the Trustee by the County to authenticate and deliver the Bonds in accordance with the provisions of this Indenture; and
- (j) An executed Investor Letter from the Bond Purchaser.

Section 2.10 Establishment of Loan Fund and Issue B-B2 Repayment Account; Application of Bond Proceeds.

- (a) The Trustee shall establish, maintain and hold in trust and there is hereby established with the Trustee a Loan Fund and, within the Loan Fund, the Issue B-B2

Repayment Account. No amount shall be charged against the Loan Fund except as expressly provided in this Section 2.10 and Section 4.02.

(b) On the Closing Date, \$5,000,000 of the proceeds of the sale of the Bonds shall be deposited into the Loan Fund, whereupon, the Trustee shall wire \$55,000 of proceeds of the Bonds to the Commonwealth Land Title Company representing the initial disbursement of the Loan.

(c) Upon the deposit of money to the credit of the Loan Fund, the County shall originate the Loan pursuant to the Financing Agreement and the Trustee shall make disbursements of amounts in the Loan Fund to the Borrower or otherwise as provided in Sections 2.10(b), 4.02 and 6.05.

Section 2.11 Subordination. This Indenture, the Financing Agreement and the other Loan Documents are and at all times shall be subject and subordinate in all respects to the terms, provisions, conditions, covenants, liens and security interests of the Senior Transaction Documents. Correspondingly, payment of the indebtedness evidenced by the Note or the Bonds is and shall be subject and subordinate in all respects to the prior payment in full of all amounts due and payable in respect of the Senior Obligations and otherwise under the Senior Transaction Documents. Accordingly, the County and the Trustee, and the Owners by their acceptance of the Bonds, expressly subject and subordinate all of their right, title and interest in and to the Revenues or any amounts owing by the Borrower under the Loan Documents or the Bond Documents in all respects to (i) the payment in full of the Senior Obligations, (ii) the lien of the Senior Security Instrument, (iii) the lien of the B-B1 Mortgage and (iv) the payment in full of all amounts owed to the under the Senior Transaction Documents. In addition, notwithstanding anything contained in this Indenture, the Financing Agreement, or the other Loan Documents to the contrary, the County and the Trustee agree, and the Owners by their acceptance of the Bonds agree, without limiting any provision of the Subordination Agreement, that:

(a) the sole source of funds available to the County for the purpose of paying the principal of, and interest on, the Bonds, including scheduled sinking fund payments, if any, shall be the Revenues;

(b) the Note is payable solely from, and only to the extent of, the Revenues;

(c) payments of the principal of, and interest on, the Note shall be made only after all amounts currently due and owing, and any past due amounts owing, on the Senior Obligations have been paid in full;

(d) the sole security for the Loan and the Note shall be the Mortgage, which shall be wholly subordinate to the Senior Security Instrument and the B-B1 Mortgage;

(e) the obligation of the Borrower to repay the Loan is and shall be subject and subordinate in all respects to the obligations of the Borrower to pay all amounts due in respect of the Senior Obligations, whether under the Senior Transaction Documents or otherwise; and

(f) unpaid principal and interest on the Bonds resulting from insufficient Revenues may accrue and may be payable after such accrual, provided that such principal and interest shall be payable solely from, and only to the extent of, Revenues, provided further that payment of such principal and interest is and shall remain subject and subordinate to the Senior Obligations.

Failure to make any interest payment in respect of the Bonds or otherwise under this Indenture, the Financing Agreement or the other Loan Documents shall not constitute an Event of Default under (and as defined in) this Indenture. The Trustee shall not, after the Trustee receives a notice of an Event of Default under (and as defined in) any Senior Transaction Document or otherwise acquires knowledge of an Event of Default or potential default under (and as defined in) any Senior Transaction Document, make any payments in respect of the Bonds unless and until such Event of Default or potential default has been cured or waived by the Funding Lender and, if applicable, the B-B1 Trustee, acting at the direction of the B-B1 Bondholder Representative.

The parties to this Indenture acknowledge that the terms of this Indenture are in all respects subject to the Senior Obligations and the Senior Transaction Documents, and to the obligations under the B-B1 Documents and the B-B1 Bonds.

### ARTICLE III

#### REDEMPTION OF BONDS PRIOR TO MATURITY

Section 3.01 Redemption of Bonds Prior to Maturity. The Bonds are subject to redemption upon the circumstances, on the dates and at the prices set forth as follows:

(a) The Bonds shall be subject to mandatory redemption in whole or in part, on the next Interest Payment Date for which notice of redemption can timely be given, at a redemption price equal to the principal amount of Bonds to be redeemed plus interest accrued thereon to the date fixed for redemption upon prepayment of the Loan in whole or in part following a casualty to or condemnation of the Project; such mandatory redemption shall be in an amount as nearly equal as possible to, but not exceeding, the amount of any Net Proceeds of insurance or condemnation awards not used to repair or replace the Project.

(b) The Bonds shall be subject to mandatory redemption in whole on the next date for which notice of redemption can timely be given at a redemption price equal to the principal amount of the Bonds to be redeemed plus interest accrued thereon to the date fixed for redemption upon acceleration of the Loan in whole following an Event of Default under and as such term is defined in Section 7.1 of the Financing Agreement.

(c) Except as otherwise provided in this Article III, the Bonds are subject to optional or mandatory redemption in whole or in part on any Business Day for which notice of redemption can timely be given, in the event and to the extent that the Loan is prepaid pursuant to the Note as set forth in Section 4.4 of the Financing Agreement, at a redemption price equal to the principal amount of Bonds to be redeemed, plus accrued interest to the date fixed for redemption.

Notwithstanding the foregoing, the Bonds shall be redeemed pursuant to this Article III only in Authorized Denominations.

Section 3.02 Selection of Bonds for Redemption.

(a) Except as otherwise expressly set forth herein, if less than all the Bonds are to be redeemed, the particular Bonds or portions of Bonds to be redeemed shall be selected by the Trustee, in such manner as the Trustee in its sole discretion may deem fair and appropriate so that Bonds are redeemed, as nearly as practicable, from each Owner, if there is more than one

Owner, on a pro rata basis according to the principal amount of Bonds represented by each Bond Outstanding.

(b) In making such selection, the Trustee may treat each Bond to be redeemed as representing that number of Bonds of the lowest Authorized Denomination as is obtained by dividing the principal amount of such Bond by such Authorized Denomination.

Section 3.03 Notice of Redemption. Notice of the intended redemption of each Bond shall be given by the Trustee by first class mail, postage prepaid, or by facsimile transmission, to the registered Owner at the address of such Owner shown on the Bond Register. All such redemption notices shall be given not less than ten (10) days prior to the date fixed for redemption. The Trustee may provide a notice of redemption to the effect that the redemption is conditional upon the receipt by the Trustee, on or before the redemption date, of sufficient funds to pay the redemption price of the Bonds to be redeemed.

Notices of redemption shall state the redemption date and the redemption price, the place or places where amounts due upon such redemption will be payable, and, if less than all of the then Outstanding Bonds are called for redemption, shall state (i) that all of the Bonds of one or more maturities have been called for redemption and the numbers of the Bonds to be redeemed, by giving the individual certificate number of each Bond to be redeemed, or that all Bonds between two stated certificate numbers, inclusive, are to be redeemed; (ii) the Maturity Date; (iii) the conditions, if any, which must be satisfied in order for the redemption to take place on the scheduled date of redemption, and (iv) any other descriptive information needed to identify accurately the Bonds being redeemed.

Failure to give notice by mailing to the registered Owner of any Bond designated for redemption or to any depository or information service shall not affect the validity of the proceedings for the redemption of any other Bond if notice of such redemption shall have been mailed as herein provided.

Section 3.04 Effect of Notice of Redemption. If a conditional notice of redemption has been provided pursuant to the terms of this Indenture and the conditions are not satisfied, such notice of redemption shall be of no force and effect and the Bondholders shall be restored to their former positions as though no such notice of redemption had been delivered. Notice of redemption having been given in the manner provided in this Article III and if either there were no conditions to such redemption or the conditions have been satisfied (or in the event no such notice is required under Section 3.03), and money for the redemption being held by the Trustee for that purpose, thereupon the Bonds so called for redemption shall become due and payable on the redemption date, and interest thereon shall cease to accrue on such date; and such Bonds shall thereafter no longer be entitled to any security or benefit under this Indenture except to receive payment of the redemption price thereof.

## ARTICLE IV

### REVENUES AND FUNDS

Section 4.01 Pledge of Revenues and Assets; Establishment of Funds. The pledge and assignment of and the security interest granted in the Trust Estate pursuant to the Granting Clauses hereof shall attach, be perfected and be valid and binding from and after the time of the delivery of the Bonds by the Trustee or by any Person authorized by the Trustee to deliver the Bonds. The Trust Estate so pledged and then or thereafter received by the Trustee shall immediately be subject to the lien of such pledge and security interest without any physical delivery thereof or further act, and the lien of such pledge and security interest shall be valid



and binding and prior to the claims of any and all parties having claims of any kind in tort, contract or otherwise against the County irrespective of whether such parties have notice thereof.

In addition to the Loan Fund established pursuant to Section 2.10 hereof, the Trustee shall establish, maintain and hold in trust the following funds and accounts, each of which is hereby established and each of which shall be disbursed and applied only as herein authorized:

- (a) Revenue Fund;
- (b) Bond Fund;
- (c) Redemption Fund; and
- (d) Rebate Fund.

The funds and accounts established pursuant to this Section 4.01 shall be maintained in the corporate trust department of the Trustee as segregated trust accounts, separate and identifiable from all other funds held by the Trustee. The funds and accounts established hereunder shall bear a designation clearly indicating that the funds deposited therein are held for the benefit of (i) the Holders of the Bonds, respecting the Revenue Fund, the Bond Fund and the Redemption Fund, and (ii) the Borrower, respecting the Rebate Fund. The Trustee shall, at the written direction of an Authorized Officer of the County, and may, in its discretion, establish such additional accounts within any Fund, and subaccounts within any of the accounts, as the County or the Trustee may deem necessary or useful for the purpose of identifying more precisely the sources of payments into and disbursements from that Fund and its accounts, or for the purpose of complying with the requirements of the Code relating to arbitrage, but the establishment of any such account or subaccount shall not alter or modify any of the requirements of this Indenture with respect to a deposit or use of money in the funds established hereunder, or result in commingling of funds not permitted hereunder.

#### Section 4.02 Loan Fund.

(a) Any provision in this Indenture to the contrary notwithstanding, except for the initial disbursement from the Loan Fund on the Closing Date in the amount of \$55,000, which shall be transferred to Commonwealth Land Title Company in accordance with the closing memorandum (a copy of which shall be included in the final transcript of the documents for the Bonds) without need for a Requisition therefor, and in Section 6.05, the Trustee shall not disburse any moneys from the Loan Fund unless it has received a Requisition in the form attached hereto as Exhibit C executed by an Authorized Officer of the Borrower and countersigned by an authorized officer of the Funding Lender, provided that only an authorized officer of the Funding Lender shall be required to sign on a Requisition during any period in which a default by the Borrower has occurred and is then continuing under the Senior Loan Documents (notice of which default has been given in writing by an authorized officer of the Funding Lender to the Trustee and the County, and the Trustee shall be entitled to conclusively rely on any such written notice as to the occurrence and continuation of such a default). Amounts on deposit in the Loan Fund shall be invested as provided in Section 4.08. All Investment Income earned on amounts on deposit in the Loan Fund shall be retained in and credited to and become a part of the amounts on deposit in the Loan Fund. On the date which is three (3) years after the Closing Date, the Trustee shall close the Loan Fund and shall transfer any amounts then on deposit in the Loan Fund to the Revenue Fund.

Section 4.03 Application of Revenues.

(a) All Revenues shall be deposited by the Trustee, promptly upon receipt thereof, to the Revenue Fund, except (i) the proceeds of the Bonds received by the Trustee on the Closing Date, which shall be applied in accordance with the provisions of Section 2.10 hereof; (ii) as otherwise specifically provided in subsection (c) of this Section 4.03 with respect to certain deposits into the Redemption Fund; (iii) with respect to investment earnings to the extent required under the terms hereof to be retained in the funds and accounts to which they are attributable; and (iv) with respect to amounts required to be transferred between funds and accounts as provided in this Article IV.

(b) On each Interest Payment Date or any other date on which payment of principal of or interest on the Bonds becomes due and payable, Revenues available for such purpose shall be credited by the Trustee in the following amounts to the following funds, but in the order and within the limitations hereinafter indicated with respect thereto, as follows:

FIRST: to the Bond Fund, an amount equal to the principal of and interest due on the Bonds on such date; and

SECOND: to the Redemption Fund, an amount equal to the principal amount due and payable on the Bonds with respect to the redemption or maturity of any Bond on such date; and

(c) Promptly upon receipt, the Trustee shall deposit directly to the Redemption Fund (i) Net Proceeds representing casualty insurance proceeds or condemnation awards paid as a prepayment of the Loan, after reimbursement of any and all amounts owed to the Bondholder Representative and (ii) amounts paid to the Trustee to be applied to the redemption of all or a portion of the Bonds pursuant to Article III hereof.

(d) Should the amount in the Bond Fund be insufficient to pay the amount due on the Bonds on any given Interest Payment Date or other payment date, the Trustee shall credit to the Bond Fund the amount of such deficiency by charging the following funds and accounts in the following order of priority: (1) the Revenue Fund; and (2) the Redemption Fund, except no such charge to the Redemption Fund shall be made from money to be used to effect a redemption for which notice of redemption has been provided for or from money which are held for payment of Bonds which are no longer Outstanding hereunder.

(e) At the direction of the Bondholder Representative, subject to the terms of the Subordination Agreement, Net Proceeds representing casualty insurance proceeds or condemnation awards may be deposited in a separate subaccount of the Loan Fund and used to repair or replace the Project.

