



**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

1-D September 15, 2021

A handwritten signature in black ink, appearing to read "Celia Zavala".

CELIA ZAVALA  
EXECUTIVE OFFICER

September 15, 2021

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

The Honorable Board of Commissioners  
Los Angeles County  
Development Authority  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors and Commissioners:

**RESOLUTIONS AUTHORIZING ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS OR NOTES FOR AFFORDABLE MULTIFAMILY HOUSING IN UNINCORPORATED WEST CARSON (DISTRICT 2) (3 VOTES)**

**SUBJECT**

This letter recommends that the Los Angeles County Board of Supervisors and that the Board of Commissioners of the Los Angeles County Development Authority (LACDA) adopt resolutions and authorize actions required to issue Multifamily Housing Revenue Bonds or Notes to finance the acquisition, construction and development of West Carson Villas, an affordable 111-unit multifamily housing development in unincorporated West Carson in the County of Los Angeles.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Adopt and instruct the Chair to sign the attached Resolution, as required under Treasury Regulations, approving a plan of financing and issuance of multifamily housing revenue bonds or notes by the LACDA to finance the acquisition, development and construction of West Carson Villas, a 111-unit multifamily rental housing development to be located at 22801-22905 South Vermont Avenue in unincorporated West Carson (Project) in the County of Los Angeles.
2. Find that adoption of this Resolution is not subject to the provisions of the California

Environmental Quality Act (CEQA) because the action will not have the potential of causing a significant effect on the environment.

**IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY:**

1. Adopt and instruct the Chair to sign the attached Resolution authorizing the issuance of taxable and tax-exempt Multifamily Housing Revenue Bonds or Notes by the LACDA, with the tax-exempt portion of the Notes being in an aggregate principal amount not to exceed \$31,768,000 and the taxable portion of the Notes being in an aggregate principal amount not to exceed \$14,500,000 (Bonds), to assist PV West Carson L.P., or an approved affiliate or assignee thereof (Borrower), to finance the development and construction of the Project.
2. Authorize the Executive Director, or his designee, to negotiate, execute, and, if necessary, amend or terminate all related documents and take all necessary actions for the issuance, sale, and delivery of the Bonds.
3. Find that adoption of this Resolution is not subject to the provisions of CEQA because the action will not have the potential of causing a significant effect on the environment.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The Project, to be located at 22801-22905 South Vermont Avenue in unincorporated West Carson, will consist of a mix of 46 one-bedroom units, 53 two-bedroom units, and 12 three-bedroom units, for a total of 111 units. One hundred ten (110) units are restricted to households with incomes not to exceed 60% of Area Median Income (AMI) of which 63 units are restricted to special needs (35 units for households experiencing homelessness and 28 for the mentally ill experiencing homelessness) with incomes not to exceed 30% AMI for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development. The affordability requirements will remain in effect for 55 years. The two-bedroom unit will be set-aside for the property manager and will have no affordability requirements.

On-site amenities for the Project include community room(s) with a teaching kitchen, television seating area, computer lab with up to 6 stations. It will also have common open space for creative active engagement, varied seating area, and community gardening space.

The County's action is to approve a plan of financing, to authorize the LACDA to issue the Bonds, and to facilitate the LACDA's compliance with state and federal regulations required for the intended issuance of tax-exempt Bonds to finance the acquisition, construction and development of the Project. Although the LACDA will be issuing the Bonds at the request of the Borrower, the financing cannot proceed without the approval of the applicable elected legislative body, which is the County.

The LACDA's action is to authorize the issuance, sale, and delivery of the Bonds, with the tax-exempt portion being in an aggregate principal amount not to exceed \$31,768,000 and the taxable portion being in an aggregate principal amount not to exceed \$14,500,000; to finance the acquisition, construction and development of the Project. This action will also allow the tax-exempt portion of the Bonds to qualify for the exemption under Section 103 of the Internal Revenue Code of 1986.

**FISCAL IMPACT/FINANCING**

There is no impact on the County General Fund. The Borrower will repay the Bonds solely through rent revenues and will pay all fees and related costs.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On September 1, 2021, the LACDA conducted a noticed telephonic public hearing at its office located at 700 West Main Street in Alhambra regarding the issuance of multifamily bonds to finance the Project. No comments were received at the public hearing concerning the issuance of the tax-exempt Bonds or the nature and location of the Project.

The attached resolutions were prepared by Hawkins Delafield and Wood, LACDA Bond Counsel, and approved as to form by County Counsel. Pursuant to California Government Code section 5852.1, required public disclosures related to this Bond issuance are also attached. All other related documents, in substantially final form, are on file with the Executive Office of the Board of Supervisors. They will be approved as to form by County Counsel prior to execution by the authorized parties.

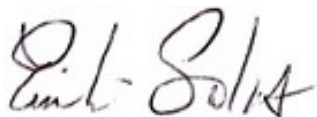
**ENVIRONMENTAL DOCUMENTATION**

The proposed action is not a project pursuant to the CEQA because it is an activity that is excluded from the definition of a project by Section 15378(b) of the State CEQA guidelines. The proposed action is an administrative activity of government, which will not result in direct or indirect physical change to the environment.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The proposed action is a necessary step to provide financing for the Project, which will increase the supply of permanent supportive housing for the homeless and the supply of housing with long term affordability in the County.

Respectfully submitted,



Emilio Salas

Executive Director

ES:LK:DR

Enclosures

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF  
LOS ANGELES APPROVING THE ISSUANCE OF MULTIFAMILY HOUSING  
MORTGAGE REVENUE NOTES AND RELATED ACTIONS

WHEREAS, the Los Angeles County Development Authority (the “LACDA”) intends to adopt a plan of financing to sell and issue multifamily housing mortgage revenue notes in one or more series issued from time to time, and at no time to exceed \$45,000,000 in outstanding aggregate principal amount (the “Notes”), in order to assist in financing (including reimbursement of Borrower’s expenditures) the acquisition, construction, development and rehabilitation of a multifamily rental housing development consisting of 111 units located at 22801-22905 South Vermont Avenue, Los Angeles, California 90502 in unincorporated West Carson in the County of Los Angeles (the “Project”), to be owned by PV West Carson, LP (or an affiliate, assign or designee); and

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986 (the “Code”), the Notes are required to be approved prior to their issuance by the applicable elected representative of the governmental unit on whose behalf the Notes are expected to be issued and by each governmental unit having jurisdiction over the area in which any facility financed by such Notes is to be located, after a public hearing held following reasonable public notice; and

WHEREAS, the interest on the Notes may qualify for exclusion from gross income under Section 103 of the Code, only if the Notes are approved in accordance with Section 147(f) of the Code; and

WHEREAS, the Project is located wholly within the County of Los Angeles, California; and

WHEREAS, this Board of Supervisors is the elected legislative body of the County and is the applicable elected representative of the LACDA within the meaning of Section 147(f) of the Code; and

WHEREAS, pursuant to Section 147(f) of the Code, the LACDA has, following notice duly given, held a public hearing regarding the plan of financing and the issuance of such Notes on September 1, 2021, and now desires that the Board of Supervisors approve the issuance of such Notes within the County of Los Angeles; and

WHEREAS, this Board hereby finds and declares that this Resolution is being adopted pursuant to the powers granted by law.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The above recitals, and each of them, are true and correct.
2. This Board of Supervisors hereby approves the plan of financing and the issuance of the Notes by the LACDA to finance costs of the Project in the County of Los Angeles. It is the purpose and intent of this Board of Supervisors that this Resolution constitute approval of the plan of financing and the Notes by the applicable elected

representative of the issuer of the Notes and the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is located, in accordance with Section 147(f) of the Code.

3. The proper officers of LACDA are hereby authorized and directed to take whatever further action relating to the aforesaid financial assistance may be deemed reasonable and desirable, provided that the terms and conditions under which the Notes are to be issued and sold shall be approved by the Board of Commissioners of the LACDA in the manner provided by law prior to the sale thereof.

4. The Chief Executive Officer-Clerk of the Board of Supervisors or a deputy thereof is directed to certify and deliver a copy of this Resolution to the LACDA.

5. This Resolution shall take effect immediately upon its adoption.

[Remainder of page intentionally left blank]

PASSED AND ADOPTED by the Board of Supervisors of the County of Los Angeles, State of California, this \_\_\_\_\_ day of September, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By \_\_\_\_\_  
Chair of the Board of Supervisors

ATTEST:

CELIA ZAVALA,  
Chief Executive Officer-Clerk  
of the Board of Supervisors

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

APPROVED AS TO FORM:

RODRIGO A. CASTRO-SILVA,  
County Counsel

By: *Behnaz Tashakorian*  
Senior Deputy

RESOLUTION AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF A TAX-EXEMPT MULTIFAMILY HOUSING MORTGAGE REVENUE NOTE IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$31,768,000 AND A TAXABLE MULTIFAMILY HOUSING MORTGAGE REVENUE NOTE IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$14,500,000 FOR THE PURPOSE OF MAKING A LOAN TO PROVIDE FINANCING FOR A MULTIFAMILY RENTAL HOUSING PROJECT KNOWN AS WEST CARSON VILLAS, DETERMINING AND PRESCRIBING CERTAIN MATTERS RELATING THERETO, AND APPROVING AND AUTHORIZING THE EXECUTION OF RELATED DOCUMENTS, AGREEMENTS AND ACTIONS.

WHEREAS, the Los Angeles County Development Authority (the "LACDA") is authorized and empowered by the provisions of Section 34312.3 of the Health and Safety Code of the State of California (the "Act") to issue and sell revenue notes or notes for the purpose of making loans or otherwise providing funds to finance the acquisition, construction, rehabilitation and development of multifamily residential rental housing projects, including units for households meeting the income limits set forth in the Act; and

WHEREAS, there has been prepared and presented to this Board of Commissioners (this "Board") for consideration at this meeting the documentation required for the issuance of one or more series of notes for the financing of the acquisition, development and construction of a multifamily rental housing development consisting of 111 units located at 22801-22905 South Vermont Avenue, Los Angeles, California 90502, in the County of Los Angeles (the "Project"), to be known as West Carson Villas and to be owned by PV West Carson, LP, a California limited partnership, or an affiliate, assign or designee thereof (the "Borrower"); and

WHEREAS, pursuant to Section 5852.1 of the California Government Code, this Board has received the following information as a good faith estimate of the cost of the Project financing and the LACDA has disclosed such information in accordance with Section 5852.1 of the California Government Code: (a) the true interest cost of the Notes (as hereafter defined); (b) the finance charge of the Notes, including all third party expenses; (c) the amount of proceeds received by the LACDA for the sale of the Notes less the finance charge of the Notes and any reserves or capitalized interest paid or funded with proceeds of the Notes; and (d) the total payment amount; and

WHEREAS, it appears that each of the documents and instruments above referred to which are now before this meeting is in appropriate form and is an appropriate instrument to be executed and delivered for the purposes intended.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Los Angeles County Development Authority, as follows:

1. It is hereby found and determined that it is necessary and desirable for the LACDA to provide financing for the Project through the issuance, sale and delivery of the Notes in order to assist in the acquisition, construction and development of the type of dwelling units provided by the Project.

2. For the purpose of raising moneys with which to effectuate financing for the Project, the LACDA hereby determines to issue its Multifamily Housing Mortgage Revenue Notes (West Carson Villas), 2021 Series H (or such other name or series designation as may be designated by officers or agents of the LACDA), in one or more series or subseries, each with an appropriate series designation (the “Notes”), with the tax-exempt portion of the Notes being in an aggregate principal amount not to exceed \$31,768,000 and the taxable portion of the Notes being in an aggregate principal amount not to exceed \$14,500,000. The Notes shall bear interest at the interest rate or rates set forth in or determined in accordance that certain Funding Loan Agreement (the “Funding Loan Agreement”) by and among the LACDA, Umpqua Bank, as funding lender (the “Funding Lender”) and U.S. Bank National Association, as fiscal agent thereunder (the “Fiscal Agent”), maturing as provided in the Funding Loan Agreement, but not later than 40 years from the date of issue. The Notes shall be in substantially the form set forth in the Funding Loan Agreement, with such appropriate variations, omissions, insertions and provisions as are permitted or required by the Funding Loan Agreement, which shall be appropriately completed when the Notes are prepared. The Notes shall be limited obligations of the LACDA, payable solely from the income, revenues, receipts and other amounts pledged therefor under the Funding Loan Agreement and that certain Borrower Loan Agreement (the “Borrower Loan Agreement”) by and between the LACDA and the Borrower. The Notes shall be executed, either manually or by facsimile, by the Chair of the Board of Commissioners or the Executive Director of the LACDA.

3. The proposed form of Funding Loan Agreement, in the form presented to this meeting, is hereby approved. The Executive Director of the LACDA and his designee is each hereby authorized and directed, for and in the name and on behalf of the LACDA, to execute and deliver the Funding Loan Agreement, in substantially said form, with such additions thereto or changes therein as such officer may approve or recommend upon consultation with counsel to the LACDA and Note Counsel to the LACDA (provided that such additions or changes shall not authorize an aggregate principal amount of Notes in excess of the amount stated above or result in an initial interest rate on the Notes in excess of 12%), the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Funding Loan Agreement. The proposed form of the Notes, as set forth in the Funding Loan Agreement, is hereby approved, and the Chair of this Board and her designee is each hereby authorized and directed to execute, by manual or facsimile signatures of such officers, and the Fiscal Agent is hereby authorized and directed to authenticate, by manual signature of an authorized officer of the Fiscal Agent, the Notes in substantially such form, and the LACDA and the Fiscal Agent are each hereby authorized and directed to deliver the Notes to the purchaser, which shall be Umpqua Bank, or an affiliate thereof in accordance with the Funding Loan Agreement. The Notes may, if so provided in the Funding Loan Agreement, be issued as “draw down” Notes to be funded over time as provided in the Funding Loan Agreement. The date, maturity date, interest rate or rates, interest payment dates, denominations, form, registration privileges, manner of execution, place of payment, terms of redemption and other terms of the Notes shall be as provided in the Funding Loan Agreement as finally executed.

4. The proposed form of Borrower Loan Agreement (the “Borrower Loan Agreement”), in the form presented to this meeting, is hereby approved. The Executive



Director of the LACDA and his designee is each hereby authorized and directed, for and in the name and on behalf of the LACDA, to execute and deliver the Borrower Loan Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the LACDA and Note Counsel to the LACDA, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Borrower Loan Agreement.

5. The proposed form of Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”), in the form presented to this meeting, is hereby approved. The Executive Director of the LACDA and his designee is each hereby authorized and directed, for and in the name and on behalf of the LACDA, to execute and deliver the Regulatory Agreement, with such additions or, changes in said document as such officer may recommend or approve upon consultation with counsel to the LACDA and Note Counsel to the LACDA, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Regulatory Agreement.

6. This Board hereby appoints the Executive Director of the LACDA or his designee as administrator/manager with respect to the Project and other matters arising in connection with the Notes (the “Administrator”).

7. All consents, approvals, notices, orders, requests and other actions permitted or required by any of the documents authorized by this resolution, whether before or after the issuance of the Notes, including without limitation any of the foregoing which may be necessary or desirable in connection with any default under or amendment of such documents, any transfer or other disposition of the Project or any redemption of the Notes, may be given or taken by the Administrator without further authorization by this Board, and the Administrator is hereby authorized and directed to give any such consent, approval, notice, order or request and to take any such action which such officer may deem necessary or desirable to further the purposes of this resolution.

8. All actions heretofore taken by the officers and agents of the LACDA with respect to the sale, issuance and delivery of the Notes are hereby approved, confirmed and ratified, and the proper officers of the LACDA are hereby authorized and directed, for and in the name and on behalf of the LACDA to do any and all things and take any and all actions and execute and deliver any and all certificates, agreements and other documents, including but not limited to those described in the Bank Loan Agreement and the other documents herein approved, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the Notes and to effectuate the purposes thereof and of the documents herein approved in accordance with this resolution and resolutions heretofore adopted by the LACDA.

9. This resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the Board of Commissioners of the Los Angeles County Development Authority, this 15th day of September, 2021, by the following vote:

AYES: Supervisors Mitchell, Kuehl, Hahn, Barger, and Solis

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

By:   
Chair of the Board of Commissioners

ATTEST:

CELIA ZAVALA  
Executive Officer – Clerk  
of the Board of Commissioners

By:   
Deputy



APPROVED AS TO FORM:

RODRIGO A. CASTRO-SILVA  
County Counsel

By:   
Senior Deputy

## PUBLIC DISCLOSURES RELATING TO CONDUIT REVENUE OBLIGATIONS

Pursuant to California Government Code Section 5852.1, the borrower (the "Borrower") identified below has provided the following required information to the Los Angeles County Development Authority (the "LACDA") prior to the LACDA's regular meeting (the "Meeting") of its Board of Commissioners (the "Board of Commissioners"), at which Meeting the Board will consider the authorization of conduit multifamily housing mortgage revenue notes (the "Notes") as identified below.

1. Name of Borrower: PV West Carson, LP.
2. Board of Commissioners Meeting Date: September 15, 2021
3. Name of Conduit Revenue Obligations: Multifamily Housing Mortgage Revenue Notes (West Caron Villas), 2021 Series H-1 (Tax-Exempt) and 2021 Series H-2 (Taxable).
4.  Private Placement Lender or Bond Purchaser,  Underwriter or  Financial Advisor (mark one) engaged by the Borrower presented the Borrower with the following required good faith estimates relating to the Notes, and such good faith estimates have been presented to the governing board or official(s) of the Borrower with authority to obligate the Borrower in connection with the financing:
  - (A) The true interest cost of the Notes, which means the rate necessary to discount the amounts payable on the respective principal and interest payment dates to the purchase price received for the new issue of Notes (to the nearest ten-thousandth of one percent): 4.75%.
  - (B) The finance charge of the Notes, which means the sum of all fees and charges paid to third parties: \$ 950,072.
  - (C) The amount of proceeds received by the LACDA for sale of the Notes less the finance charge of the Notes described in subparagraph (B) and any reserves or capitalized interest paid or funded with proceeds of the Notes: \$ 45,043,721.
  - (D) The total payment amount, which means the sum total of all payments the Borrower will make to pay debt service on the Notes plus the finance charge of the Notes described in subparagraph (B) not paid with the proceeds of the Notes (which total payment amount shall be calculated to the final maturity of the Notes): \$ 53,683,969.