Section 4.04 Application of Bond Fund. The Trustee shall charge the Bond Fund, on each Interest Payment Date, an amount equal to the unpaid interest and principal due on the Bonds on such Interest Payment Date, and shall cause the same to be applied FIRST to the payment of such interest and SECOND to the payment of such principal when due. Income realized from the investment or deposit of money in the Bond Fund shall be deposited by the Trustee upon receipt thereof in the Revenue Fund. No amount shall be charged against the Bond Fund except as expressly provided in this Article IV and in Section 6.05.

Section 4.05 Application of Redemption Fund. Any money credited to the Redemption Fund shall be applied to the payment of maturity of the Bonds or the redemption price of Bonds to be redeemed pursuant to Article III hereof. On or before each Interest

Payment Date, the income realized from the investment of money in the Redemption Fund shall be credited by the Trustee to the Revenue Fund. No amount shall be charged against the Redemption Fund except as expressly provided in this Article IV and in Section 6.05.

Section 4.06 Damage, Destruction or Condemnation. Subject to the provisions of the Subordination Agreement, Net Proceeds resulting from casualty to or condemnation of the Project shall be applied as provided in the Mortgage and, to the extent consistent therewith, Section 3.01(a) hereof.

Section 4.07 Reserved.

Section 4.08 Investment of Funds. The money held by the Trustee shall constitute trust funds for the purposes hereof. Any money attributable to each of the funds and accounts hereunder shall be, except as otherwise expressly provided herein, invested by the Trustee, at the written direction of the Borrower in Qualified Investments. The Trustee may purchase from or sell to itself or an affiliate, as principal or agent, securities herein authorized. The Trustee shall be entitled to assume, absent receipt by the Trustee of written notice to the contrary, that any investment which at the time of purchase in a Qualified Investment remains a Qualified Investment thereafter.

Qualified Investments representing an investment of money attributable to any fund or account shall be deemed at all times to be a part of said fund or account, and, except as otherwise may be provided expressly in other Sections hereof, the interest thereon and any profit arising on the sale thereof shall be credited to the Revenue Fund, and any loss resulting on the sale thereof shall be charged against the Revenue Fund. Such investments shall be sold at the best price obtainable (at least par) whenever it shall be necessary so to do in order to provide money to make any transfer, withdrawal, payment or disbursement from said fund or account. In the case of any required transfer of money to another such fund or account, such investments may be transferred to that fund or account in lieu of the required money if permitted hereby as an investment of money in that fund or account. The Trustee shall not be liable or responsible for any loss resulting from any investment made in accordance herewith.

The County acknowledges that to the extent that regulations of the Comptroller of the Currency or other applicable regulatory agency grant the County the right to receive brokerage confirmations of the security transactions as they occur. To the extent permitted by law, the County specifically waives compliance with 12 C.F.R. 12 and hereby notifies the Trustee hereunder, that no brokerage confirmations need be sent relating to the security transactions as they occur.

Section 4.09 Money Held for Particular Bonds; Funds Held in Trust. The amounts held by the Trustee for the payment of the interest, principal or redemption price due on any date with respect to particular Bonds pending such payment, shall be set aside and held in trust by it for the Holders of the Bonds entitled thereto, and for the purposes hereof such interest, principal or redemption price, after the due date thereof, shall no longer be considered to be unpaid.

All money held by the Trustee for such purpose at any time pursuant to the terms of this Indenture shall be and hereby are assigned, transferred and set over unto the Trustee in trust for the purposes and under the terms and conditions of this Indenture.

Section 4.10 Accounting Records. The Trustee shall maintain accurate books and records for all funds and accounts established hereunder and provide monthly statements (or

other electronic access as agreed to by the parties) of such funds and accounts to the County and the Borrower upon request.

Section 4.11 Amounts Remaining in Funds. After full payment of the Bonds (or provision for payment thereof having been made in accordance with Section 9.01 hereof) and full payment of the fees, charges and expenses of the County and the Trustee and other amounts required to be paid hereunder other than the Rebate Fund or under any Loan Document, any amounts remaining in any fund or account hereunder shall be paid to the Borrower.

Section 4.12 [Reserved].

Section 4.13 Rebate Fund; Compliance With Tax Certificate.

(a) The Rebate Fund shall be held and applied as provided in this Section 4.13. All money at any time deposited in the Rebate Fund shall be held by the Trustee in trust for payment, to the extent required under the Code and as calculated by the Rebate Analyst, for payment to the United States Government. None of the County, the Borrower or the Owners shall have any rights in or claim to such moneys. All amounts deposited into or on deposit in the Rebate Fund shall be governed by this Section and by the Tax Certificate.

(b) The Trustee shall make information regarding the Bonds and the investments hereunder available to the Borrower promptly upon written request, shall make deposits to and disbursements from the Rebate Fund in accordance with the directions received from the Authorized Officer of the Borrower, shall invest moneys in the Rebate Fund pursuant to said directions and shall deposit income from such investments pursuant to said directions, and shall make payments to the United States of America in accordance with written directions received from the Borrower.

(c) Notwithstanding any provision of this Indenture to the contrary, the Trustee shall not be liable or responsible for any calculation or determination which may be required in connection with or for the purpose of complying with Section 148 of the Code or any applicable Treasury regulation (the "Arbitrage Rules"), including, without limitation, the calculation of amounts required to be paid to the United States under the provisions of the Arbitrage Rules and the fair market value of any investment made hereunder, it being understood and agreed that the sole obligation of the Trustee with respect to investments of funds hereunder shall be to invest the moneys received by the Trustee pursuant to the written instructions of the Borrower. The Trustee shall have no responsibility for determining whether or not the investments made pursuant to the direction of the Borrower or any of the instructions received by the Trustee under this Section comply with the requirements of the Arbitrage Rules and shall have no responsibility for monitoring the obligations of the Borrower or the County for compliance with the provisions of the Indenture with respect to the Arbitrage Rules.

(d) Notwithstanding any provision of this Indenture to the contrary, the obligation to remit payment of the rebate amount to the United States and to comply with all other requirements of this Section 4.13 shall survive the defeasance or payment in full of the Bonds.

(e) Any funds remaining in the Rebate Fund after redemption and payment of all of the Bonds and payment and satisfaction of any rebate requirement, or provision made therefor satisfactory to the Trustee, shall be withdrawn and remitted to the Borrower.

(f) The Trustee shall obtain and keep such records of the computations made pursuant to this Section 4.13 as are required under Section 148(f) of the Code. The Trustee shall

keep and make available to the Borrower such records concerning the investments of the gross proceeds of the Bonds and the investments of earnings from those investments as may be requested by the Borrower in order to enable the Borrower to cause the Rebate Analyst to make the aforesaid computations as are required under Section 148(f) of the Code.

(g) Notwithstanding the foregoing, the computations and payments of rebate amounts referred to in this Section 4.13 need not be made if there shall have been delivered to the Trustee, the County and the Bondholder Representative an opinion of Bond Counsel to the effect that such computations and payments are not necessary in order to establish or maintain the exclusion from gross income of Owners (other than an Owner who is a "substantial user" of the Project or a "related person" to a "substantial user," as defined in Section 147(a) of the Code) of interest on the Bonds. In the event Bond Counsel so opines, the moneys on deposit in the Rebate Fund shall be applied to such purpose as the Borrower shall direct, provided that the Borrower shall deliver to the County, the Trustee and the Bondholder Representative an opinion of Bond Counsel to the effect that such application will not adversely affect the exclusion from gross income of Owners (other than an Owner who is a "substantial user" of the Project or a "related person" to a "substantial user," as defined in Section 147(a) of the Code) of interest on the Bonds for purposes of federal income taxation.

## ARTICLE V

### GENERAL COVENANTS AND REPRESENTATIONS

Section 5.01 Payment of Principal and Interest. The County covenants that it will promptly pay or cause to be paid, but only from the sources identified herein, sufficient amounts to provide for the payment of the principal of, and interest on the Bonds at the place, on the dates and in the manner provided herein and in the Bonds, according to the true intent and meaning thereof.

Section 5.02 Performance of Covenants. The County covenants that it will faithfully perform at all times any and all of its covenants, undertakings, stipulations and provisions contained in this Indenture, in any and every Bond executed, authenticated and delivered hereunder and in all proceedings pertaining thereto.

Section 5.03 Representations and Warranties of the County; Power to Issue Bonds and Make Pledge and Assignment. The County hereby represents and warrants as follows:

(a) The County is a political subdivision and body corporate and politic of the State of California.

(b) The County has all necessary power and authority to issue the Bonds and to execute and deliver this Indenture, the Financing Agreement and the Regulatory Agreement, and to perform its duties and discharge its obligations hereunder and thereunder.

(c) The Indenture, Financing Agreement and Regulatory Agreement have been validly authorized, executed and delivered by the County, and assuming due authorization, execution and delivery by the other parties thereto, constitute valid and binding obligations of the County, enforceable against the County in accordance with their respective terms, except as enforceability may be limited by bankruptcy, insolvency, moratorium or other laws affecting creditors' rights generally and the application of equitable principles.

Section 5.04 Inspection of Project Books. The County covenants and agrees that all books and documents in its possession relating to the Project shall, upon reasonable prior written notice, during normal business hours, be open to inspection and copying by such accountants or other agents as the Trustee or the Bondholder Representative may from time to time reasonably designate.

Section 5.05 Tax Covenants. (a) County's Covenants. The County covenants to and for the benefit of the Holders of the Bonds that it will:

(i) require the Borrower to execute the Regulatory Agreement;

(ii) not knowingly take or cause to be taken any action or actions, or knowingly fail to take any action or actions, if the same would cause the interest payable on the Bonds to be includable in gross income for federal income tax purposes, of the Bondholders pursuant to the Code, except in the event where any such owner of Bonds is a "substantial user" of the facilities financed with the Bonds or a "related person" within the meaning of the Code;

(iii) whenever requested in writing by the Bondowner Representative, and at the expense of the Borrower, do and perform all acts and things permitted by law and necessary or desirable in order to assure that interest paid by the County on the Bonds will be excluded from the gross income for federal income tax purposes, of the Bondholders pursuant to the Code, except in the event where any such owner of Bonds is a "substantial user" of the facilities financed with the Bonds or a "related person" within the meaning of the Code; and

(iv) not take any action or permit or suffer any action to be taken, solely by causing the Borrower to execute and deliver the Financing Agreement, if the result of the same would be to cause the Bonds to be "federally guaranteed" within the meaning of Section 149(b) of the Code and the Regulations.

In furtherance of the covenants in this Section 5.05, the County and the Borrower shall execute, deliver and comply with the provisions of the Tax Certificate, which is by this reference incorporated into this Indenture and made a part of this Indenture as if set forth in this Indenture in full, and by its acceptance of this Indenture the Trustee acknowledges receipt of the Tax Certificate and acknowledges its incorporation into this Indenture by this reference and agrees to comply with the terms specifically applicable to it. In the event of a conflict between the terms of this Indenture and the Tax Certificate, the terms of the Tax Certificate shall control.

The covenants of the County in this Section 5.05(a) are made in reliance on the representations and covenants of the Borrower set forth in the Financing Agreement, the Tax Certificate and the Regulatory Agreement and, for the purposes of this Section 5.05(a), no acts, omissions or directions of the Borrower, the Trustee or any other Persons shall be attributed to the County nor shall any default by the borrower of any of its obligations under the Financing Agreement or the Tax Certificate constitute an event of default by the County hereunder.

(b) Trustee's Covenants. The Trustee agrees that it will invest funds held under this Indenture in accordance with the covenants and terms of this Indenture and the Tax Certificate (this covenant shall extend through the term of the Bonds, to all funds and accounts created under this Indenture and all money on deposit to the credit of any such fund or account). The Trustee covenants to and for the benefit of the Bondholders that, notwithstanding any other provisions of this Indenture or of any other Loan Document, it will not knowingly make or cause to be made any investment or other use of the money in the funds or accounts created

hereunder which would cause the Bonds to be classified as “arbitrage bonds” within the meaning of Sections 103(b) and 148 of the Code or would cause the interest on the Bonds to be includable in gross income for federal income tax purposes; provided that the Trustee shall be deemed to have complied with such requirements and shall have no liability to the extent it reasonably follows the written directions of the Borrower or the Rebate Analyst. This covenant shall extend, throughout the term of the Bonds, to all funds created under this Indenture and all money on deposit to the credit of any such fund. Pursuant to this covenant, with respect to the investments of the funds and accounts under this Indenture, the Trustee obligates itself to comply throughout the term of the issue of the Bonds with the requirements of Sections 103(b) and 148 of the Code; provided that the Trustee shall be deemed to have complied with such requirements and shall have no liability to the extent it reasonably follows the written directions of the Borrower or the Rebate Analyst. The Trustee further covenants that should the County or the Borrower file with the Trustee (it being understood that neither the County nor the Borrower has an obligation to so file), or should the Trustee receive, an opinion of Bond Counsel to the effect that any proposed investment or other use of proceeds of the Bonds would cause the Bonds to become “arbitrage bonds,” then the Trustee will comply with any written instructions of the County, the Borrower or Bond Counsel regarding such investment (which shall, in any event, be a Qualified Investment) or use so as to prevent the Bonds from becoming “arbitrage bonds,” and the Trustee will bear no liability to the County, the Borrower or the Bondholders for investments made in accordance with such instructions.

Section 5.06 Notification of County of Amount of Outstanding Bonds. On or before each December 1, commencing December 1, 2018, the Trustee shall notify the County, via mutually acceptable electronic means or by mail, of the aggregate principal amount of Outstanding Bonds as of each such date or that no Bonds remain Outstanding. For purposes of this Section, the aggregate principal amount of Outstanding Bonds shall be calculated without regard to the drawdown provisions of this Indenture, but rather as the maximum face amount of the Bonds (\$25,000,000), less any principal not yet drawn down for the purposes described in the third paragraph of Section 2.01(g), and less principal repayments made as a result of the redemption of Bonds or the maturity of the Bonds.