This document has been made available to the public at the Meeting of the Board of Commissioners.

Dated: August 23, 2021

**FUNDING LOAN AGREEMENT**

By and among

**UMPQUA BANK,**  
as Funding Lender

**LOS ANGELES COUNTY DEVELOPMENT AUTHORITY,**  
as LACDA

and

**U.S. BANK NATIONAL ASSOCIATION,**  
as Fiscal Agent

Dated as of September 1, 2021

Relating to:

\$31,768,000

Los Angeles County Development Authority  
Multifamily Housing Mortgage Revenue Note  
(West Carson Villas)  
2021 Series H-1

[\$Taxable Max Par]

Los Angeles County Development Authority  
Multifamily Housing Mortgage Revenue Note  
(West Carson Villas)  
2021 Taxable Series H-2

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## FUNDING LOAN AGREEMENT

This Funding Loan Agreement, dated as of September 1, 2021 (this “Funding Loan Agreement”), is entered into by and among UMPQUA BANK, an Oregon banking corporation, in its capacity as Funding Lender (together with any successor hereunder, the “Funding Lender”), the LOS ANGELES COUNTY DEVELOPMENT AUTHORITY, a public body, corporate and politic, organized and existing under the laws of the State of California (together with its successors and assigns, the “LACDA”), and U.S. BANK NATIONAL ASSOCIATION, a national banking association organized and existing under the laws of the United States of America, as fiscal agent (together with any successor fiscal agent hereunder, the “Fiscal Agent”).

### RECITALS

WHEREAS, pursuant to Chapter 1 of Part 2 of Division 24 of the Health and Safety Code of the State of California (the “Act”), the LACDA is empowered to issue its revenue bonds, notes or other evidences of indebtedness to finance the acquisition, construction, rehabilitation and development of multifamily rental housing for persons of low and moderate income; and

WHEREAS, the Act authorizes the LACDA: (a) to make loans to provide financing for multifamily residential housing located within the jurisdiction of the LACDA, in this instance specifically the County of Los Angeles (the “County”); (b) to issue its revenue bonds, notes or other evidence of indebtedness for the purpose of obtaining moneys to make such loans and provide such financing, to establish necessary reserve funds and to pay administrative costs and other costs incurred in connection with the incurrence of such indebtedness of the LACDA; and (c) to pledge all or any part of the revenues and receipts to be received by the LACDA from or in connection with such loans in order to secure the payment of the principal or prepayment amount of and interest on such bonds, debentures, notes or other evidence of indebtedness; and

WHEREAS, PV West Carson, LP, a California limited partnership (together with its successors and assigns, the “Borrower”), has requested the LACDA to enter into this Funding Loan Agreement under which the Funding Lender will (i) advance funds (the “Funding Loan”) to or for the account of the LACDA, and (ii) apply the proceeds of the Funding Loan to make a loan (the “Borrower Loan”) to the Borrower to finance the acquisition, construction, improvement and equipping of a 111-unit (including one manager unit) multifamily rental housing development located at 22801-22905 South Vermont Avenue, Los Angeles, California 90502, in unincorporated Los Angeles County, to be known as West Carson Villas (the “Project”); and

WHEREAS, simultaneously with the delivery of this Funding Loan Agreement, the LACDA and the Borrower will enter into a Borrower Loan Agreement of even date herewith (as it may be supplemented or amended, the “Borrower Loan Agreement”), whereby the Borrower agrees to make loan payments to the LACDA in an amount which, when added to other funds available under this Funding Loan Agreement, will be sufficient to enable the LACDA to repay the Funding Loan and to pay all costs and expenses related thereto when due; and

WHEREAS, to evidence its payment obligations under the Borrower Loan Agreement, the Borrower will execute and deliver to the LACDA its (i) Tax-Exempt Borrower Note and (ii) Taxable Borrower Note, each as defined in the Borrower Loan Agreement (collectively, the



“Borrower Notes”) and each dated the Closing Date, and the obligations of the Borrower under the Borrower Notes will be secured by a lien on and security interest in the Project pursuant to a Construction and Permanent Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing of even date herewith (as it may be supplemented or amended, the “Security Instrument”), made by the Borrower for the benefit of the LACDA, as assigned to the Fiscal Agent to secure, among other things, the performance by the LACDA of its obligations under this Funding Loan Agreement; and

WHEREAS, the LACDA has executed and delivered to the Funding Lender its (i) Multifamily Housing Mortgage Revenue Note (West Carson Villas) 2021 Series H-1 (the “Tax-Exempt LACDA Note”) and (ii) Multifamily Housing Mortgage Revenue Note (West Carson Villas) 2021 Taxable Series H-2 (the “Taxable LACDA Note” and together with the Tax-Exempt LACDA Note, the “LACDA Notes”), each dated the Closing Date, collectively evidencing its limited obligation to make the payments due to the Funding Lender under the Funding Loan as provided in this Funding Loan Agreement. All things necessary to make this Funding Loan Agreement the valid, binding and legal limited obligation of the LACDA, have been done and performed and the execution and delivery of this Funding Loan Agreement and the execution and delivery of the LACDA Notes, subject to the terms hereof, have in all respects been duly authorized; and

WHEREAS, pursuant to that certain Loan Purchase Agreement dated as of even date herewith (as more particularly defined herein, the “Loan Purchase Agreement”), by and among the Borrower, the Funding Lender and California Community Reinvestment Corporation, a California nonprofit public benefit corporation, as permanent lender (“CCRC”), CCRC has agreed, subject to the satisfaction of the terms and conditions set forth therein, to purchase up to \$[CCRC Purchase Amount] in principal amount of the Funding Loan, evidenced by the Tax-Exempt LACDA Note from the Funding Lender, and thereafter for all purposes of this Funding Loan Agreement, CCRC shall become the Funding Lender. In connection therewith, the Funding Lender shall assign to CCRC as of the Conversion Date its rights, interests and obligations under this Funding Loan Agreement, the Tax-Exempt LACDA Note, the Borrower Loan Agreement, the Tax-Exempt Borrower Note, the Security Instrument and certain other documents executed in connection with the Borrower Loan.

NOW, THEREFORE, THIS FUNDING LOAN AGREEMENT WITNESSETH:

It is hereby covenanted and declared that (i) the LACDA Notes are to be delivered to evidence the payment obligations of the LACDA pursuant to this Funding Loan Agreement and (ii) the collateral subject to this Funding Loan Agreement is to be held and applied by the Fiscal Agent, subject to the covenants and conditions hereinafter set forth, and the LACDA does hereby covenant and agree to and with the Fiscal Agent, for the benefit (except as otherwise expressly provided herein) of the Funding Lender, as follows:

## ARTICLE I

### DEFINITIONS; PRINCIPLES OF CONSTRUCTION

**Section 1.1 Definitions.** For all purposes of this Funding Loan Agreement, except as otherwise expressly provided or unless the context otherwise clearly requires:

(a) Unless specifically defined herein, all capitalized terms shall have the meanings ascribed thereto in the Borrower Loan Agreement.

(b) The terms “herein,” “hereof” and “hereunder” and other words of similar import refer to this Funding Loan Agreement as a whole and not to any particular Article, Section or other subdivision. The terms “agree” and “agreements” contained herein are intended to include and mean “covenant” and “covenants.”

(c) All references made (i) in the neuter, masculine or feminine gender shall be deemed to have been made in all such genders, and (ii) in the singular or plural number shall be deemed to have been made, respectively, in the plural or singular number as well. Singular terms shall include the plural as well as the singular, and vice versa.

(d) All accounting terms not otherwise defined herein shall have the meanings assigned to them, and all computations herein provided for shall be made, in accordance with GAAP.

(e) All references in this instrument to designated “Articles,” “Sections” and other subdivisions are to the designated Articles, Sections and subdivisions of this instrument as originally executed.

(f) All references in this instrument to a separate instrument are to such separate instrument as the same may be amended or supplemented from time to time pursuant to the applicable provisions thereof.

(g) References to the Tax-Exempt LACDA Note as “tax exempt” or to the “tax exempt status” of the Tax-Exempt LACDA Note are to the exclusion of interest on the Tax-Exempt LACDA Note (other than any portion of the Tax-Exempt LACDA Note held by a “substantial user” of the Project or a “related person” within the meaning of Section 147 of the Code) from gross income for federal income tax purposes pursuant to Section 103(a) of the Code.

(h) The following terms have the meanings set forth below:

“*Act*” shall have the meaning assigned to such term in the recitals above.

“*Additional Borrower Payments*” shall have the meaning given to such term in the Borrower Loan Agreement.

“*Affiliate*” shall mean, as to any Person, any other Person that, directly or indirectly, is in Control of, is Controlled by or is under common Control with such Person.