## ARTICLE VI

### DEFAULT PROVISIONS AND REMEDIES OF TRUSTEE AND BONDHOLDERS

Section 6.01 Events of Default. Each of the following shall be an event of default with respect to the Bonds (an “Event of Default”) under this Indenture:

- (a) failure to pay the principal of, or interest on any Bond when due, to the extent sufficient Revenues are available therefor; or
- (b) failure by the County or the Trustee to perform or observe any other of the covenants, agreements or conditions on its part in this Indenture or in the Bonds contained, and the continuation of such failure for a period of thirty (30) days after written notice thereof, specifying such default and requiring the same to be remedied, shall have been given to the County or the Trustee by the Borrower, the Trustee or the County, as applicable, or by the Holders of not less than a majority in aggregate principal amount of the Bonds at the time Outstanding.

The Trustee will immediately notify the County and the Bondholder Representative after a Responsible Officer obtains actual knowledge of the occurrence of an Event of Default or obtains actual knowledge of the occurrence of an event which would become an Event of Default with the passage of time or the giving of notice or both.

Section 6.02 Acceleration; Other Remedies Upon Event of Default.

(a) Upon the occurrence of an Event of Default under Section 6.01(b) hereof, the Trustee shall, upon the written direction of the Bondholder Representative and receipt of indemnity satisfactory to it, by notice in writing delivered to the County, declare the principal of all Bonds then Outstanding and the interest accrued thereon immediately due and payable, and interest shall continue to accrue thereon until such amounts are paid.

(b) Upon the occurrence of an Event of Default under Section 6.01(a) hereof, the Trustee shall, but only upon the written direction of the Bondholder Representative, by notice in writing delivered to the County, declare the principal of all Bonds then Outstanding and the interest accrued thereon immediately due and payable and interest on the Bonds shall cease to accrue, anything contained in this Indenture or in the Bonds to the contrary notwithstanding.

If at any time after the Bonds shall have been so declared due and payable, and before any judgment or decree for the payment of the money due shall have been obtained or entered, the County shall pay to or deposit with the Trustee a sum sufficient, but solely from Revenues, to pay all principal of the Bonds then due (other than solely by reason of such declaration) and all unpaid installments of interest (if any) upon all the Bonds then due, with interest at the rate borne by the Bonds on such overdue principal and (to the extent legally enforceable) on such overdue installments of interest, and the reasonable fees and expenses of the Trustee (including its counsel) shall have been made good or cured or adequate provision shall have been made therefor (collectively, the "Cure Amount") shall have been paid in full, and all other defaults hereunder shall have been made good or cured or waived in writing by the Bondholder Representative, then and in every case, the Trustee on behalf of the Holders of all the Outstanding Bonds shall rescind and annul such declaration and its consequences; but no such rescission and annulment shall extend to or shall affect any subsequent default, nor shall it impair or exhaust any right or power consequent thereon.

Upon the occurrence and during the continuance of an Event of Default, the Trustee in its own name and as trustee of an express trust, on behalf and for the benefit and protection of the Holders of all Bonds, may also proceed to protect and enforce any rights of the Trustee and, to the full extent that the Holders of such Bonds themselves might do, the rights of such Bondholders under the laws of the State or under this Indenture by such of the following remedies as the Trustee shall deem most effectual to protect and enforce such rights:

(i) by mandamus or other suit, action or proceeding at law or in equity, to enforce the payment of the principal of or interest on the Bonds then Outstanding and to require the County to carry out any covenants or agreements with or for the benefit of the Bondholders and to perform its duties under the Act, this Indenture, the Financing Agreement or the Regulatory Agreement to the extent permitted under the applicable provisions thereof;

(ii) by pursuing any available remedies under the Financing Agreement or any Loan Document or the Regulatory Agreement;

(iii) by realizing or causing to be realized through sale or otherwise upon the security pledged hereunder; and

(iv) by action or suit in equity enjoin any acts or things that may be unlawful or in violation of the rights of the Holders of the Bonds and execute any other papers and documents and do and perform any and all such acts and things as may be



necessary or advisable in the opinion of the Trustee in order to have the respective claims of the Bondholders against the County allowed in any bankruptcy or other proceeding.

No remedy by the terms of this Indenture conferred upon or reserved to the Trustee or to the Bondholders is intended to be exclusive of any other remedy, but each and every such remedy shall be cumulative and shall be in addition to any other remedy given to the Trustee, the Bondholders hereunder or under the Financing Agreement or any other Loan Document or the Regulatory Agreement, as applicable, 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 Event of Default shall impair any such right or power or shall be construed to be a waiver of any such Event of Default or acquiescence therein, and every such right and power may be exercised from time to time and as often as may be deemed expedient. No waiver of any Event of Default hereunder, whether by the Trustee or the Bondholders, shall extend to or shall affect any subsequent default or event of default or shall impair any rights or remedies consequent thereto.

Section 6.03 Rights of Bondholders. If an Event of Default under Section 6.01(b) hereof shall have occurred and is then continuing, and if requested in writing so to do by the Holders of more than 51% of the aggregate principal amount of the Bonds then Outstanding with respect to which there is a default, and if indemnified to its satisfaction, the Trustee shall exercise one or more of the rights and powers conferred by this Article as the Trustee, being advised by counsel or a committee of Responsible Officers, shall deem to be in the best interest of the affected Bondholders. If an Event of Default under Section 6.01(b) hereof shall have occurred and is then continuing, the Holders of more than 51% of the aggregate principal amount of the Bonds then Outstanding with respect to which an Event of Default has occurred shall have the right at any time, subject to the provisions of Section 6.08 hereof, by an instrument in writing executed and delivered to the Trustee, to direct the time, method and place of conducting all proceedings to be taken in connection with the enforcement of the terms and conditions of this Indenture, or for the appointment of a receiver or any other proceedings hereunder, in accordance with the provisions of law and of this Indenture.

Section 6.04 Waiver by County. Upon the occurrence of an Event of Default, to the extent that such right may then lawfully be waived, neither the County nor anyone claiming through or under it shall set up, claim or seek to take advantage of any appraisal, valuation, stay, extension or redemption laws now or hereinafter in force, in order to prevent or hinder the enforcement of this Indenture; and the County, for itself and all who may claim through or under it, hereby waives, to the extent that it lawfully may do so, the benefit of all such laws and all right of appraisal and redemption to which it may be entitled under the laws of the State and the United States.

Section 6.05 Application of Money After Default. All money collected by the Trustee at any time pursuant to this Article VI shall, except to the extent, if any, otherwise directed by a court of competent jurisdiction, be credited by the Trustee to the Revenue Fund. Such money so credited to the Revenue Fund and all other money from time to time credited to the Revenue Fund shall at all times be held, transferred, withdrawn and applied as prescribed by the provisions of Article IV hereof and this Section 6.05, subject in all events to the provisions of Section 2.11, Section 6.12, and of the Subordination Agreement.

In the event that at any time the money credited to the Revenue Fund, the Bond Fund and the Redemption Fund available for the payment of interest or principal then due with respect to the Bonds shall be insufficient for such payment, such money (other than money held

for the payment or redemption of particular Bonds as provided in Section 4.09 hereof) shall be applied as follows and in the following order of priority:

(a) For payment of all amounts due to the Trustee incurred in performance of its duties under this Indenture, including, without limitation, the payment of all reasonable fees and expenses of the Trustee incurred in exercising any remedies under this Indenture;

(b) Unless the principal of all Bonds shall have become or have been declared due and payable:

FIRST: to the payment to the Persons entitled thereto of all installments of interest then due in the order of the maturity of such installments, and, if the amount available is not sufficient to pay in full any installment, then to the payment thereof ratably, according to the amounts due on such installment, to the Persons entitled thereto, without any discrimination or preference; and

SECOND: to the payment to the Persons entitled thereto of the unpaid principal of and, on any Bonds which shall have become due, whether at maturity or by call for redemption, in the order in which they became due and payable, and, if the amount available is not sufficient to pay in full all the principal of and, on the Bonds so due on any date, then to the payment of principal ratably, according to the amounts due on such date, to the Persons entitled thereto, without any discrimination or preference, and then to the payment of any premium due on the Bonds, ratably, according to the amounts due on such date, to the Persons entitled thereto, without any discrimination or preference.

(c) If the principal of all of the Bonds shall have become or have been declared due and payable, to the payment of the principal of, and interest then due and unpaid upon the Bonds without preference or priority of principal over interest or of interest over principal, or of any installment of interest over any other installment of interest, or of any Bond over any other Bond, ratably, according to the amounts due, respectively, for principal and interest, to the Persons entitled thereto without any discrimination or preference except as to any differences in the respective rates of interest specified in the Bonds.

Section 6.06 [Intentionally Omitted].

Section 6.07 Remedies Vested in Trustee. All rights of action, including the right to file proof of claims, under this Indenture or under any of the Bonds may be enforced by the Trustee without the possession of any of the Bonds or the production thereof in any trial or other proceedings relating thereto and any such suit or proceeding instituted by the Trustee shall be brought in its name as Trustee without the necessity of joining as plaintiffs or defendants any Holders of the Bonds, and any recovery or judgment shall be for the mutual benefit as provided herein of all of the Holders of the Outstanding Bonds.

Section 6.08 Remedies of Bondholders. No Holder of any Bond shall have any right to institute any suit, action or proceeding in equity or at law for the enforcement of this Indenture or for the execution of any trust hereunder or for the appointment of a receiver or any other remedy hereunder, unless (a) a default shall have occurred of which the Trustee shall have been notified as provided herein; (b) such default shall have become an Event of Default under Section 6.01(b) hereof; (c) the Holders of more than 51% of the aggregate principal amount of

the Bonds then Outstanding with respect to which there is such an Event of Default shall have made written request to the Trustee and shall have offered reasonable opportunity to the Trustee either to proceed to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in its own name; (d) such Holders shall have offered to the Trustee indemnity as provided in this Indenture; and (e) the Trustee shall within sixty (60) days thereafter fail or refuse to exercise the powers hereinbefore granted, or to institute such action, suit or proceeding; it being understood and intended that no one or more Holders of the Bonds shall have any right in any manner whatsoever to affect, disturb or prejudice the lien of this Indenture or the rights of any other Holders of Bonds or to obtain priority or preference over any other Holders or to enforce any right under this Indenture, except in the manner herein provided with respect to the equal and ratable benefit of all Holders of Bonds with respect to which there is a default. Nothing contained in this Indenture shall, however, affect or impair the right of any Bondholder to enforce the payment of the principal of and interest on any Bond at the maturity thereof or the obligation of the County to pay the principal of, and interest on the Bonds issued hereunder to the respective holders thereof, at the time, in the place, from the sources and in the manner expressed herein and in said Bonds.

Section 6.09 Termination of Proceedings. In case the Trustee shall have proceeded to enforce any right under this Indenture by the appointment of a receiver, by entry or otherwise, and such proceedings shall have been discontinued or abandoned for any reason, or shall have been determined adversely, then and in every such case the County, the Trustee, the Bondholder Representative, the Borrower and the Bondholders shall be restored to their former positions and rights hereunder with respect to the Trust Estate herein conveyed, and all rights, remedies and powers of the Trustee shall continue as if no such proceedings had been taken.

Section 6.10 Waivers of Events of Default. So long as no Event of Default has occurred and is then continuing under Section 6.01(b) hereof, the Trustee shall waive any Event of Default hereunder and its consequences and rescind any declaration of maturity of principal of, and interest on the Bonds only upon the written direction of the Bondholder Representative. If there shall have occurred and is then continuing an Event of Default under Section 6.01(a) hereof, the Trustee shall waive any Event of Default hereunder and its consequences and rescind any declaration of maturity of principal of, and interest on the Bonds upon the written request of the Holders of 100% of the Bonds then Outstanding with respect to which there is a default; provided, however, that there shall not be waived (a) any Event of Default in the payment of the principal of any Bonds at the date of maturity specified therein, or upon proceedings for mandatory redemption of any Bonds, (b) any default in the payment when due of the interest on any such Bonds, unless prior to such waiver or rescission all arrears of interest, with interest (to the extent permitted by law) at the rate borne by the Bonds in respect of which such default shall have occurred on overdue installments of interest or all arrears of payments of principal or when due (whether at the stated maturity thereof or upon proceedings for mandatory redemption) as the case may be, and all expenses of the Trustee in connection with such default shall have been paid or provided for, and in case of any such waiver or rescission, or in case any proceeding taken by the Trustee on account of any such default shall have been discontinued or abandoned or determined adversely, then and in every such case the County, the Trustee, and the Bondholders shall be restored to their former positions and rights hereunder, respectively, but no such waiver or rescission shall extend to any subsequent or other default, or impair any right consequent thereto.

Section 6.11 Notice to Bondholders if Default Occurs. Upon the occurrence of an Event of Default, or if an event occurs which could lead to an Event of Default with the passage of time and of which the Trustee is required to take notice pursuant to Section 7.02(l) hereof, the Trustee shall, within thirty (30) days, give written notice thereof by first class mail to the registered Owners of all Bonds then Outstanding and to the County. Notwithstanding the

foregoing, except in the case of an Event of Default with respect to the payment of principal of or and interest on the Bonds, the Trustee shall be protected in withholding such notice if and so long as the board of directors of the Trustee, the executive committee, or a trust committee of directors or officers of the Trustee in good faith determines that the withholding of such notice is in the best interests of the Holders of the Bonds.

Section 6.12 No Interference or Impairment of Senior Obligations. Notwithstanding anything herein to the contrary, and without limiting the generality of the provisions of Section 2.11, subject to the provisions of the Subordination Agreement, none of the County, the Trustee nor any other person shall:

(a) initiate or take any action which may have the effect, directly or indirectly, of impairing the ability of the Borrower to timely pay the principal of, interest on, or other amounts due and payable under, the Senior Loan, the B-B1 Loan or the Senior Transaction Documents; or

(b) interfere with or attempt to interfere with or influence the exercise by the Funding Lender or the B-B1 Trustee of any of its rights under the Senior Loan, the B-B1 Loan or the Senior Transaction Documents, including, without limitation, the Funding Lender or the B-B1 Trustee remedial rights under the Senior Loan or the B-B1 Loan upon the occurrence of an event of default by the Borrower under the Senior Loan, the B-B1 Loan or the Senior Transaction Documents, as applicable;

it being understood and agreed that neither the County nor the Trustee may, on account of any default under this Indenture, cause the Senior Loan or the B-B1 Loan to become due and payable or cause the Governmental Lender Note or the B-B1 Bonds to be redeemed or to declare the principal of the Governmental Lender Note or the B-B1 Bonds and the interest accrued on the Governmental Lender Note or the B-B1 Bonds to be immediately due and payable, or cause the Trustee to foreclose or take any other action under the Senior Transaction Documents or any other documents to obtain such performance or observance.

Promptly upon determining that a violation of this Indenture has occurred, the Trustee shall, by notice in writing to the Funding Lender, the B-B1 Trustee and the County, inform the Funding Lender, the B-B1 Trustee and the County that such violation has occurred, the nature of the violation and that the violation has been cured or has not been cured, but is curable within a reasonable period of time, or is incurable. Notwithstanding the occurrence of such violation, neither the County nor the Trustee shall have, and each of them acknowledge that they shall not have, any right to cause or direct acceleration of the Senior Loan or the B-B1 Loan or to foreclose on the Senior Security Instrument or the B-B1 Mortgage.

## ARTICLE VII

### CONCERNING THE TRUSTEE

Section 7.01 Standard of Care. The Trustee, prior to an Event of Default as defined in Section 6.01 and after the curing or waiver of all such events which may have occurred, shall perform such duties and only such duties as are specifically set forth in this Indenture. The Trustee, during the existence of any such Event of Default (which shall not have been cured or waived), shall exercise such rights and powers vested in it by this Indenture and use the same degree of care and skill in its exercise as a prudent Person would exercise or use under similar circumstances in the conduct of such Person's own affairs.

No provision of this Indenture shall be construed to relieve the Trustee from liability for its breach of trust, own negligence or willful misconduct, except that:

(a) prior to an Event of Default hereunder, and after the curing or waiver of all such Events of Default which may have occurred:

(i) the duties and obligations of the Trustee shall be determined solely by the express provisions of this Indenture, and the Trustee shall not be liable except with regard to the performance of such duties and obligations as are specifically set forth in this Indenture; and

(ii) in the absence of bad faith on the part of the Trustee, the Trustee may conclusively rely, as to the truth of the statements and the correctness of the opinions expressed therein, upon any certificate or opinion furnished to the Trustee by the Person or Persons authorized to furnish the same;

(b) at all times, regardless of whether or not any such Event of Default shall exist:

(i) the Trustee shall not be liable for any error of judgment made in good faith by an officer or employee of the Trustee except for willful misconduct or negligence by the officer or employee of the Trustee as the case may be; and

(ii) the Trustee shall not be liable with respect to any action taken or omitted to be taken by it in good faith in accordance with the direction of the Bondholder Representative or the Holders of more than 51% of the aggregate principal amount of the Bonds then Outstanding (or such lesser or greater percentage as is specifically required or permitted by this Indenture) relating to the time, method and place of conducting any proceeding for any remedy available to the Trustee, or exercising any trust or power conferred upon the Trustee under this Indenture.

Section 7.02 Reliance Upon Documents. Except as otherwise provided in Section 7.01:

(a) the Trustee may rely upon the authenticity or truth of the statements and the correctness of the opinions expressed in, and shall be protected in acting upon any resolution, certificate, statement, instrument, opinion, report, notice, notarial seal, stamp, acknowledgment, verification, request, consent, order, bond, or other paper or document of the proper party or parties, including any facsimile transmission as permitted hereunder or under the Financing Agreement;

(b) any notice, request, direction, election, order or demand of the County mentioned herein shall be sufficiently evidenced by an instrument signed in the name of the County by an Authorized Officer of the County (unless other evidence in respect thereof be herein specifically prescribed), and any resolution of the County may be evidenced to the Trustee by a copy of such resolution duly certified by an Authorized Officer of the County;

(c) any notice, request, certificate, statement, requisition, direction, election, order or demand of the Borrower mentioned herein shall be sufficiently evidenced by an instrument purporting to be signed in the name of the Borrower by any Authorized Officer of the Borrower (unless other evidence in respect thereof be herein specifically prescribed), and any resolution or certification of the Borrower may be evidenced to the Trustee by a copy of such resolution duly certified by a secretary or other Authorized Officer of the Borrower;

(d) [Intentionally Omitted];

(e) any notice, request, direction, election, order or demand of the Bondholder Representative mentioned herein shall be sufficiently evidenced by an instrument purporting to be signed in the name of the Bondholder Representative by any authorized officer of the Bondholder Representative (unless other evidence in respect thereof be herein specifically prescribed);

(f) [Intentionally Omitted];

(g) the Trustee is authorized and directed to execute, in its capacity as Trustee, the Financing Agreement, the Subordination Agreement and the Intercreditor Agreement;

(h) in the administration of the trusts of this Indenture, the Trustee may execute any of the trusts or powers hereby granted directly or through its agents, receivers or attorneys, and the Trustee may consult with counsel and the opinion or advice of such counsel shall be full and complete authorization and protection in respect of any action taken or permitted by it hereunder in good faith and in accordance with the opinion of such counsel;

(i) whenever in the administration of the trusts of this Indenture, the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or permitting any action hereunder, such matters (unless other evidence in respect thereof be herein specifically prescribed), may in the absence of negligence or willful misconduct on the part of the Trustee, be deemed to be conclusively proved and established by a certificate of an Authorized Officer of the County or the Borrower and such certificate shall in the absence of bad faith on the part of the Trustee be full warrant to the Trustee for any action taken or permitted by it under the provisions of this Indenture, but in its discretion the Trustee may in lieu thereof accept other evidence of such matter or may require such further or additional evidence as it may deem reasonable;

(j) the recitals herein and in the Bonds (except the Trustee's certificate of authentication thereon) shall be taken as the statements of the County and the Borrower and shall not be considered as made by or imposing any obligation or liability upon the Trustee; and the Trustee makes no representations as to the value or condition of the Trust Estate or any part thereof, or as to the title of the County or the Borrower to the Trust Estate, or as to the security of this Indenture, or of the Bonds issued hereunder, and the Trustee shall incur no liability or responsibility in respect of any of such matters;

(k) the Trustee shall not be personally liable for debts contracted or liability for damages incurred in the management or operation of the Trust Estate except for its own willful misconduct or negligence; and every provision of this Indenture relating to the conduct or affecting the liability of or affording protection to the Trustee shall be subject to the provisions of this Section 7.02(k);

(l) the Trustee shall not be required to ascertain or inquire as to the performance or observance of any of the covenants or agreements (except to the extent they obligate the Trustee) herein or in any contracts or securities assigned or conveyed to or pledged with the Trustee hereunder, except Events of Default that are evident under Section 6.01(a) or Section 6.01(b) hereof; and the Trustee shall not be required to take notice or be deemed to have notice or actual knowledge of any default or Event of Default specified in Section 6.01 hereof (except defaults under Section 6.01(a) or Section 6.01(b) hereof) unless the Trustee shall receive from the County, the Bondholder Representative or the Holders of more than 51% of the aggregate principal amount of the Bonds then Outstanding written notice stating that a default or Event of

Default has occurred and specifying the same, and in the absence of such notice the Trustee may conclusively assume that there is not such default; and every provision contained in this Indenture or related instruments or in any such contract or security wherein the duty of the Trustee depends on the occurrence and continuance of such default shall be subject to the provisions of this Section 7.02(1);

(m) the Trustee shall be under no duty to confirm or verify any financial or other statements or reports or certificates furnished pursuant to any provisions hereof, except to the extent such statement or reports are furnished by or under the direction of the Trustee, and shall be under no other duty in respect of the same except to retain the same in its files and permit the inspection of the same at reasonable times by the Holder of any Bond; and

(n) the Trustee shall be under no obligation to exercise those rights or powers vested in it by this Indenture, other than such rights and powers which it shall be obliged to exercise in the ordinary course of its trusteeship under the terms and provisions of this Indenture and as required by law, at the request or direction of any of the Bondholders pursuant to Sections 6.03 and 6.08 of this Indenture, unless such Bondholders shall have offered to the Trustee reasonable security or indemnity against the costs, expenses and liabilities which might be incurred by it in the compliance with such request or direction.

None of the provisions contained in this Indenture shall require the Trustee to expend or risk its own funds or otherwise incur personal financial liability in the performance of any of its duties or in the exercise of any of its rights or powers.

The Trustee is authorized and directed to execute in its capacity as Trustee the Financing Agreement, and the Trustee shall have no responsibility or liability with respect to any information, statement or recital in any offering memorandum or other disclosure material prepared or distributed with respect to the issuance of the Bonds.

The Trustee or any of its affiliates may act as advisor or sponsor with respect to any Qualified Investments.

The Trustee agrees to accept and act upon facsimile transmission or Electronic Notice of written instructions and/or directions pursuant to this Indenture provided, however, that: (a) subsequent to such facsimile transmission or Electronic Notice of written instructions and/or directions the Trustee shall forthwith receive the originally executed instructions and/or directions, (b) such originally executed instructions and/or directions shall be signed by such Person as may be designated and authorized to sign for the party signing such instructions and/or directions, and (c) the Trustee shall have received a current incumbency certificate containing the specimen signature of such designated Person.

Any resolution, certification, notice, request, direction, election, order or demand delivered to the Trustee pursuant to this Section 7.02 shall remain in effect until the Trustee receives written notice to the contrary from the party that delivered such instrument accompanied by revised information for such party.

The Trustee shall have no responsibility for the value of any collateral or with respect to the perfection or priority of any security interest in any collateral except as otherwise provided in Section 7.17 hereof.

Section 7.03 Use of Proceeds. The Trustee shall not be accountable for the use or application of any of the Bonds authenticated or delivered hereunder or of the proceeds of the Bonds except as provided herein.

Section 7.04 Trustee May Hold Bonds. The Trustee and its officers and directors may acquire and hold, or become pledgees of Bonds and otherwise may deal with the County and the Borrower in the same manner and to the same extent and with like effect as though it were not Trustee hereunder.

Section 7.05 Trust Imposed. All money received by the Trustee shall, until used or applied as herein provided, be held in trust for the purposes for which they were received.

Section 7.06 Compensation of Trustee. The Trustee shall be entitled to its acceptance fee and its annual administration fee, payable by the Borrower pursuant to the Financing Agreement, in connection with the services rendered by it in the execution of the trusts hereby created and in the exercise and performance of any of the powers and duties of the Trustee hereunder. The Trustee shall be entitled to extraordinary fees and expenses in connection with any Extraordinary Services performed consistent with the duties hereunder or under any of the Loan Documents, payable by the Borrower; provided the Trustee shall not incur any extraordinary fees and expenses without the consent of the Bondholder Representative (except that no consent shall be required if an Event of Default under 6.01(b) has occurred and is continuing). If any property, other than cash, shall at any time be held by the Trustee subject to this Indenture, or any supplemental indenture, as security for the Bonds, the Trustee, if and to the extent authorized by a receivership, bankruptcy, or other court of competent jurisdiction or by the instrument subjecting such property to the provisions of this Indenture as such security for the Bonds, shall be entitled to make advances for the purpose of preserving such property or of discharging tax liens or other liens or encumbrances thereon. Payment to the Trustee for its services and reimbursement to the Trustee for its expenses, disbursements, liabilities and advances, shall be limited to the sources described in the Financing Agreement and in Sections 4.11 and 6.05 hereof. The County shall have no liability for Trustee's fees, costs or expenses. Subject to the provisions of Section 7.09 hereof, the Trustee agrees that it shall continue to perform its duties hereunder (including, but not limited to, its duties as Paying Agent and Bond Registrar) and under the Loan Documents even in the event that money designated for payment of its fees shall be insufficient for such purposes or in the event that the Borrower fails to pay the Trustee's fees and expenses as required by the Financing Agreement.

The Borrower shall indemnify and hold harmless the Trustee and its officers, directors, officials, employees, agents, receivers, attorneys, accountants, advisors, consultants and servants, past, present or future, from and against (a) any and all claims by or on behalf of any Person arising from any cause whatsoever in connection with this Indenture or transactions contemplated hereby, the Project, or the issuance of the Bonds; (b) any and all claims arising from any act or omission of the Borrower or any of its agents, contractors, servants, employees or licensees in connection with the Project, or the issuance of the Bonds; and (c) all costs, counsel fees, expenses or liabilities incurred in connection with any such claim or proceeding brought thereon; except that the Borrower shall not be required to indemnify any Person for damages caused by the gross negligence, willful misconduct or unlawful acts of such Person or which arise from events occurring after the Borrower ceases to own the Project. In the event that any action or proceeding is brought or claim made against the Trustee, or any of its officers, directors, officials, employees, agents, receivers, attorneys, accountants, advisors, consultants or servants, with respect to which indemnity may be sought hereunder, the Borrower, upon written notice thereof from the indemnified party, shall assume the investigation and defense thereof, including the employment of counsel and the payment of all expenses. The indemnified party shall have the right to approve a settlement to which it is a party and to employ separate counsel in any such action or proceedings and to participate in the investigation and defense thereof, and the Borrower shall pay the reasonable fees and expenses



of such separate counsel. The provisions of this Section shall survive the termination of this Indenture.

Section 7.07 Qualifications of Trustee. There shall at all times be a Trustee hereunder which shall be an association or a corporation organized and doing business under the laws of the United States of America or any state thereof, authorized under such laws to exercise corporate trust powers. Any successor Trustee shall have a combined capital and surplus of at least \$50,000,000 (or shall be a wholly owned subsidiary of an association or corporation that has such combined capital and surplus), and be subject to supervision or examination by federal or state authority, or shall have been appointed by a court of competent jurisdiction pursuant to Section 7.09. If such association or corporation publishes reports of condition at least annually, pursuant to law or to the requirements of any supervising or examining authority referred to above, then for the purposes of this Section, the combined capital and surplus of such association or corporation shall be deemed to be its combined capital and surplus as set forth in its most recent report of condition so published. In case at any time the Trustee shall cease to be eligible in accordance with the provisions of this Section and another association or corporation is eligible, the Trustee shall resign immediately in the manner and with the effect specified in Section 7.09.