*“Approved Transferee”* shall mean (a) (i) a “qualified institutional buyer” (“QIB”) as defined in Rule 144A promulgated under the Securities Act that is a financial institution or commercial bank having capital and surplus of \$5,000,000,000 or more, (ii) an Affiliate of the Funding Lender that is a QIB, or (iii) a trust or custodial arrangement established by the Funding Lender or one of its Affiliates, in each case, the Funding Lender or an Affiliate thereof, as transferor, represents in writing to the Fiscal Agent that either (A) all of the beneficial owners of such trust or custodial arrangement are QIBs or (B) all of the interests in such trust or custodial arrangement (other than residual interests retained by QIBs) are rated in the “A” category or higher by a Rating Agency; provided, however, that a single QIB shall at all times hold a controlling interest in the residual interests and such trust or arrangement shall be controlled by the Funding Lender or an Affiliate thereof, or (iv) CCRC; and, in addition, (b) from and after Conversion, (i) QIBs having capital and surplus of \$1,000,000,000 or more; (ii) an institutional accredited investor, as defined in Rule 501 promulgated under the Securities Act (an “Accredited Investor”); (iii) Affiliates of any Approved Transferee meeting the standard in (b)(i) or (ii) above and is a QIB or Accredited Investor; or (iv) Fannie Mae or Freddie Mac or a trustee on behalf of or for Fannie Mae or Freddie Mac.

*“Authorized Amount”* shall mean \$[Total Max Par], the maximum principal amount of the Funding Loan authorized under this Funding Loan Agreement, further limited to \$31,768,000 for the Tax-Exempt LACDA Note and \$[Taxable Max Par] for the Taxable LACDA Note.

*“Authorized Borrower Representative”* shall mean any person who at the time and from time to time may be designated as such, by written certificate furnished to the LACDA, the Funding Lender, the Servicer and the Fiscal Agent containing the specimen signature of such person and signed on behalf of the Borrower by its Borrower Controlling Entity which certificate may designate one or more alternates.

*“Authorized LACDA Representative”* shall mean the Chair of the Board of Commissioners and the Executive Director of the LACDA, and any other, officer or employee of the LACDA designated to perform a specified act, to sign a specified document or to act generally on behalf of the LACDA as evidenced by a written certificate furnished to the Funding Lender, the Fiscal Agent, the Servicer (if any) and the Borrower containing the specimen signature of such person and signed on behalf of the LACDA by an Authorized LACDA Representative. Such certificate may designate an alternate or alternates, each of whom shall be entitled to perform all duties of the Authorized LACDA Representative.

*“Borrower”* shall mean PV West Carson, LP, a California limited partnership, and its permitted successors and assigns under the Borrower Loan Agreement, the Security Instrument and the Regulatory Agreement, as owner of the Project.

*“Borrower Equity Account”* shall mean the Borrower Equity Account of the Project Fund established under Section 7.3.

*“Borrower Loan”* shall mean the mortgage loan made by the LACDA to the Borrower pursuant to the Borrower Loan Agreement in the maximum aggregate principal amount of the Borrower Loan Amount, as evidenced by the Borrower Notes.

“*Borrower Loan Agreement*” shall mean the Borrower Loan Agreement, dated of even date herewith, between the LACDA and the Borrower, as supplemented, amended or replaced from time to time in accordance with its terms.

“*Borrower Loan Agreement Default*” shall mean any event of default set forth in 8.01 of the Borrower Loan Agreement. A Borrower Loan Agreement Default shall “exist” if a Potential Default (as defined in the Funding Loan Agreement) shall have occurred and be continuing beyond all applicable notice, grace and cure periods.

“*Borrower Loan Amount*” shall mean the amount of \$[Total Max Par] further limited to \$31,768,000 for the Tax-Exempt Borrower Note and \$[Taxable Max Par] for the Taxable Borrower Note.

“*Borrower Loan Documents*” shall have the meaning given such term in the Borrower Loan Agreement.

“*Borrower Notes*” shall have the meaning given such term in the Borrower Loan Agreement.

“*Business Day*” shall mean any day other than (i) a Saturday or a Sunday, (ii) a day on which federally insured depository institutions in the State or in New York, New York are authorized or obligated by law, regulation, governmental decree or executive order to be closed, or (iii) a State holiday when the LACDA is authorized or obligated to be closed.

“*CCRC*” shall mean the California Community Reinvestment Corporation, a California nonprofit public benefit corporation, and its successors and assigns.

“*City*” shall mean the City of Los Angeles, California.

“*Closing Costs Fund*” shall mean the fund of that name established under Section 7.3(d) hereof.

“*Closing Date*” shall mean [Closing Date], the date that initial Funding Loan proceeds are disbursed hereunder.

“*Code*” shall mean the Internal Revenue Code of 1986 as in effect on the Closing Date or (except as otherwise referenced herein) as it may be amended to apply to obligations issued on the Closing Date, together with applicable proposed, temporary and final regulations promulgated, and applicable official public guidance published, under the Code.

“*Construction and Permanent Funding Agreement*” shall mean that certain Construction and Permanent Funding Agreement of even date herewith, between the Funding Lender and Borrower, pursuant to which the Borrower Loan will be advanced by the Funding Lender (or the Servicer on its behalf), to the Fiscal Agent on behalf of the LACDA for disbursement to the Borrower and setting forth certain provisions relating to disbursement of the Borrower Loan during construction, insurance and other matters, as such agreement may be amended, modified, supplemented and replaced from time to time.

“*Control*” shall mean, with respect to any Person, either (i) ownership directly or through other entities of more than 50% of all beneficial equity interest in such Person, or (ii) the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of such Person, through the ownership of voting securities, by contract or otherwise.

“*Conversion*” shall have the meaning contained in the Loan Purchase Agreement.

“*Conversion Conditions*” shall have the meaning contained in the Loan Purchase Agreement.

“*Conversion Date*” shall have the meaning contained in the Loan Purchase Agreement.

“*County*” shall mean the County of Los Angeles, California.

“*Equity Investor*” means BF West Carson Villas, LLLP, a Delaware limited liability limited partnership, and its permitted successors and assigns.

“*Expense Fund*” shall mean the fund of that name established under Section 7.3(c) hereof.

“*Fiscal Agent*” shall mean U.S. Bank National Association, as fiscal agent hereunder, and any successor fiscal agent or co-fiscal agent appointed under this Funding Loan Agreement.

“*Fiscal Agent’s Fees*” shall mean the ongoing compensation and expenses payable to the Fiscal Agent as follows:

(a) the annual fee of the Fiscal Agent in the amount of \$3,250, payable in advance by the Borrower to the Fiscal Agent, commencing on the Closing Date and on each June 1, thereafter, so long as any portion of the Funding Loan is outstanding;

(b) the reasonable fees and charges of the Fiscal Agent for necessary extraordinary services rendered by it and/or reimbursement for extraordinary expenses incurred by it under this Funding Loan Agreement as and when the same become due, including reasonable fees and expenses of legal counsel and internal default administrators (including fees prior to litigation, at trial or for appellate proceedings); provided, however, that the Fiscal Agent shall not be required to undertake any such extraordinary services unless provision for payment of extraordinary expenses satisfactory to the Fiscal Agent shall have been made; and

(c) for purposes of the Borrower Loan Agreement, indemnification of the Fiscal Agent by the Borrower.

“*Fitch*” shall mean Fitch, Inc., or its successor.

“*Funding Lender*” shall mean initially Umpqua Bank, an Oregon banking corporation; provided, however, that upon CCRC’s purchase of the Funding Loan on the Conversion Date pursuant to the terms and conditions of the Loan Purchase Agreement, CCRC shall be the Funding Lender for all purposes under the Funding Loan Documents and each of their respective successors and assigns as holder of the LACDA Note.

“*Funding Loan*” shall have the meaning set forth in the recitals of this Funding Loan Agreement.

“*Funding Loan Agreement*” shall mean this Funding Loan Agreement by and among the Funding Lender, the LACDA and the Fiscal Agent, as it may from time to time be supplemented, modified or amended by one or more amendments or other instruments supplemental hereto entered into pursuant to the applicable provisions hereof.

“*Funding Loan Documents*” shall mean (i) this Funding Loan Agreement, (ii) the Borrower Loan Agreement, (iii) the LACDA Notes, (iv) the Regulatory Agreement, (v) the Tax Certificate, (vi) the Borrower Loan Documents, (vii) all other documents evidencing, securing, governing or otherwise pertaining to the Funding Loan, and (viii) all amendments, modifications, renewals and substitutions of any of the foregoing.

“*Funding Loan Payment Fund*” shall mean the fund of that name established under Section 7.3(a) hereof.