Section 7.08 Merger of Trustee. Any association or corporation into which the Trustee may be converted or merged, or with which it may be consolidated, or to which it may sell or transfer its corporate trust business and assets as a whole or substantially as a whole, or any association or corporation resulting from any such conversion, sale, merger, consolidation or transfer to which it is a party shall, ipso facto, be and become successor Trustee hereunder and vested with all the title to the whole property or Trust Estate and all the trusts, powers, discretions, immunities, privileges and all other matters as was its predecessor, without the execution or filing of any instruments or any further act, deed or conveyance on the part of any of the parties hereto, anything herein to the contrary notwithstanding, and shall also be and become successor Trustee in respect of the beneficial interest of the Trustee in the Loan.

Section 7.09 Resignation by the Trustee. The Trustee may at any time resign from the trusts hereby created by giving written notice to the County, the Borrower and the Bondholder Representative, and by giving notice by certified mail or overnight delivery service to each Holder of the Bonds then Outstanding. Such notice to the County, the Borrower and the Bondholder Representative may be served personally or sent by certified mail or overnight delivery service. The resignation of the Trustee shall not be effective until a successor Trustee has been appointed as provided herein and such successor Trustee shall have agreed in writing to be bound by the duties and obligations of the Trustee hereunder.

Section 7.10 Removal of the Trustee. The Trustee may be removed at any time, either with or without cause, with the consent of the Bondholder Representative (which consent of the Bondholder Representative shall not be unreasonably withheld and which approval shall be deemed given after fifteen (15) days if the Bondholder Representative has not responded to a written request for such approval) by a written instrument signed by the County and delivered to the Trustee and the Borrower, and if an Event of Default shall have occurred and be continuing, other than an Event of Default under Section 6.01(b), by a written instrument signed by the Bondholder Representative and delivered to the Trustee, the County and the Borrower. The Trustee may also be removed, if an Event of Default under Section 6.01(b) shall have occurred and be continuing, by a written instrument or concurrent instruments signed by the Holders of more than 51% of the aggregate principal amount of the Bonds then Outstanding and delivered to the Trustee, the County, the Borrower and the Bondholder Representative. The Trustee may also be removed by the Bondholder Representative following notice to the County and after a thirty (30) day period during which the County may attempt to cause the

Trustee to discharge its duties in a manner acceptable to Bondholder Representative, the Borrower and to each registered Owner of Bonds then Outstanding as shown on the Bond Registrar. Any such removal shall take effect on the day specified in such written instrument(s), but the Trustee shall not be discharged from the trusts hereby created until a successor Trustee has been appointed and has accepted such appointment and has agreed in writing to be bound by the duties and obligations of the Trustee hereunder.

Section 7.11 Appointment of Successor Trustee.

(a) In case at any time the Trustee shall resign or be removed, or be dissolved, or shall be in course of dissolution or liquidation, or otherwise become incapable of acting hereunder, or shall be adjudged a bankrupt or insolvent, or if a receiver of the Trustee or of its property shall be appointed, or if a public supervisory office shall take charge or control of the Trustee or of its property or affairs, a vacancy shall forthwith and ipso facto be created in the office of such Trustee hereunder, and the County, with the written consent of the Bondholder Representative (which consent shall not be unreasonably withheld and which consent shall be deemed given after fifteen (15) days if the applicable party has not responded to a written request from the County for such consent), shall promptly appoint a successor Trustee. Any such appointment shall be made by a written instrument executed by an Authorized Officer of the County.

(b) If, in a proper case, no appointment of a successor Trustee shall be made pursuant to subsection (a) of this Section 7.11 within sixty (60) days following delivery of all required notices of resignation given pursuant to Section 7.09 or of removal of the Trustee pursuant to Section 7.10, the retiring Trustee may apply to any court of competent jurisdiction to appoint a successor Trustee. The court may thereupon, after such notice, if any, as such court may deem proper and prescribe, appoint a successor Trustee.

Section 7.12 Concerning Any Successor Trustee. Every successor Trustee appointed hereunder shall execute, acknowledge and deliver to its predecessor and also to the County a written instrument accepting such appointment hereunder, accepting assignment of the beneficial interest in the Mortgage, and thereupon such successor, without any further act, deed or conveyance, shall become fully vested with all the Trust Estate and the rights, powers, trusts, duties and obligations of its predecessor; but such predecessor shall, nevertheless, on the written request of the County, the Borrower or the Bondholder Representative, or of its successor, and upon payment of all amounts due such predecessor, including but not limited to fees and expenses of counsel, execute and deliver such instruments as may be appropriate to transfer to such successor Trustee all the Trust Estate and the rights, powers and trusts of such predecessor hereunder; and every predecessor Trustee shall deliver all securities and money held by it as Trustee hereunder to its successor. Should any instrument in writing from the County be required by a successor Trustee for more fully and certainly vesting in such successor the Trust Estate and all rights, powers and duties hereby vested or intended to be vested in the predecessor, any and all such instruments in writing shall, on request, be executed, acknowledged and delivered by the County. The resignation of any Trustee and the instrument or instruments removing any Trustee and appointing a successor hereunder, together with all other instruments provided for in this Article, shall be filed and/or recorded by the successor Trustee in each recording office where this Indenture shall have been filed and/or recorded. Each successor Trustee shall mail notice by first class mail, postage prepaid, at least once within 30 days of such appointment, to the Owners of all Bonds Outstanding at their addresses on the Bond Register.

Section 7.13 Successor Trustee as Trustee, Paying Agent and Bond Registrar. In the event of a change in the office of Trustee, the predecessor Trustee which shall have resigned or

shall have been removed shall cease to be trustee and paying agent on the Bonds and Bond Registrar, and the successor Trustee shall become such Trustee, Paying Agent and Bond Registrar.

Section 7.14 Appointment of Co Trustee or Separate Trustee. It is the intent of the County and the Trustee that there shall be no violation of any law of any jurisdiction (including particularly the laws of the State) denying or restricting the right of banking corporations or associations to transact business as Trustee in such jurisdiction. It is recognized that in case of litigation under or connected with this Indenture, the Financing Agreement or any of the other Loan Documents, and, in particular, in case of the enforcement of any remedies on default, or in case the Trustee deems that by reason of any present or future law of any jurisdiction it may not exercise any of the powers, rights or remedies herein or therein granted to the Trustee or hold title to the properties in trust, as herein granted, or take any other action which may be desirable or necessary in connection therewith, it may be necessary that the Trustee, with the consent of the County, appoint an additional individual or institution as a co trustee or separate trustee.

In the event that the Trustee appoints an additional individual or institution as a co trustee or separate trustee, in the event of the incapacity or lack of authority of the Trustee, by reason of any present or future law of any jurisdiction, to exercise any of the rights, powers, trusts and remedies granted to the Trustee herein or to hold title to the Trust Estate or to take any other action that may be necessary or desirable in connection therewith, each and every remedy, power, right, obligation, claim, demand, cause of action, immunity, estate, title, interest and lien expressed or intended by this Indenture to be imposed upon, exercised by or vested in or conveyed to the Trustee with respect thereto shall be imposed upon, exercisable by and vest in such separate trustee or co-trustee, but only to the extent necessary to enable such co trustee or separate trustee to exercise such powers, rights, trusts and remedies, and every covenant and obligation necessary to the exercise thereof by such co trustee or separate trustee shall run to and be enforceable by either of them, subject to the remaining provisions of this Section 7.14. Such co trustee or separate trustee shall deliver an instrument in writing acknowledging and accepting its appointment hereunder to the County and the Trustee.

Should any instrument in writing from the County be required by the co trustee or separate trustee so appointed by the Trustee for more fully and certainly vesting in and confirming to him or it such properties, rights, powers, trusts, duties and obligations, any and all such instruments in writing shall, on request, be executed, acknowledged and delivered by the County, the Trustee and the Borrower. If the County shall fail to deliver the same within thirty (30) days of such request, the Trustee is hereby appointed attorney-in-fact for the County to execute, acknowledge and deliver such instruments in the County's name and stead. In case any co trustee or separate trustee, or a successor to either, shall die, become incapable of acting, resign or be removed, all the estates, properties, rights, powers, trusts, duties and obligations of such co trustee or separate trustee, so far as permitted by law, shall vest in and be exercised by the Trustee until the appointment of a new trustee or successor to such co trustee or separate trustee.

Every co trustee or separate trustee shall, to the extent permitted by law, but to such extent only, be appointed subject to the following terms, namely:

- (a) The Bonds shall be authenticated and delivered, and all rights, powers, trusts, duties and obligations by this Indenture conferred upon the Trustee in respect of the custody, control or management of money, papers, securities and other personal property shall be exercised solely by the Trustee;

(b) all rights, powers, trusts, duties and obligations conferred or imposed upon the Trustee shall be conferred or imposed upon or exercised or performed by the Trustee, or by the Trustee and such co trustee, or separate trustee jointly, as shall be provided in the instrument appointing such co trustee or separate trustee, except to the extent that under the law of any jurisdiction in which any particular act or acts are to be performed the Trustee shall be incompetent or unqualified to perform such act or acts, in which event such act or acts shall be performed by such co trustee or separate trustee;

(c) any request in writing by the Trustee to any co trustee or separate trustee to take or to refrain from taking any action hereunder shall be sufficient warrant for the taking or the refraining from taking of such action by such co trustee or separate trustee;

(d) any co trustee or separate trustee to the extent permitted by law shall delegate to the Trustee the exercise of any right, power, trust, duty or obligation, discretionary or otherwise;

(e) the Trustee at any time by an instrument in writing with the concurrence of the County evidenced by a certified resolution may accept the resignation of or remove any co trustee or separate trustee appointed under this Section and in case an Event of Default shall have occurred and be continuing, the Trustee shall have power to accept the resignation of or remove any such co trustee or separate trustee without the concurrence of the County, and upon the request of the Trustee, the County shall join with the Trustee in the execution, delivery and performance of all instruments and agreements necessary or proper to effectuate such resignation or removal; and a successor to any co trustee or separate trustee so resigned or removed may be appointed in the manner provided in this Section;

(f) no Trustee or co-trustee hereunder shall be personally liable by reason of any act or omission of any other Trustee hereunder;

(g) any demand, request, direction, appointment, removal, notice, consent, waiver or other action in writing executed by the Bondholders and delivered to the Trustee shall be deemed to have been delivered to each such co trustee or separate trustee; and

(h) any money, papers, securities or other items of personal property received by any such co trustee or separate trustee hereunder shall forthwith, so far as may be permitted by law, be turned over to the Trustee.

The total compensation of the Trustee and co trustee or separate trustee shall be as, and may not exceed the amount, provided in Section 7.06 hereof.

Section 7.15 Notice of Certain Events. The Trustee shall give written notice to the County and the Bondholder Representative of any failure by the Borrower to comply with the terms of the Regulatory Agreement of which a Responsible Officer has actual knowledge.

Section 7.16 Additional Payments. The Trustee shall transfer the Additional Payments constituting the County Annual Fee, as defined in the Regulatory Agreement, to or at the direction of the County when due, to the extent of amounts received from the Borrower therefor.

Section 7.17 Filing of Financing Statements. The Trustee shall, at the expense of the Borrower, file or record or cause to be filed or recorded all UCC continuation statements for the

purpose of continuing without lapse the effectiveness of those financing statements which have been filed on or approximately on the Closing Date in connection with the security for the Bonds pursuant to the authority of the UCC. Upon the filing of any such continuation statement the Trustee shall immediately notify the County, the Borrower, the Bondholder Representative that the same has been done. If direction is given by the Bondholder Representative, the Trustee shall file all continuation statements in accordance with such direction.

## ARTICLE VIII

### SUPPLEMENTAL INDENTURES AND AMENDMENTS OF CERTAIN DOCUMENTS

Section 8.01 Supplemental Indentures Not Requiring Consent of Bondholders. The County and the Trustee may from time to time and at any time, without the consent of, or notice to, any of the Bondholders, but with the prior written consent of the Bondholder Representative, and subject to the Subordination Agreement, enter into an indenture or indentures supplemental to this Indenture for any one or more of the following purposes:

(a) to cure any formal defect, omission, inconsistency or ambiguity herein in a manner not materially adverse to the Holder of any Bond to be Outstanding after the effective date of the change;

(b) to grant to or confer upon the Trustee for the benefit of the Holders of the Bonds any additional rights, remedies, powers or authority that may lawfully be granted or conferred and that are not contrary to or inconsistent with this Indenture or the rights of the Trustee hereunder as theretofore in effect;

(c) to subject to the lien and pledge of this Indenture additional revenues, properties or collateral;

(d) to modify, amend or supplement this Indenture or any indenture supplemental hereto in such manner as to permit the qualification hereof and thereof under the Indenture Act of 1939, as amended, or any similar federal statute hereafter in effect or to permit the qualification of the Bonds for sale under any state blue sky laws;

(e) to make such additions, deletions or modifications as may be, in the opinion of Bond Counsel delivered to the County and the Trustee, necessary to maintain the exclusion from gross income for federal income tax purposes of interest on the Bonds; or

(f) to modify, amend or supplement this Indenture in any other respect which is not materially adverse to the Holders of the Bonds to be Outstanding after the effective date of the change and which does not involve a change described in Section 8.02.

Section 8.02 Supplemental Indentures Requiring Consent of Bondholders. With the prior written consent of the Bondholder Representative, and subject to the Subordination Agreement, the Holders of more than 51% of the aggregate principal amount of the Bonds then Outstanding shall have the right, from time to time, to consent to and approve the execution by the County and the Trustee of such indenture or indentures supplemental hereto as shall be deemed necessary and desirable by the County for the purpose of modifying, altering, amending, adding to or rescinding, in any particular, any of the terms or provisions contained in this Indenture; provided, however, that nothing in this Section contained shall permit, or be

construed as permitting, (a) an extension of the time for payment of, or an extension of the stated maturity or reduction in the principal amount or reduction in the rate of interest on or extension of the time of payment, of interest on, or reduction of any premium payable on the redemption of, any Bonds, or a reduction in the Borrower's obligation on the Note, without the consent of the Holders of all of the Bonds then Outstanding, (b) the creation of any lien prior to or on a parity with the lien of this Indenture, (c) a reduction in the aforesaid percentage of the principal amount of Bonds which is required in connection with the giving of consent to any such supplemental indenture, without the consent of the Holders of all of the Bonds then Outstanding, (d) the modification of the rights, duties or immunities of the Trustee, without the written consent of the Trustee, (e) a privilege or priority of any Bond over any other Bonds, or (f) any action that results in the interest on the Bonds becoming included in gross income for federal income tax purposes.

If at any time the County shall request the Trustee to enter into any such supplemental indenture for any of the purposes of this Section, the Trustee shall, upon being satisfactorily indemnified with respect to expenses, cause notice of the proposed execution of such supplemental indenture to be mailed, postage prepaid, to all registered Bondholders and to the Bondholder Representative. Such notice shall briefly set forth the nature of the proposed supplemental indenture and shall state that copies thereof are on file at the corporate trust office of the Trustee for inspection by all Bondholders.

Thirty (30) days after the date of the mailing of such notice, the County and the Trustee may enter into such supplemental indenture substantially in the form described in such notice, but only if there shall have first been or is simultaneously delivered to the Trustee the required consents, in writing, of the Bondholder Representative and the Holders of not less than the percentage of Bonds required by this Section 8.02. If the Holders of not less than the percentage of Bonds required by this Section 8.02 shall have consented to and approved the execution and delivery of a supplemental indenture as provided herein, no Holder of any Bond shall have any right to object to any of the terms and provisions contained therein, or the operation thereof, or in any manner to question the propriety of the execution thereof, or to enjoin or restrain the Trustee or the County from executing the same or from taking any action pursuant to the provisions thereof. Upon the execution of any such supplemental indenture as in this Section 8.02 permitted and provided, this Indenture shall be and be deemed to be modified and amended in accordance therewith. The Trustee may rely upon an opinion of counsel as conclusive evidence that execution and delivery of a supplemental indenture has been effected in compliance with the provisions of this Article VIII.

Anything in this Article VIII to the contrary notwithstanding, unless the Borrower shall then be in default of any of its obligations under the Financing Agreement, the Regulatory Agreement, the Note or the Mortgage, a supplemental indenture under this Article VIII which affects any rights of the Borrower shall not become effective unless and until the Borrower shall have expressly consented in writing to the execution and delivery of such supplemental indenture. In this regard, the Trustee shall cause notice of the proposed execution and delivery of any such supplemental indenture to be mailed by certified or registered mail to the Borrower or the Borrower's attorney at least fifteen (15) days prior to the proposed date of execution and delivery of any supplemental indenture.

Notwithstanding any other provision of this Indenture, the County and the Trustee may consent to any supplemental indenture upon receipt of the consent of the Bondholder Representative, the Holders of all Bonds then Outstanding and, as applicable, the Borrower.

Section 8.03 Amendments to Financing Agreement Not Requiring Consent of Bondholders. The Trustee shall, without the consent of, or notice to, the Bondholders, but with

the consent of the Borrower and the Bondholder Representative, and subject to the Subordination Agreement, consent to any amendment, change or modification of the Financing Agreement as follows:

(a) as may be required by the provisions of Financing Agreement or this Indenture;

(b) to cure any formal defect, omission, inconsistency or ambiguity in the Financing Agreement in a manner not materially adverse to the Holder of any Bond to be Outstanding after the effective date of the change;

(c) to make such additions, deletions or modifications as may be necessary, in the opinion of Bond Counsel delivered to the County and the Trustee, to maintain the exclusion from gross income for federal income tax purposes of interest on the Bonds; or

(d) to modify, amend or supplement the Financing Agreement in any other respect which is not materially adverse to the Trustee or Holders of the Bonds to be Outstanding after the effective date of the change and which does not involve a change described in Section 8.04.

Section 8.04 Amendments to Financing Agreement Requiring Consent of Bondholders. Except for the amendments, changes or modifications of the Financing Agreement as provided in Section 8.03 hereof, neither the County nor the Trustee shall consent to any other amendment, change or modification of the Financing Agreement without the consent of the Bondholder Representative, and the Borrower and without the giving of notice and the written approval or consent of the Holders of at least 51% of the aggregate principal amount of the Bonds then Outstanding given and procured in accordance with the procedure set forth in Section 8.02 hereof; provided, however, that nothing contained in this Section 8.04 shall permit, or be construed as permitting, any amendment, change or modification of the Borrower's obligation to make the payments required under the Financing Agreement without the consent of the Holders of all of the Bonds then Outstanding. If at any time the County and the Borrower shall request the consent of the Trustee to any such proposed amendment, change or modification of the Financing Agreement, the Trustee shall cause notice of such proposed amendment, change or modification to be given in the same manner as provided in Section 8.02 hereof. Such notice shall briefly set forth the nature of such proposed amendment, change or modification and shall state that copies of the instrument embodying the same are on file at the Principal Office of the Trustee for inspection by Bondholders.

Section 8.05 Reserved.

Section 8.06 Opinion of Bond Counsel Required. No supplement or amendment to the Financing Agreement or this Indenture, as described in this Article VIII, shall be effective until the County, the Trustee and the Bondholder Representative shall have received an opinion of Bond Counsel to the effect that such supplement or amendment is authorized or permitted by this Indenture and, upon execution and delivery thereof, will be valid and binding upon the County in accordance with its terms and will not cause interest on the Bonds to be includable in gross income of the Holders thereof for federal income tax purposes. The Trustee shall be entitled to receive, and shall be fully protected in relying upon, the opinion of Bond Counsel as conclusive evidence that (a) any proposed supplemental indenture or amendment permitted by this Article VIII complies with the provisions of this Indenture, (b) it is proper for the Trustee to join in the execution of that supplemental indenture or amendment under the provisions of this Article VIII, and (c) if applicable, such proposed supplemental indenture or amendment is not materially adverse to the interests of the Bondholders.

## ARTICLE IX

### SATISFACTION AND DISCHARGE OF INDENTURE

Section 9.01 Discharge of Lien. If the County shall pay or cause to be paid to the Holders of the Bonds the principal and interest to become due thereon at the times and in the manner stipulated therein and herein, in any one or more of the following ways:

- (a) by the payment of the principal of and interest on all Bonds Outstanding;  
or
- (b) by the deposit or credit to the account of the Trustee, in trust, of money or securities in the necessary amount (as provided in Section 9.05) to pay the principal, redemption price and interest to the date established for redemption whether by redemption or otherwise; or
- (c) by the delivery to the Trustee, for cancellation by it, of all Bonds Outstanding.

and shall have paid all amounts due and owing to the Bondholder Representative hereunder, and shall have paid all fees and expenses of and any other amounts due to the Trustee, and if the County shall keep, perform and observe all and singular the covenants and promises in the Bonds and in this Indenture expressed as to be kept, performed and observed by it or on its part, then these presents and the estates and rights hereby granted shall cease, determine and be void, and thereupon the Trustee shall cancel and discharge the lien of this Indenture and execute and deliver to the County such instruments in writing as shall be requisite to satisfy the lien hereof, and reconvey to the County the estate hereby conveyed, and assign and deliver to the County any interest in property at the time subject to the lien of this Indenture which may then be in its possession, except amounts held by the Trustee for the payment of principal of, interest, on the Bonds, or the payment of any amounts owed to the United States pursuant to Section 4.13.

Any Outstanding Bond shall prior to the maturity or redemption date thereof be deemed to have been paid within the meaning and with the effect expressed in the first paragraph of this Section 9.01 if, under circumstances which do not cause interest on the Bonds to become includable in the Holders' gross income for purposes of federal income taxation, the following conditions shall have been fulfilled: (a) in case such Bond is to be redeemed on any date prior to its maturity, the Trustee shall have given to the Bondholder irrevocable notice of redemption of such Bond on said date; (b) there shall be on deposit with the Trustee, pursuant to Section 9.05 hereof, either money or direct obligations of the United States of America in an amount, together with anticipated earnings thereon (but not including any reinvestment of such earnings), which will be sufficient to pay, when due, the principal or redemption price, if applicable, and interest due and to become due on such Bond on the redemption date or Maturity Date thereof, as the case may be; and (c) in the case of Bonds which do not mature or will not be redeemed within Sixty (60) days of such deposit, the Trustee shall have received a verification report of a firm of certified public accountants reasonably acceptable to the Trustee as to the adequacy of the amounts so deposited to fully pay the Bonds deemed to be paid.

The Trustee shall in no event cause the Bonds to be optionally redeemed from money deposited pursuant to this Article IX unless the requirements of Article III have been met with respect to such redemption.



Section 9.02 Reserved.

Section 9.03 Discharge of Liability on Bonds. Upon the deposit with the Trustee, in trust, at or before maturity, of money or securities in the necessary amount (as provided in Section 9.01) to pay or redeem Outstanding Bonds (whether upon or prior to their maturity or the redemption date of such Bonds) provided that, if such Bonds are to be redeemed prior to the maturity thereof, notice of such redemption shall have been given as in Article III provided or provision satisfactory to the Trustee shall have been made for the giving of such notice, all liability of the County in respect of such Bonds shall cease, terminate and be completely discharged, except only that thereafter the holders thereof shall be entitled to payment by the County, and the County shall remain liable for such payment, but only out of the money or securities deposited with the Trustee as aforesaid for their payment, subject, however, to the provisions of Section 9.04.

Section 9.04 Payment of Bonds After Discharge of Indenture. Notwithstanding any provisions of this Indenture, and subject to applicable unclaimed property laws of the State, any money deposited with the Trustee or any paying agent in trust for the payment of the principal of, interest on the Bonds remaining unclaimed for two (2) years after the payment thereof, to the extent permitted by applicable law, shall be paid to the Borrower, whereupon all liability of the County and the Trustee with respect to such money shall cease, and the holders of the Bonds shall thereafter look solely to the Borrower for payment of any amounts then due. All money held by the Trustee and subject to this Section 9.04 shall be held uninvested and without liability for interest thereon.

Section 9.05 Deposit of Money or Securities With Trustee. Whenever in this Indenture it is provided or permitted that there be deposited with or credited to the account of or held in trust by the Trustee money or securities in the necessary amount to pay or redeem any Bonds, the money or securities so to be deposited or held shall consist of:

(a) lawful money of the United States of America in an amount equal to the principal amount of such Bonds and all unpaid interest thereon to maturity, except that, in the case of Bonds which are to be redeemed prior to maturity and in respect of which there shall have been furnished to the Trustee proof satisfactory to it that notice of such redemption on a specified redemption date has been duly given or provision satisfactory to the Trustee shall be made for such notice, the amount so to be deposited or held shall be the principal amount of such Bonds and interest thereon to the redemption date; or

(b) noncallable and nonprepayable direct obligations of the United States of America or noncallable and nonprepayable obligations which as to principal and interest constitute full faith and credit obligations of the United States of America, in such amounts and maturing at such times that the proceeds of said obligations received upon their respective maturities and interest payment dates, without further reinvestment, will provide funds sufficient, in the opinion of a nationally recognized firm of certified public accountants, to pay the principal and interest to maturity, or to the redemption date, as the case may be, with respect to all of the Bonds to be paid or redeemed, as such principal and interest become due; provided that the Trustee shall have been irrevocably instructed by the County to apply the proceeds of said obligations to the payment of said principal and interest with respect to such Bonds.

## ARTICLE X

### INTENTIONALLY OMITTED

## ARTICLE XI

### MISCELLANEOUS

Section 11.01 Consents and Other Instruments of Bondholders. Any consent, request, direction, approval, waiver, objection, appointment or other instrument required by this Indenture to be signed and executed by the Bondholders may be signed and executed in any number of concurrent writings of similar tenor and may be signed or executed by such Bondholders in person or by agent appointed in writing. Proof of the execution of any such instrument, if made in the following manner, shall be sufficient for any of the purposes of this Indenture, and shall be conclusive in favor of the Trustee with regard to any action taken under such instrument, namely:

(a) the fact and date of the execution by any Person of any such instrument may be proved by the affidavit of a witness of such execution or by the certificate of any notary public or other officer of any jurisdiction, authorized by the laws thereof to take acknowledgments of deeds, certifying that the Person signing such instrument acknowledged the execution thereof. Where such execution is by an officer of a corporation or association or a member of a partnership on behalf of such corporation, association or partnership, such affidavit or certificate shall also constitute sufficient proof of such authority;

(b) the ownership of registered Bonds shall be proved by the Bond Register; and

(c) any request, consent or vote of the Holder of any Bond shall bind every future Holder of the same Bond and the Holder of every Bond issued in exchange therefor or in lieu thereof, in respect of anything done or permitted to be done by the Trustee or the County in pursuance of such request, consent or vote.

Section 11.02 Reserved.

Section 11.03 Limitation of Rights. With the exception of rights herein expressly conferred, nothing expressed or to be implied from this Indenture or the Bonds is intended or shall be construed to give to any Person other than the Parties hereto, the Bondholder Representative, the Borrower and the Holders of the Bonds, any legal or equitable right, remedy or claim under or in respect to this Indenture or any covenants, conditions and provisions hereof.

Section 11.04 Severability. If any provision of this Indenture shall be held or deemed to be, or shall in fact be inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all jurisdictions, or in all cases because it conflicts with any other provision or provisions hereof or any constitution, statute, rule of law or public policy, or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained invalid, inoperative, or unenforceable to any extent whatever.

The invalidity of any one or more phrases, sentences, clauses or sections in this Indenture contained, shall not affect the remaining portions of this Indenture, or any part thereof.

Section 11.05 Notices.