“*Highest Rating Category*” shall mean, with respect to a Permitted Investment, that the Permitted Investment is rated by S&P or Moody’s in the highest rating category given by that rating agency for that general category of security. By way of example, the Highest Rating Category for tax exempt municipal debt established by S&P is “A 1+” for debt with a term of one year or less and “AAA” for a term greater than one year, with corresponding ratings by Moody’s of “MIG 1” (for fixed rate) or “VMIG 1” (for variable rate) for three months or less and “Aaa” for greater than three months. If at any time (i) both S&P and Moody’s rate a Permitted Investment and (ii) one of those ratings is below the Highest Rating Category, then such Permitted Investment will, nevertheless, be deemed to be rated in the Highest Rating Category if the lower rating is no more than one rating category below the highest rating category of that rating agency. For example, a Permitted Investment rated “AAA” by S&P and “Aa3” by Moody’s is rated in the Highest Rating Category. If, however, the lower rating is more than one full rating category below the Highest Rating Category of that rating agency, then the Permitted Investment will be deemed to be rated below the Highest Rating Category. For example, a Permitted Investment rated “AAA” by S&P and “A1” by Moody’s is not rated in the Highest Rating Category.

“*LACDA*” shall mean the Los Angeles County Development Authority, a public body, corporate and politic, organized and existing under the laws of the State of California and any successor to its rights, duties and obligations under this Funding Loan Agreement and the Funding Loan Documents.

“*LACDA Closing Costs*” shall mean the fees, costs and expenses incurred in connection with the closing of the Funding Loan and issuance of the LACDA Note, including, without limitation, the LACDA’s initial fee as described in Section 7(n) of the Regulatory Agreement.

“*LACDA Fee*” shall mean the LACDA’s issuance fee payable to the LACDA on or before the Closing Date from amounts in the Closing Costs Fund or otherwise by the Borrower, and the Ongoing LACDA Fee, all as set forth in Section 7(n) of the Regulatory Agreement.

“*LACDA Notes*” shall mean, collectively, the Tax-Exempt LACDA Note and the Taxable LACDA Note and “*LACDA Note*” shall mean one of such LACDA Notes, the form of which is contained in Exhibit A to this Funding Loan Agreement.

“*Loan Purchase Agreement*” shall mean the Loan Purchase Agreement described in the recitals of this Funding Loan Agreement.

“*Maturity Date*” shall mean (a) with respect to the Tax-Exempt LACDA Note, the earliest to occur of (i) [Tax-Exempt Maturity Date], or (ii) any earlier date on which the entire unpaid principal balance of the Tax-Exempt Borrower Note becomes due and payable, by acceleration or mandatory prepayment, including, without limitation, mandatory prepayment on the CCRC Takeout Loan Maturity Date (as defined in the Tax-Exempt Borrower Note) and (b) with respect to the Taxable LACDA Note, the earliest to occur of (i) [Taxable Par Maturity Date], or (ii) any earlier date on which the entire unpaid principal balance of the Taxable Borrower Note becomes due and payable, by acceleration or otherwise.

“*Maximum Rate*” shall mean the lesser of (i) 12% per annum and (ii) the maximum interest rate that may be paid on the Funding Loan under State law.

“*Minimum Beneficial Ownership Amount*” shall mean the greater of \$250,000 or an amount no less than 15% of the outstanding principal amount of the Funding Loan.

“*Moody’s*” shall mean Moody’s Investors Service, Inc., or its successor.

“*Note Proceeds Account*” shall mean the Note Proceeds Account of the Project Fund, including any subaccounts for each of the Tax-Exempt LACDA Note and the Taxable LACDA Note, established under Section 7.3.

“*Noteowner*” or “*owner of the LACDA Note*” shall mean the owner of the LACDA Note as shown on the registration books maintained by the Funding Lender pursuant to Section 2.5(e).

“*Ongoing LACDA Fee*” shall mean the semi-annual administration fee of the LACDA in the amount, and payable, as set forth in Section 7(n) of the Regulatory Agreement.

“*Opinion of Counsel*” shall mean a written opinion from an attorney or firm of attorneys, acceptable to the Funding Lender and the LACDA with experience in the matters to be covered in the opinion; provided that whenever an Opinion of Counsel is required to address the exclusion of interest on the Tax-Exempt LACDA Note from gross income for purposes of federal income taxation, such opinion shall be provided by Tax Counsel.

“*Permitted Investments*” shall mean, to the extent authorized by law for investment of any moneys held under this Funding Loan Agreement:

(a) Direct obligations of the United States of America including obligations issued or held in book-entry form on the books of the Department of the Treasury of the United States of America (“Government Obligations”).

(b) Direct obligations of, and obligations on which the full and timely payment of principal and interest is unconditionally guaranteed by, any agency or instrumentality of the United States of America or direct obligations of the World Bank, which obligations are rated in the Highest Rating Category.

(c) Demand deposits or time deposits with, or certificates of deposit issued by, the Fiscal Agent 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 and maturing in less than 365 days; provided that the Fiscal Agent or such other institution has been rated at least “VMIG-1”/“A-1+” by Moody’s/S&P which deposits, accounts 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.

(d) Bonds (including tax-exempt bonds), bills, notes or other obligations of or secured by Fannie Mae, Freddie Mac, the Federal Home Loan Bank or the Federal Farm Credit Bank.

(e) Money market funds rated AAA by S&P which are registered with the Securities and Exchange Commission and which meet the requirements of Rule 2(a)(7) of the Investment Company Act of 1940, as amended, which may be administered by the Fiscal Agent or its affiliates.

(f) Collateralized Investment Agreements or Repurchase Agreements with financial institutions rated in the “A” category or higher without regard to qualifiers, by at least one Rating Agency. The agreement must be continually collateralized with obligations specified in paragraphs (a), (b) and/or (d) above, eligible for wire through the Federal Reserve Bank System or the DTC/PTC as applicable, and at a level of at least 103% of the amount on deposit and valued no less than daily. The collateral must be held by a third party custodian and be free and clear of all liens and claims of third parties. Securities must be valued daily, marked-to-market at current market price plus accrued interest. If the market value of the securities is found to be below the required level, the provider must restore the market value of the securities to the required level within one Business Day. Permitted collateral must be delivered to and held in a segregated account by the Fiscal Agent or a custodian (the “Collateral Agent”), and the Collateral Agent cannot be the provider. The collateral must be delivered to the Collateral Agent before/simultaneous with payment (perfection by possession of certificated securities). Acceptable collateral must be free and clear of all liens and claims of third parties and shall be registered in the name of the Collateral Agent for the benefit of the LACDA and the Fiscal Agent. The agreement shall state that the Collateral Agent has a valid and perfected first priority security interest in the securities, any substituted securities and all proceeds thereof.

(g) Any other investment authorized by the laws of the State, if such investment is approved in advance in writing by the Funding Lender in its sole discretion.

Permitted Investments shall not include any of the following:

(1) Except for any investment described in the next sentence, any investment or any agreement with a maturity profile greater than the date(s) on which funds representing the corpus of the investment may be needed under the Funding Loan Documents. This exception (1) shall not apply to Permitted Investments listed in paragraph (g).



- (2) Any obligation bearing interest at an inverse floating rate.
- (3) Any investment which may be prepaid or called at a price less than its purchase price prior to stated maturity.
- (4) Any investment the interest rate on which is variable and is established other than by reference to a single index plus a fixed spread, if any, and which interest rate moves proportionately with that index. “Person” shall mean any individual, corporation, limited liability company, partnership, joint venture, estate, trust, unincorporated association, any federal, state, county or municipal government or any bureau, department or agency thereof and any fiduciary acting in such capacity on behalf of any of the foregoing.

“*Pledged Revenues*” shall mean the amounts pledged under this Funding Loan Agreement to the payment of the principal of, Prepayment Premium, if any, and interest on the Funding Loan and the LACDA Notes, consisting of the following (but excepting therefrom any amounts credited to the Closing Costs Fund or the Expense Fund): (i) all income, revenues, proceeds and other amounts to which the LACDA is entitled (other than amounts received by the LACDA with respect to the Unassigned Rights) derived from or in connection with the Project and the Funding Loan Documents, including all Borrower Loan Payments due under the Borrower Loan Agreement and the Borrower Notes, payments with respect to the Borrower Loan Payments and all amounts obtained through the exercise of the remedies provided in the Funding Loan Documents and all receipts credited under the provisions of this Funding Loan Agreement against said amounts payable, and (ii) moneys held in the funds and accounts established under this Funding Loan Agreement, together with investment earnings thereon (except any amounts on deposit in the Closing Costs Fund).

“*Prepayment Premium*” shall mean (i) any premium payable by the Borrower pursuant to the Borrower Loan Documents in connection with a prepayment of the Borrower Notes (including any Prepayment Premium as set forth in the Borrower Notes) and (ii) any premium payable on the LACDA Note pursuant to this Funding Loan Agreement.

“*Project*” shall have the meaning given to that term in the Borrower Loan Agreement.

“*Project Fund*” shall mean the fund of that name established under Section 7.3(b) hereof.

“*Rating Agency*” shall mean any one and each of S&P, Moody’s and Fitch then rating the Permitted Investments or any other nationally recognized statistical rating agency then rating the Permitted Investments, which has been approved by the Funding Lender.

“*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*” shall mean that certain Regulatory Agreement and Declaration of Restrictive Covenants, of even date herewith, by and among the LACDA, the Borrower and the Fiscal Agent, as the same may be amended, modified or supplemented from time to time.

“*Required Transferee Representations*” shall mean the representations in substantially the form attached to this Funding Loan Agreement as Exhibit B.

“*Resolution*” shall mean the resolution of the LACDA authorizing the Funding Loan and the execution and delivery of the Funding Loan Documents to which the LACDA is a party.