(a) Any provision of this Indenture relating to the mailing of notice or other communication to Bondholders shall be deemed fully complied with if such notice or other communication is mailed, by first class mail, postage prepaid, to each registered Owner of any Bonds then Outstanding at the address of such registered Owner as it appears on the Bond Register. Whenever in this Indenture the giving of notice by mail or otherwise is required, the giving of such notice may be waived in writing by the Person entitled to receive such notice and in any such case the giving or receipt of such notice shall not be a condition precedent to the validity of any action taken in reliance upon such waiver.

Any notice, request, complaint, demand, communication or other paper required or permitted to be delivered to the County, the Trustee, the Bondholder Representative, or the Borrower shall be sufficiently given and shall be deemed given (unless another form of notice shall be specifically set forth herein) on the Business Day following the date on which such notice or other communication shall have been delivered to a national overnight delivery service (receipt of which to be evidenced by a signed receipt from such overnight delivery service) addressed to the appropriate party at the addresses set forth below or as may be required or permitted by this Indenture by Electronic Notice or by a facsimile transmission for which a confirmation of receipt has been delivered. The County, the Trustee, the Bondholder Representative, or the Borrower may, by notice given as provided in this paragraph, designate any further or different address to which subsequent notices or other communication shall be sent.

The County:	County of Contra Costa Department of Conservation and Development 30 Muir Road Martinez, California 94553 Attention: Community Development Bond Program Manager
The Trustee:	Wilmington Trust, National Association 650 Town Center Drive, Suite 600 Costa Mesa, CA 92626-7121 Attention: Corporate Trust Service
The Borrower:	Richmond Nevin Associates c/o The Pacific Companies 430 E. State Street, Suite 100 Eagle, ID 83616 Attention: Caleb J. Roope Telephone: (208) 461-0022
and to:	Central Valley Coalition for Affordable Housing 3351 M Street, Suite 100 Merced, CA 95348 Attention: Christina Alley Telephone: (209) 388-0782 ext. 302 Facsimile: (209) 385-3770

with a copy to: Haden Law Office  
2241 N Street  
Merced, CA 95340-3614  
Attention: Robert Haden  
Telephone: (209) 723-3247  
Facsimile: (209)722-5288

and a copy to: [Boston Capital]

and a copy to: Holland & Knight  
10 St. James Avenue, 11th Floor  
Boston, MA 02116  
Attention: Jennifer Whalen, Esq.  
Telephone: (617) 855-1454

and a copy to: Applegate & Thorne-Thomsen, P.C.  
626 W. Jackson, Suite 400  
Chicago, IL 60661  
Attention: Warren Wenzloff, Esq.

The Bondholder Representative: Bonneville Affordable Housing Capital, LLC  
111 Main Street, Suite 1600  
Salt Lake City, UT 84111  
Attention: Brent H. Peterson  
Telephone: (801) 323-1000

The Trustee agrees to accept and act upon facsimile transmission of written instructions and/or directions pursuant to this Indenture, provided, however, that subsequent to such facsimile transmission of written instructions, the originally executed instructions and/or directions shall be provided to the Trustee in a timely manner.

(b) The Trustee shall provide to the Bondholder Representative (i) prompt notice of the occurrence of any Event of Default pursuant to Section 6.01 hereof and (ii) any written information or other written communication received by the Trustee hereunder within ten (10) Business Days of receiving a written request from the Bondholder Representative for any such information or other communication.

Section 11.06 Reserved.

Section 11.07 Trustee as Paying Agent and Bond Registrar. The Trustee is hereby designated and agrees to act as Paying Agent and Bond Registrar for and in respect to the Bonds. When acting in either such capacity, the Trustee will receive the same rights, protections and indemnifications afforded to the Trustee hereunder.

Section 11.08 Payments Due on Non Business Days. In any case where a date of payment with respect to any Bonds shall be a day other than a Business Day, then such payment need not be made on such date but may be made on the next succeeding Business Day with the same force and effect as if made on such date, and no interest shall accrue for the period after such date providing that payment is made on such next succeeding Business Day.

Section 11.09 Counterparts. This Indenture may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 11.10 Choice of Law and Venue. This Indenture and the Bonds are contracts made under the laws of the State and shall be governed by and construed in accordance with the Constitution and laws applicable to contracts made and performed in the State. This Indenture and the Bonds shall be enforceable in the State, and any action arising out of this Indenture or the Bonds shall be filed and maintained in the County unless the County waives this requirement.

Section 11.11 No Recourse. No recourse under or upon any obligation, covenant or agreement contained in this Indenture or in any Bond shall be had against any supervisor, officer or employee (past, present or future) of the County, either directly or through the County or its governing body or otherwise, for the payment for or to the County or any receiver thereof, or for or to the Holder of any Bond issued hereunder, or otherwise, of any sum that may be due and unpaid by the County or its governing body upon any such Bond. Any and all personal liability of every nature whether at common law or in equity or by statute or by constitution or otherwise of any such supervisor, officer or employee, as such, to respond by reason of any act of omission on his/her part or otherwise, for the payment for or to the Holder of any Bond issued hereunder or otherwise of any sum that may remain due and unpaid upon any Bond hereby secured is, by the acceptance of such Bond by the Owner, expressly waived and released as a condition of and in consideration for the execution of this Indenture and the issuance of the Bonds.

[Signature Pages Follow]

IN WITNESS WHEREOF, COUNTY OF CONTRA COSTA, CALIFORNIA, has caused this Indenture to be signed in its name by its duly authorized officer and WILMINGTON TRUST, NATIONAL ASSOCIATION, in token of its acceptance of the trust created hereunder, has caused this Indenture to be signed in its name by its duly authorized officer, all as of the day and year first above written.

COUNTY OF CONTRA COSTA, CALIFORNIA

By: \_\_\_\_\_  
John Kopchik,  
Director, Department of  
Conservation and Development

[Signature page – Indenture of Trust - Twenty One and Twenty Three Nevin Apartments – 2017B-B2]

WILMINGTON TRUST, NATIONAL  
ASSOCIATION, as Trustee

By: \_\_\_\_\_  
Brian Buchanan,  
Vice President

[Signature page – Indenture of Trust - Twenty One and Twenty Three Nevin Apartments – 2017B-B2]

**EXHIBIT A**  
**FORM OF BOND**

NO. R-\_\_\_

\$25,000,000.00

**COUNTY OF CONTRA COSTA**  
**LIMITED OBLIGATION MULTIFAMILY HOUSING REVENUE SUBORDINATE BONDS**  
**(TWENTY ONE AND TWENTY THREE NEVIN APARTMENTS),**  
**SERIES 2017B-B2**

BY POSSESSION OF THIS BOND, THE HOLDER CERTIFIES THAT IT IS AN APPROVED INSTITUTIONAL BUYER OR AN ACCREDITED INVESTOR, AS DEFINED IN THE INDENTURE REFERRED TO HEREIN. THE HOLDER HEREOF, BY THE ACCEPTANCE OF THIS BOND, ACKNOWLEDGES THAT THE TRUSTEE IS PROHIBITED FROM REGISTERING THE OWNERSHIP OR TRANSFER OF OWNERSHIP OF THIS BOND TO ANY PERSON WITHOUT RECEIPT OF AN EXECUTED INVESTOR LETTER, AS DEFINED IN AND ATTACHED TO THE INDENTURE.

MATURITY DATE	DATED DATE	INTEREST RATE
_____ 1, ____	December 20, 2017	5.0%

REGISTERED OWNER:

PRINCIPAL AMOUNT: TWENTY-ONE MILLION DOLLARS

The COUNTY OF CONTRA COSTA, CALIFORNIA, a political subdivision and body corporate and politic of the State of California (the "County"), for value received, hereby promises to pay (but only out of Revenues as hereinafter provided) to the registered owner identified above or registered assigns, on the Maturity Date set forth above, the principal sum set forth above and to pay (but only out of Revenues as hereinafter provided) interest on the balance of said principal amount from time to time remaining unpaid from and including the date hereof until payment of said principal amount has been made or duly provided for, at the rate, compounding basis and on the dates determined as described herein and in the Indenture (as hereinafter defined). The principal of and, on this Bond are payable at final maturity, acceleration or redemption in lawful money of the United States of America upon surrender hereof at the principal corporate trust office of Wilmington Trust, National Association, in Costa Mesa, California, as Trustee, or its successor in trust (the "Trustee"). Payment of the interest on any Bond shall be made on each Interest Payment Date (as hereinafter defined) to the Person appearing on the bond registration books of the Bond Registrar as the Owner thereof on the Record Date, such interest to be paid by the Paying Agent (i) to such Owner by check or draft mailed on the Interest Payment Date, to such Owner's address as it appears on the registration books or at such other address as has been furnished to the Bond Registrar as provided below, in writing by such Owner not later than the Record Date or (ii) upon written request, at least three Business Days prior to the applicable Record Date, to the Owner of Bonds aggregating not less than \$1,000,000 in principal amount, by wire transfer in immediately available funds at an account maintained in the United States at such wire address as such Owner shall specify in its written notice; except, in each case, that, if and to the extent that there shall be a default in the payment of the interest due on such Interest Payment Date, such defaulted interest shall be paid to the Owner in whose name any such Bonds are registered at the close of business on the fifth to last Business Day next preceding the date of payment of such defaulted interest.



The Bonds are authorized to be issued pursuant to the Act, as defined in the Indenture. The Bonds are limited obligations of the County and, as and to the extent set forth in the Indenture, are payable solely from, and secured by a pledge of and lien on, the Revenues. Proceeds from the sale of the Bonds will be loaned by the County to Richmond Nevin Associates, a California Limited Partnership (the "Borrower") under the terms of a Financing Agreement, dated as of December 1, 2017 (the "Agreement"), among the County, the Borrower and the Trustee. The Bonds are all issued under and secured by and entitled to the benefits of an Indenture of Trust, dated as of December 1, 2017 (the "Indenture") between the County and the Trustee.

This Bond is one of a duly authorized issue of bonds of the County designated as the "County of Contra Costa Limited Obligation Multifamily Housing Revenue Subordinate Bonds (Twenty One and Twenty Three Nevin Apartments), Series 2017B-B2", limited in aggregate principal amount of \$25,000,000 (the "Bonds"). Reference is hereby made to the Indenture and all indentures supplemental thereto for a description of the rights thereunder of the registered owners of the Bonds, of the nature and extent of the security, of the rights, duties and immunities of the Trustee and of the rights and obligations of the County thereunder, to all of the provisions of the Indenture and of the Agreement the owner of this Bond, by acceptance hereof, assents and agrees.

The Bonds are issued simultaneously with (a) the funding of the County's note designated as Limited Obligation Multifamily Housing Revenue Note (Twenty One and Twenty Three Nevin Apartments), Series 2017B (the "Governmental Lender Note") pursuant to that certain Funding Loan Agreement, dated as of December 1, 2017, between the County, as Governmental Lender thereunder, and Citibank, N.A., as Funding Lender thereunder, and (b) the issuance of the County's Limited Obligation Multifamily Housing Revenue Subordinate Bonds (Twenty One and Twenty Three Nevin Apartments), Series 2017B-B1 (the "B-B1 Bonds" and, together with the Governmental Lender Note and related documents, as described more fully in the Indenture, the "Senior Obligations") pursuant to an Indenture of Trust, dated as of December 1, 2017, by and between the County and the Trustee, in its capacity as trustee for the B-B1 Bonds. As set forth in the Indenture, the Bonds are subordinate in all respects to the Senior Obligations.

This is a draw-down Bond. The principal amount of this Bond as of any given date shall be equal to (i) the total amount of principal advanced by the Bond Purchaser, less (ii) any payment of principal on the Bonds received by the Holders thereof. Principal amounts advanced by the Bond Purchaser shall be noted on the principal draw-down schedule attached to this Bond and acknowledged thereon by the Trustee.

Notwithstanding anything herein to the contrary, the aggregate purchase price of the Bonds funded by the Owners may not exceed \$5,000,000, and no additional amounts may be funded beyond such amount, unless such additional draws are applied, pursuant to a written direction signed by an Authorized Officer of the Borrower, to the concurrent redemption of a like amount of B-B1 Bonds.

THE BONDS ARE LIMITED OBLIGATIONS OF THE COUNTY, PAYABLE SOLELY FROM THE REVENUES AND THE TRUST ESTATE PLEDGED AND ASSIGNED UNDER THE INDENTURE. NEITHER THE COUNTY, NOR THE STATE OF CALIFORNIA (THE "STATE") OR ANY POLITICAL SUBDIVISION THEREOF (EXCEPT THE COUNTY, TO THE LIMITED EXTENT SET FORTH IN THE INDENTURE), NOR ANY PUBLIC AGENCY SHALL IN ANY EVENT BE LIABLE FOR THE PAYMENT OF THE PRINCIPAL OF, PREMIUM (IF ANY) OR INTEREST ON THE BONDS OR FOR THE PERFORMANCE OF ANY PLEDGE, OBLIGATION

OR AGREEMENT OF ANY KIND WHATSOEVER EXCEPT AS SET FORTH IN THE INDENTURE, AND NONE OF THE BONDS OR ANY OF THE COUNTY'S AGREEMENTS OR OBLIGATIONS SHALL BE CONSTRUED TO CONSTITUTE AN INDEBTEDNESS OF OR A PLEDGE OF THE FAITH AND CREDIT OF OR A LOAN OF THE CREDIT OF OR A MORAL OBLIGATION OF ANY OF THE FOREGOING WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION WHATSOEVER.

All capitalized terms used but not defined herein shall have the meanings given to them in the Indenture.

The Bonds are issuable as fully registered bonds without coupons in denominations of \$250,000 or any dollar amount in excess thereof (herein "Authorized Denominations"). Subject to the limitations and upon payment of the charges, if any, provided in the Indenture, Bonds may be exchanged at the Principal Trust Office of the Trustee, for a like aggregate principal amount of Bonds of other Authorized Denominations.

The Bonds may only be held by, or transferred to, an Accredited Investor or an Approved Institutional Buyer executing and delivering an Investor Letter in the form attached as Exhibit B to the Indenture.

This Bond is transferable by the registered owner hereof, in person, or by its attorney duly authorized in writing, at the Principal Trust Office of the Trustee, but only in the manner, subject to the limitations and upon payment of the charges provided in the Indenture, and upon surrender and cancellation of this Bond. Upon such transfer a new fully registered Bond or Bonds, in an Authorized Denomination or Denominations, for the same aggregate principal amount, will be issued to the transferee in exchange therefor, subject to the provisions of the Indenture described in the preceding paragraph. The County, the Trustee and the Bond Registrar may treat the registered owner hereof as the absolute owner hereof for all purposes, and the County, the Trustee and the Bond Registrar shall not be affected by any notice to the contrary.

#### Interest on the Bonds

Interest Payment Date has the meaning set forth in the Indenture.

Record Date means the 15th day of the month prior to an Interest Payment Date.

#### Redemption of Bonds

The Bonds are subject to optional, mandatory and extraordinary redemption as set forth in the Indenture.

#### General Matters

The owner of this Bond shall have no right to institute any suit, action or proceeding at law or in equity, for any remedy under or upon the Indenture, except as provided in the Indenture.

No recourse shall be had for the payment of the principal of, or interest on any of the Bonds or for any claim based thereon or upon any obligation, covenant or agreement in the Indenture contained, against any past, present or future supervisor, officer, employee or agent of the County, or through the County, or any successor to the County, under any rule of law or equity, statute or constitution or by the enforcement of any assessment or penalty or otherwise,

and all such liability of any such supervisor, officer, employee or agent as such is hereby expressly waived and released as a condition of and in consideration for the execution of the Indenture and the issuance of any of the Bonds.

#### Amendments Permitted

The Indenture contains provisions permitting the County and the Trustee to execute supplemental indentures with the written consent of the Bondholder Representative and the Owners of more than fifty-one percent (51%) in aggregate principal amount of Bonds at the time Outstanding, subject to certain conditions as set forth in the Indenture.

The Indenture also contains provisions permitting the County and the Trustee to execute supplemental indentures, without consent of the Owners of the Bonds, subject to certain conditions as set forth in the Indenture.

The Indenture prescribes the manner in which it may be discharged and after which the Bonds shall no longer be secured by or entitled to the benefits of the Indenture, except for the purposes of transfer and exchange of Bonds and of payment of the principal of and interest on the Bonds as the same become due and payable, including a provision that under certain circumstances the Bonds shall be deemed to be paid if certain securities, as defined therein, maturing as to principal and interest in such amounts and at such times as to ensure the availability of sufficient moneys to pay the principal of, and interest on the Bonds and all necessary and proper fees, compensation and expenses of the Trustee shall have been deposited with the Trustee.

No member of the Board of Supervisors or officer of the County, nor any Person executing this Bond, shall in any event be subject to any personal liability or accountability by reason of the issuance of the Bonds.

It is hereby certified that all of the conditions, things and acts required to exist, to have happened and to have been performed precedent to and in the issuance of this Bond do exist, have happened and have been performed in due time, form and manner as required by the Constitution and statutes of the State of California.

This Bond shall not be entitled to any benefit under the Indenture, or become valid or obligatory for any purpose, until the certificate of authentication hereon endorsed shall have been signed by the Bond Registrar.

In the event of any inconsistency between the provisions of this Bond and the provisions of the Indenture, the provisions of the Indenture shall control.

IN WITNESS WHEREOF, the COUNTY OF CONTRA COSTA, CALIFORNIA, has caused this Bond to be duly executed by the manual or facsimile signature of the Chair of its Board of Supervisors all as of the Dated Date set forth above.

COUNTY OF CONTRA COSTA,  
CALIFORNIA

By: \_\_\_\_\_  
Federal D. Glover,  
Chair of the Board of Supervisors

**FORM OF CERTIFICATE OF AUTHENTICATION**

This Bond is one of the Bonds issued under the provisions of and described in the within mentioned Indenture.

Date of Authentication: \_\_\_\_\_

WILMINGTON TRUST, NATIONAL  
ASSOCIATION

By: \_\_\_\_\_  
Authorized Signer

**FORM OF ASSIGNMENT**

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto

\_\_\_\_\_

\_\_\_\_\_

(Please insert Social Security Number or other identifying number of assignee)

(Please Print or Typewrite Name and Address of Assignee)

the within bond and all rights thereunder, and hereby irrevocably constitutes and appoints \_\_\_\_\_ attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: \_\_\_\_\_

Signature Guaranteed:

\_\_\_\_\_  
NOTICE: Signature(s) must be guaranteed by a  
eligible guarantor.

\_\_\_\_\_  
NOTICE: The Signature to this assignment must  
correspond with the name as it appears  
upon the face of the within Bond in every  
particular, without alteration or  
enlargement or any change whatever.

PRINCIPAL DRAW-DOWN SCHEDULE

The unpaid principal balance of this Bond as indicated below is registered on the books of the Trustee in the name of the registered Holder hereof.

Date of Advance	Amount of Advance	Principal Balance Outstanding	Signature of Trustee
December 20, 2017	\$55,000.00	\$55,000.00	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**EXHIBIT B**

**FORM OF INVESTOR LETTER**  
**[To be prepared on letterhead of Purchaser]**

[Date]

County of Contra Costa  
651 Pine Street  
Martinez, California 94553

Wilmington Trust, National Association  
650 Town Center Drive, Suite 600  
Costa Mesa, California 92626-7121  
Attention: Corporate Trust Service

Re: County of Contra Costa Limited Obligation Multifamily Housing Revenue  
Subordinate Bonds (Twenty One and Twenty Three Nevin Apartments), Series  
2017B-B2

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Ladies and Gentlemen:

The undersigned (the "Investor") hereby acknowledges receipt, [as transferee from the previous owner thereof,] of the above-referenced bonds (the "Bonds"), dated \_\_\_\_\_ and bearing interest from the date thereof, in fully registered form and in the aggregate principal amount of \$ \_\_\_\_\_, constituting [all of] the Bonds currently outstanding.

The undersigned acknowledges that the Bonds were issued for the purpose of making a mortgage loan to Richmond Nevin Associates, a California Limited Partnership (the "Developer") to assist in the financing of the acquisition and construction of a certain multifamily rental housing development located in the City of Richmond, California (the "Project"), as more particularly described in that certain Indenture of Trust, dated as of December 1, 2017 (the "Indenture"), by and between the County of Contra Costa, California (the "County") and Wilmington Trust, National Association, as Trustee, which Indenture creates a security interest in Revenues for the benefit of the owners of the Bonds.

In connection with the sale of the Bonds to the Investor, the Investor hereby makes the following representations upon which you may rely:

1. The Investor has authority to purchase the Bonds and to execute this letter and any other instruments and documents required to be executed by the Investor in connection with its purchase of the Bonds.

2. The Investor is an Accredited Investor or an Approved Institutional Buyer (each as defined in the Indenture), and has sufficient knowledge and experience in financial and business matters, including purchase and ownership of municipal obligations, to be able to, and is able to, evaluate the risks and merits of the investment represented by the Bonds.

3. The Bonds are being acquired by the Investor for investment and not with a view to, or for resale in connection with, any distribution of the Bonds, and the Investor intends to hold the Bonds for its own account and for an indefinite period of time, and does not intend at

this time to dispose of all or any part of the Bonds. The Investor understands that it may need to bear the risks of this investment for an indefinite time, since any sale prior to maturity may not be possible.

4. The Investor understands that the Bonds are not registered under any federal or State of California securities law and that such registration is not legally required as of the date hereof; and further understands that the Bonds (a) are not being registered or otherwise qualified for sale under the "Blue Sky" laws and regulations of any state, (b) will not be listed in any stock or other securities exchange, (c) will not carry a rating from any rating service and (d) will be delivered in a form which may not be readily marketable.

5. The Investor understands that (a) the Bonds are not secured by any pledge of any moneys received or to be received from taxation by the County or the State of California or any political subdivision thereof, (b) the Bonds do not and will not represent or constitute a general obligation or a pledge of the faith and credit of the County or the State of California or any political subdivision thereof; and (c) the liability of the County with respect to the Bonds is limited to the Revenues as set forth in the Indenture.

6. The Investor acknowledges that it has either been supplied with or been given access to information, including financial statements and other financial information to which a reasonable investor would attach significance in making investment decisions with respect to the Bonds, and the Investor has had the opportunity to ask questions and receive answers from knowledgeable individuals concerning the Borrower, the Project and the Bonds and the security therefor so that, as a reasonable investor, the Investor has been able to make its decision to purchase the Bonds. The Investor acknowledges that it has not relied upon the County for any information in connection with the Investor's purchase of the Bonds.

7. The Investor has made its own inquiry and analysis with respect to the Bonds and the security therefor, and other material factors affecting the security and payment of the Bonds. The Investor is aware that the business of the Borrower involves certain economic variables and risks that could adversely affect the security for the Bonds.

8. The Investor acknowledges that it has the right to sell and transfer the Bonds, subject to the delivery to the Trustee of an investor's letter from the transferee to the same effect as this Investor's Letter, with no revisions except as may be approved in writing by the County, and subject to the other requirements of the Indenture. Failure to deliver such investor's letter shall cause the purported transfer to be null and void. The Investor agrees to indemnify and hold harmless the County with respect to any claim asserted against the County that is based upon our sale, transfer or other disposition of the Bonds in violation of the provisions of the Indenture.

Capitalized terms used and not otherwise defined herein have the meanings given such terms in the Indenture.

Very truly yours,

[NAME OF INVESTOR]

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



EXHIBIT C

LOAN FUND REQUISITION

Wilmington Trust, National Association, as Trustee

Re: County of Contra Costa Limited Obligation Multifamily Housing Revenue Subordinate Bonds (Twenty One and Twenty Three Nevin Apartments), Series 2017B-B2.

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You are requested to disburse funds from the Loan Fund pursuant to Section 4.02 of the Indenture in the amount(s), to the person(s) and for the purpose(s) set forth in this requisition (the "Requisition"). The terms used in this requisition shall have the meaning given to those terms in the Indenture of Trust (the "Indenture"), dated as of December 1, 2017, by and between the County of Contra Costa, California and Wilmington Trust, National Association, as trustee, securing the above referenced Bonds.

REQUISITION NO.:

PAYMENT DUE TO:

AMOUNT(S) TO BE DISBURSED: \$\_\_\_\_\_ from the Loan Fund

The undersigned Borrower hereby represents and warrants that the following information and certifications provided in connection with this Requisition are true and correct as of the date hereof:

1. Purposes for which disbursement is requested are specified in the attached Schedule.

2. Party or parties to whom the disbursements shall be made are specified in the attached Schedule (may be the undersigned in the case of reimbursement for advances and payments made or cost incurred for work done by the undersigned); provided, that no reimbursement shall be made for advances and payments made prior to [\_\_\_\_\_, 20\_\_]).

3. The undersigned certifies that:

(a) the disbursement requested pursuant to this Requisition will be used solely to pay a cost or costs allowable under the Indenture;

(b) none of the items for which disbursement is requested pursuant to this Requisition has formed the basis for any disbursement previously made from the Loan Fund and all such items have been properly recorded in Borrower's books and are set forth on the Schedule attached hereto, along with paid invoices attached for any sum for which reimbursement is requested and invoices or bills of sales for all other items;

(c) all labor and materials for which disbursements have been requested have been incorporated into the Project in accordance with reasonable and standard building practices;

(d) the materials, supplies and equipment furnished or installed for the improvements are not subject to any lien or security interest or that the funds to be disbursed pursuant to this Requisition are to be used to satisfy any such lien or security interest;

(e) all of the funds being requisitioned are being used in compliance with all tax covenants set forth in the Indenture, the Financing Agreement and the Tax Certificate, including that none of the proceeds of the Bonds (including investment earnings thereon) will be used to provide an airplane, a skybox or any other private luxury box, any facility primarily used for gambling, health club facility or any store the principal business of which is the sale of alcoholic beverages for consumption off premises;

(f) Not less than 97% of the sum of:

(A) the amounts requisitioned by this Requisition; plus

(B) all amounts previously requisitioned and disbursed from the Loan Fund;

have been or will be applied by Borrower to pay the Costs of the Project;

(g) the Borrower is not in default (and the funding of this Requisition will not cause Borrower to be in default) under the Financing Agreement or any Loan Documents to which it is a party and nothing has occurred to the knowledge of Borrower that would prevent the performance of its obligations under such documents;

(h) no amounts being requisitioned hereby will be used to pay, or reimburse, any costs of issuance incurred in connection with the issuance of the Bonds or pay debt service with respect to the Loan; and

(i) Funds deposited with the Borrower for further disbursement to third parties shall be paid to such third parties by check dated the date of such deposit and Borrower reasonably expects such funds will be disbursed from its account within five Business Days of such deposit.

IN WITNESS WHEREOF, the undersigned has executed this Requisition as of the day and date first above written.

RICHMOND NEVIN ASSOCIATES, A  
CALIFORNIA LIMITED PARTNERSHIP

By: TPC Holdings VI, LLC,  
an Idaho limited liability company  
Its: Administrative General Partner

By: \_\_\_\_\_  
Caleb Roope,  
Manager

By: Central Valley Coalition for Affordable  
Housing, a California nonprofit public  
benefit corporation  
Its: Managing General Partner

By: \_\_\_\_\_  
Christina Alley,  
Chief Executive Officer

03007.38:J14387

[Signature page – Requisition – Twenty One and Twenty Three Nevin – Series 2017B-B2]

CONSENTED TO BY:  
CITIBANK, N.A., as Funding Lender

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

03007.38;J14387

[Signature page – Requisition – Twenty One and Twenty Three Nevin – Series 2017B-B2]

**EXHIBIT D**  
**DRAW SCHEDULE**

<u>Draw Down Date</u>	<u>Principal Amount</u>
Closing Date	\$55,000.00
[insert draw schedule for \$4,945,000]	

Balance of \$25,000,000 of Bonds funded if determined and to the extent determined to refund the B-B1 Bonds issued contemporaneously with the issuance of the Bonds.