“*Responsible Officer*” shall mean any officer within the Global Corporate Trust department (or any successor group) of the Fiscal Agent, including any vice president, assistant vice president, assistant secretary or any other officer or assistant officer of the Fiscal Agent customarily performing functions similar to those performed by the persons who at the time shall be such officers, respectively, who is responsible for the administration of this Funding Loan Agreement.

“*Securities Act*” shall mean the Securities Act of 1933, as amended.

“*Security*” shall mean the security for the performance by the LACDA of its obligations under the LACDA Notes and this Funding Loan Agreement as more fully set forth in Article IV hereof.

“*Security Instrument*” shall have the meaning given to that term in the Borrower Loan Agreement.

“*Servicer*” shall mean any Servicer appointed by the Funding Lender to perform certain servicing functions with respect to the Funding Loan and on the Borrower Loan pursuant to a separate servicing agreement to be entered into between the Funding Lender and the Servicer. Initially, the Servicer shall be the Funding Lender pursuant to this Funding Loan Agreement.

“*Servicing Agreement*” shall mean any servicing agreement entered into between the Funding Lender and a Servicer with respect to the servicing of the Funding Loan and/or the Borrower Loan.

“*Standard & Poor’s*” or “*S&P*” shall mean S&P Global Ratings, a business unit of Standard & Poor’s Ratings Services, and its successors.

“*State*” shall mean the State of California.

“*Taxable Borrower Note*” shall have the meaning set forth in the Borrower Loan Agreement.

“*Taxable LACDA Note*” shall mean that certain Multifamily Housing Mortgage Revenue Note (West Carson Villas) 2021 Taxable Series H-2 dated the Closing Date in the original maximum principal amount of \$[Taxable Max Par] made by the LACDA and payable to the Funding Lender, as it may be amended, supplemented or replaced from time to time.

“*Tax Certificate*” shall mean the Tax Certificate dated the Closing Date executed and delivered by the LACDA and the Borrower, together with the Borrower Cost Certificate dated the Closing Date, executed and delivered by the Borrower.

“*Tax Counsel*” shall mean Hawkins Delafield & Wood LLP or any other attorney or firm of attorneys designated by the LACDA and approved by the Funding Lender having a national reputation for skill in connection with the authorization and issuance of municipal obligations under Sections 103 and 141 through 150 (or any successor provisions) of the Code.

“*Tax Counsel Approving Opinion*” shall mean an opinion of Tax Counsel substantially to the effect that the LACDA Notes constitute valid and binding obligations of the LACDA and that, under existing statutes, regulations, published rulings and judicial decisions, the interest on the Tax-Exempt LACDA Note is excludable from gross income for federal income tax purposes (subject to the inclusion of such customary exceptions as are acceptable to the recipient thereof).

“*Tax Counsel No Adverse Effect Opinion*” shall mean an opinion of Tax Counsel substantially to the effect that the taking of the action specified therein will not, in and of itself, adversely affect any exclusion of interest on the Tax-Exempt LACDA Note from gross income for purposes of federal income taxation (subject to the inclusion of such customary exceptions as are acceptable to the recipient thereof).

“*Tax-Exempt Borrower Note*” shall have the meaning set forth in the Borrower Loan Agreement.

“*Tax-Exempt LACDA Note*” shall mean that certain Multifamily Housing Mortgage Revenue Note (West Carson Villas) 2021 Series H-1 dated the Closing Date in the original maximum principal amount of \$31,768,000 made by the LACDA and payable to the Funding Lender, as it may be amended or replaced from time to time.

“*UCC*” shall mean the Uniform Commercial Code as in effect in the State.

“*Unassigned Rights*” shall mean the LACDA’s rights to reimbursement and payment of its fees (including the Ongoing LACDA Fee), costs and expenses and the Rebate Amount under Section 2.5 of the Borrower Loan Agreement, its rights to attorneys’ fees under Sections 5.11, 5.13, 5.14 and 5.15 thereof, its rights to indemnification under Section 5.15 thereof, its rights of access under Section 5.17 thereof, its rights to 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 Funding Loan Agreement, the Borrower Loan Agreement and the Regulatory Agreement, and otherwise as provided in this Funding Loan Agreement and the Borrower Loan Agreement and the LACDA’s indemnification, consent and enforcement rights and rights to payment of fees, costs and expenses under the Regulatory Agreement or the Tax Certificate.

“*Written Certificate*,” “*Written Certification*,” “*Written Consent*,” “*Written Direction*,” “*Written Notice*,” “*Written Order*,” “*Written Registration*,” “*Written Request*,” and “*Written Requisition*” shall mean a written certificate, certification, consent, direction, notice, order, registration, request or requisition signed by an Authorized Borrower Representative, an Authorized LACDA Representative or an authorized representative of the Funding Lender and delivered to the Funding Lender, the Servicer, the Fiscal Agent or such other Person as required under the Funding Loan Documents.

“*Yield*” shall mean yield as defined in Section 148(h) of the Code and any regulations promulgated thereunder.

**Section 1.2 Effect of Headings and Table of Contents.** The Article and Section headings herein and in the Table of Contents are for convenience only and shall not affect the construction hereof.

**Section 1.3 Date of Funding Loan Agreement.** The date of this Funding Loan Agreement is intended as and for a date for the convenient identification of this Funding Loan Agreement and is not intended to indicate that this Funding Loan Agreement was executed and delivered on said date.

**Section 1.4 Designation of Time for Performance.** Except as otherwise expressly provided herein, any reference in this Funding Loan Agreement to the time of day shall mean the time of day in the city where the Funding Lender maintains its place of business for the performance of its obligations under this Funding Loan Agreement.

**Section 1.5 Interpretation.** The parties hereto acknowledge that each of them and their respective counsel have participated in the drafting and revision of this Funding Loan Agreement. Accordingly, the parties agree that any rule of construction that disfavors the drafting party shall not apply in the interpretation of this Funding Loan Agreement or any amendment or supplement or exhibit hereto.

## ARTICLE II

### TERMS; LACDA NOTE

#### Section 2.1 Terms.

(a) Principal Amount. The total principal amount of the Funding Loan is hereby expressly limited to the Authorized Amount.

(b) Draw-Down Funding. The Funding Loan is originated on a draw-down basis. The proceeds of the Funding Loan shall be advanced by the Funding Lender to the Fiscal Agent for payment to or for the benefit of the Borrower for the account of the LACDA as and when needed to make each advance in accordance with the disbursement provisions of the Construction and Permanent Funding Agreement, Section 7.7 hereof, and Section 2.11 of the Borrower Loan Agreement. Subject to the terms and conditions of the Borrower Loan Agreement, this Funding Loan Agreement and the Construction and Permanent Funding Agreement, the Funding Lender agrees to advance, on behalf of the LACDA, to the Fiscal Agent for disbursement to the Borrower under the Borrower Loan Agreement and the Construction and Permanent Funding Agreement, a like amount of the Funding Loan shall be deemed concurrently and simultaneously advanced under this Funding Loan Agreement, including the aggregate initial advance of \$50,501 on the Closing Date consisting of (i) \$50,501 from the Tax-Exempt LACDA Note and (ii) \$100 from the Taxable LACDA Note. The Borrower Loan advances shall be allocated first to the Tax-Exempt Borrower Note and the Tax-Exempt LACDA Note and, once the foregoing have been fully funded, then to the Taxable Borrower Note and the Taxable LACDA Note. Notwithstanding anything in this Funding Loan Agreement to the contrary, no additional amounts of the Funding Loan may be drawn down and funded hereunder after December 31, 2024; provided, however, that upon the delivery of a Tax Counsel No Adverse Effect Opinion to the LACDA and the Funding Lender

such date may be changed to a later date as specified in such Tax Counsel No Adverse Effect Opinion.

(c) Origination Date; Maturity. The Funding Loan shall be originated on the Closing Date. The portion of the Funding Loan evidenced by the Tax-Exempt LACDA Note shall mature on its Maturity Date at which time the entire principal amount of the Tax-Exempt LACDA Note, to the extent not previously paid, and all accrued and unpaid interest, shall be due and payable. The portion of the Funding Loan evidenced by the Taxable LACDA Note shall mature on its Maturity Date at which time the entire principal amount of the Taxable LACDA Note, to the extent not previously paid, and all accrued and unpaid interest shall be due and payable.

(d) Principal. The outstanding principal amount of each LACDA Note and of the Funding Loan as of any given date shall be the total amount advanced by the Funding Lender to or for the account of the LACDA to fund corresponding advances with respect to the related Borrower Note and under the Borrower Loan Agreement and the Construction and Permanent Funding Agreement as proceeds of the Borrower Loan, less any payments of principal of such LACDA Note previously received from payments of corresponding principal amounts under the related Borrower Note, including regularly scheduled principal payments and voluntary and mandatory prepayments. The principal amount of each LACDA Note and interest thereon shall be payable on the basis specified in this paragraph (d) and in paragraphs (e) and (f) of this Section 2.1.

The Fiscal Agent shall keep a record of all principal advances and principal repayments made under each LACDA Note and shall upon Written Request provide the LACDA with a statement of the outstanding principal balance of each LACDA Note and the Funding Loan.

(e) Interest. Interest shall be paid on the outstanding principal amount of each LACDA Note at the rate or rates set forth in the related Borrower Note and otherwise as set forth in the Borrower Loan Agreement; provided, however, that in no event shall interest paid on the LACDA Notes exceed the Maximum Rate.

(f) Corresponding Payments. The payment or prepayment of principal, interest and Prepayment Premium, if any, due on the Funding Loan and each LACDA Note shall be identical with and shall be made on the same dates, terms and conditions, as the principal, interest, Prepayment Premium, if any, late payment fees and other amounts due on the related Borrower Note. Each LACDA Note shall be payable from payments on the related Borrower Note.

(g) Usury. The LACDA intends to conform strictly to the usury laws applicable to this Funding Loan Agreement and the LACDA Notes and all agreements made in the LACDA Notes, this Funding Loan Agreement and the Funding Loan Documents are expressly limited so that in no event whatsoever shall the amount paid or agreed to be paid as interest or the amounts paid for the use of money advanced or to be advanced hereunder exceed the highest lawful rate prescribed under any law which a court of competent jurisdiction may deem applicable hereto. If, from any circumstances whatsoever, the fulfillment of any provision of the LACDA Notes, this Funding Loan Agreement or the other Funding Loan Documents shall involve the payment of interest in excess of the limit prescribed by any law which a court of competent jurisdiction may deem applicable hereto, then the obligation to pay interest hereunder shall be reduced to the maximum

limit prescribed by law. If from any circumstances whatsoever, the Funding Lender shall ever receive anything of value deemed interest, the amount of which would exceed the highest lawful rate, such amount as would be excessive interest shall be deemed to have been applied, as of the date of receipt by the Funding Lender, to the reduction of the principal remaining unpaid hereunder and not to the payment of interest, or if such excessive interest exceeds the unpaid principal balance, such excess shall be refunded to the Borrower. This paragraph shall control every other provision of the LACDA Notes, this Funding Loan Agreement and all other Funding Loan Documents.

In determining whether the amount of interest charged and paid might otherwise exceed the limit prescribed by law, the LACDA intends and agrees that: (i) interest shall be computed upon the assumption that payments under the Borrower Loan Agreement and other Funding Loan Documents will be paid according to the agreed terms, and (ii) any sums of money that are taken into account in the calculation of interest, even though paid at one time, shall be spread over the actual term of the Funding Loan.

**Section 2.2 Form of LACDA Notes.** As evidence of its obligation to repay the Funding Loan, simultaneously with the delivery of this Funding Loan Agreement to the Funding Lender, the LACDA hereby agrees to execute and deliver the LACDA Notes. The LACDA Notes shall be physical certificated instruments substantially in the form set forth in Exhibit A attached hereto, with such appropriate insertions, omissions, substitutions and other variations as are required or permitted by this Funding Loan Agreement or State law. In connection with Conversion, the Funding Lender shall have the right to exchange the then existing Tax-Exempt LACDA Note on or after the Conversion Date for a new Tax-Exempt LACDA Note with a dated date of the Conversion Date and in a stated principal amount equal to the then outstanding principal amount of the Tax-Exempt LACDA Note.

**Section 2.3 Execution and Delivery of LACDA Notes.** The LACDA Notes shall be executed on behalf of the LACDA by the manual or facsimile signature of the Authorized LACDA Representative, and attested by the manual or facsimile signature of the Executive Officer of the Board of Commissioners of the LACDA. Any facsimile signatures shall have the same force and effect as if said officers had manually signed the LACDA Notes. In case any officer of the LACDA whose manual or facsimile signature shall appear on the LACDA Notes shall cease to be such officer before the delivery thereof, such signature or such facsimile shall nevertheless be valid and sufficient for all purposes, the same as if he had remained in office until delivery, and also the LACDA Notes may bear the facsimile signatures of, or may be signed by, such persons as at the actual time of the execution thereof shall be the proper officers to sign the LACDA Notes although at the date of such LACDA Notes such persons may not have been such officers.

**Section 2.4 Authentication.** The LACDA Notes shall not be valid or obligatory for any purpose or be entitled to any security or benefit under this Funding Loan Agreement unless a certificate of authentication on such LACDA Note, substantially in the form set forth in Exhibit A hereto, shall have been manually executed by the Fiscal Agent. The Fiscal Agent shall authenticate the LACDA Notes by execution of the certificate of authentication on or attached to each LACDA Note, and the certificate of authentication so executed on or attached to such LACDA Note shall be conclusive evidence that it has been authenticated and delivered under this Funding Loan Agreement.

## **Section 2.5 Registration and Transfer of LACDA Notes.**

(a) The Fiscal Agent acknowledges that the Funding Lender is the initial holder of the LACDA Notes and shall remain the sole holder of the LACDA Notes except as otherwise provided herein.

(b) The Fiscal Agent, on behalf of the LACDA, shall provide for the registration of the LACDA Notes and the registration of transfers thereof. In that regard, the Fiscal Agent shall maintain a register which shall contain a record of every LACDA Note at any time authenticated hereunder, together with the name and address of the holder thereof, the date of authentication, the date of transfer or payment, and such other matters as may be deemed appropriate by the Fiscal Agent or the LACDA. The LACDA, the Fiscal Agent and any agent of the LACDA or the Fiscal Agent may treat the person in whose name each LACDA Note is registered as the owner of such LACDA Note for the purpose of receiving payment of such LACDA Note and for all other purposes whatsoever whether or not the respective LACDA Note payments are overdue, and, to the extent permitted by law, neither the LACDA, the Fiscal Agent nor any such agent shall be affected by notice to the contrary.

(c) The transfer of the LACDA Notes is subject to registration by the holder thereof only upon compliance with the conditions for registration of transfer imposed on the holder under this Section 2.5 and under Section 2.6 hereof. Upon surrender of a LACDA Note at the principal corporate trust office of the Fiscal Agent, the LACDA shall execute (if necessary), and the Fiscal Agent shall authenticate and deliver, in the name of the designated transferee or transferees (but not registered in blank or to “bearer” or a similar designation), a new LACDA Note of a like principal amount, and having the same stated maturity, tenor and interest rate.

(d) A LACDA Note delivered in exchange for or upon transfer of a LACDA Note shall be a valid limited obligation of the LACDA evidencing the same debt, and entitled to the same benefits under this Funding Loan Agreement, as the respective LACDA Note surrendered for such exchange or transfer.

(e) Registration of the transfer of the LACDA Notes may be made on the Fiscal Agent’s register by the holder thereof in person or by such holder’s attorney duly authorized in writing. A LACDA Note presented or surrendered for registration of transfer or exchange shall (i) be accompanied by evidence of compliance with the provisions of Section 2.6 hereof, (ii) be duly endorsed or be accompanied by a written instrument or instruments of transfer, in a form satisfactory to the Fiscal Agent, duly executed and with guaranty of signature of the holder thereof or his, her or its attorney duly authorized in writing and (iii) include written instructions as to the details of the transfer of such LACDA Note. The LACDA Notes shall not be transferred through the services of the Depository Trust Company or any other third-party registrar.

(f) No service charge shall be made to the registered holder of a LACDA Note for any registration, transfer or exchange, but the Fiscal Agent and the LACDA may require payment of a sum sufficient to cover any tax, fee or other governmental charge that may be imposed in connection with any transfer or exchange of a LACDA Note, and any legal or unusual costs of transfers.

## **Section 2.6 Restrictions on Transfer.**

(a) The following shall apply to all transfers of the LACDA Notes after the initial delivery of the LACDA Notes:

(i) the LACDA Notes, in the forms 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 LACDA in its sole discretion; and

(ii) the Funding Lender shall have the right to sell (A) the LACDA Notes only in whole or (B) any portion of or a participation interest in the LACDA Notes and the Funding Loan, only to the extent permitted by Section 2.6(b) below and the definition of Approved Transferee; provided, that such sale shall be only to Approved Transferees that execute and deliver to the Funding Lender, with a copy to the LACDA and the Fiscal Agent, the Required Transferee Representations, except that no Required Transferee Representations shall be required to be delivered by CCRC or its member banks which own or will own a participation interest under CCRC's tax exempt loan pool upon the transfer of the Tax-Exempt LACDA Note to CCRC on the Conversion Date pursuant to the Loan Purchase Agreement, or by transferees or beneficial interest owners described in clause (a)(iii) of the definition of "Approved Transferee." There shall be no option to transfer the LACDA Notes to a trust or similar arrangement pursuant to the provisions set forth in the definition of "Approved Transferee" where: (1) any of the interests (other than a residual interest held by a QIB) are not rated in the "A" category or higher by a Rating Agency or (2) the transferor is a party other than the Funding Lender which must provide the representations with respect to such trust or custodial arrangement as set forth in the definition of "Approved Transferee".

(b) Notwithstanding the other provisions of this Section 2.6, no beneficial ownership interest in the LACDA Notes and Funding Loan shall be sold in an amount that is less than the Minimum Beneficial Ownership Amount; provided, however, that beneficial ownership interests in the Tax-Exempt LACDA Note and the related Funding Loan of CCRC's member banks as participants in its tax exempt loan pool may be held in any amount without regard to the Minimum Beneficial Ownership Amount.

(c) Except for a transfer of the Tax-Exempt LACDA Note to CCRC on the Conversion Date as contemplated by the terms of the Loan Purchase Agreement, the transferor shall not transfer the LACDA Notes without prior written approval by the LACDA, provided that, subject to the foregoing transfer restrictions, the transferor shall provide to the LACDA written notice of such proposed transfer not less than 10 calendar days prior to such proposed transfer. If the LACDA fails to deliver written notice to the Fiscal Agent of such determination within 10 calendar days of receipt of notice of proposed transfer, the Fiscal Agent shall conclude that the LACDA has consented to such transfer. Notwithstanding anything to the contrary herein, the LACDA's consent to a transfer of the LACDA Notes shall not be required with respect to any transfer to a subsidiary or Affiliate of the then existing Noteowner which transfer otherwise meets the requirements hereof.



(d) The Funding Lender shall indemnify and defend the LACDA, and the officers, directors, employees, attorneys and agents of the LACDA against any claim brought by any transferor or transferee of the LACDA Notes in respect of the LACDA Notes, this Funding Loan Agreement or any of the Funding Loan Documents in the event that there occurs a transfer of the LACDA Notes that is not permitted pursuant to this Section 2.6. Failure to comply with Section 2.6(a) shall cause any purported transfer to be null and void.

(e) The Funding Lender shall comply with the LACDA's Multi-Family Bond Policies and Procedures, as described herein, and as otherwise set forth in Exhibit E hereto, unless waived in writing by the LACDA.

### **Section 2.7 Tender of LACDA Notes.**

(a) The LACDA Notes are subject to optional tender, in whole and not in part, by the Funding Lender on the Conversion Date.

(b) Upon CCRC's exercise of the Loan Purchase Option as set forth in the Loan Purchase Agreement, the Funding Lender shall tender to the Fiscal Agent, the outstanding LACDA Notes for purchase on the Conversion Date by providing, in the manner specified in Section 12.1 of this Agreement, written notice to the LACDA, the Fiscal Agent and the Borrower at least 30 days prior to the specified tender date.

(c) Upon tender of the LACDA Notes, the LACDA Notes (but not the Borrower Notes, the Security Instrument or the other Borrower Loan Documents) shall be deemed paid in full and retired and shall be deemed cancelled on the books of the Fiscal Agent, whether or not the Funding Lender has physically delivered the LACDA Notes to the Fiscal Agent. On the Conversion Date, the Funding Lender shall direct and cause the Fiscal Agent to transfer and assign all of its right, title and interest in, to and under the Tax-Exempt Borrower Note, the Security Instrument and other Borrower Loan Documents to CCRC in connection with CCRC's purchase of the portion of the Borrower Loan related to the Tax-Exempt Borrower Note. Upon such purchase and transfer, the LACDA and the Fiscal Agent shall have no further interest in the Borrower Loan or the Borrower Loan Documents, and this Agreement shall be terminated in accordance with Section 12.2 (subject to any indemnification or other rights expressly intended to survive termination as set forth in this Agreement). The LACDA and the Fiscal Agent shall execute and deliver any additional documents or take such other actions as may be reasonably required in order to effect the cancellation of the Tax-Exempt LACDA Note and transfer of the portion of the Borrower Loan related to the Tax-Exempt LACDA Note to CCRC as contemplated hereunder on the Conversion Date.

## ARTICLE III

### PREPAYMENT

**Section 3.1 Prepayment of a LACDA Note From Prepayment Under the Related Borrower Note.** Each LACDA Note is subject to voluntary and mandatory prepayment as follows:

(a) Each LACDA Note shall be subject to voluntary prepayment in full or in part by the LACDA, from funds received by the LACDA or the Fiscal Agent, as provided in the Borrower Loan Agreement, to the extent and in the manner and on any date that the related Borrower Note is subject to voluntary prepayment as set forth therein, at a prepayment price equal to the principal balance of the related Borrower Note to be prepaid, plus interest thereon to the date of prepayment and the amount of any Prepayment Premium payable under the related Borrower Note, plus any Additional Borrower Payments due and payable under the Borrower Loan Agreement through the date of prepayment.

The Borrower shall not have the right to voluntarily prepay all or any portion of the Borrower Notes, thereby causing the related LACDA Note to be prepaid, except as specifically permitted in the Borrower Notes, without the prior written consent of the Funding Lender, which may be withheld in the Funding Lender's sole and absolute discretion.

(b) Each LACDA Note shall be subject to mandatory prepayment in whole or in part upon prepayment of the related Borrower Note at the direction of the Funding Lender in accordance with the terms of the related Borrower Note, at a prepayment price equal to the outstanding principal balance of the related Borrower Note prepaid, plus accrued interest plus any other amounts payable under the related Borrower Note or the Borrower Loan Agreement.

(c) Pursuant to its policies and procedures, if interest on the Tax-Exempt LACDA Note is determined to be taxable pursuant to a Determination of Taxability, as defined in the Borrower Loan Agreement, the Tax-Exempt LACDA Note shall be subject to mandatory prepayment at the sole direction of the Funding Lender.

**Section 3.2 Notice of Prepayment.** Notice of prepayment of a LACDA Note shall be deemed given to the extent that notice of prepayment of the related Borrower Note is timely and properly given to Funding Lender in accordance with the terms of the related Borrower Note and the Borrower Loan Agreement, and no separate notice of prepayment of such LACDA Note is required to be given. Notwithstanding any provision of this Funding Loan Agreement or the Tax-Exempt LACDA Note to the contrary, the LACDA shall be permitted to direct payments of the Tax-Exempt Borrower Note prepayments to be transferred to a custodian or trustee selected by the LACDA, in lieu of application to prepay a like portion of the Tax-Exempt LACDA Note, so long as the LACDA simultaneously causes other funds to be applied to prepay such portion of the Tax-Exempt LACDA Note. The proceeding provisions shall apply only for purposes of preserving or "recycling" private activity bond volume cap in accordance with Section 146(i)96) of the Code.

## ARTICLE IV

### SECURITY

**Section 4.1 Security for the Funding Loan.** To secure the payment of the Funding Loan and each LACDA Note, to declare the terms and conditions on which the Funding Loan and the LACDA Notes are secured, and in consideration of the terms and provision of this Funding Loan Agreement and of the funding of the Funding Loan by the Funding Lender, the LACDA by these presents does grant, bargain, sell, remise, release, convey, assign, transfer, mortgage, hypothecate, pledge, set over and confirm to the Fiscal Agent and to the Funding Lender, as their interests may appear (except as limited herein), for the benefit of the holder from time to time of the LACDA Notes, a lien on and security interest in the following described property (excepting, however, in each case, the Unassigned Rights) (said property, rights and privileges being herein collectively called, the “Security”):

(a) All right, title and interest of the LACDA in, to and under the Borrower Loan Agreement and the Borrower Notes, including, without limitation, all rents, revenues and receipts derived by the LACDA from the Borrower relating to the Project and including, without limitation, all Pledged Revenues, Borrower Loan Payments and Additional Borrower Payments (except those related to the Unassigned Rights) derived by the LACDA under and pursuant to, and subject to the provisions of, the Borrower Loan Agreement; provided that the pledge and assignment made under this Funding Loan Agreement shall not impair or diminish the obligations of the LACDA under the provisions of the Borrower Loan Agreement;

(b) All right, title and interest of the LACDA in, to and under, together with all rights, remedies, privileges and options pertaining to, the Funding Loan Documents, and all other payments, revenues and receipts derived by the LACDA under and pursuant to, and subject to the provisions of, the Funding Loan Documents;

(c) Any and all moneys and investments from time to time on deposit in, or forming a part of, all funds and accounts created and held by the Fiscal Agent under this Funding Loan Agreement, subject to the provisions of this Funding Loan Agreement permitting the application thereof for the purposes and on the terms and conditions set forth herein; and

(d) Any and all other real or personal property of every kind and nature or description, which may from time to time hereafter, by delivery or by writing of any kind, be subjected to the lien of this Funding Loan Agreement as additional security by the LACDA or anyone on its part or with its consent, or which pursuant to any of the provisions hereof or of the Borrower Loan Agreement may come into the possession or control of the Fiscal Agent or the Funding Lender or a receiver appointed pursuant to this Funding Loan Agreement; and the Fiscal Agent or the Funding Lender is hereby authorized to receive any and all such property as and for additional security for the Funding Loan and the LACDA Notes and to hold and apply all such property subject to the terms hereof.

The pledge and assignment of and the security interest granted in the Security pursuant to this Section 4.1 for the payment of the principal of, Prepayment Premium, if any, and interest on each LACDA Note, in accordance with its terms and provisions, and for the payment of all other

amounts due hereunder, shall attach and be valid and binding from and after the time of the delivery of the LACDA Notes by the LACDA. The Security so pledged and then or thereafter received by the Fiscal Agent or the Funding Lender shall immediately be subject to the lien of such pledge and security interest without any physical delivery or recording 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 LACDA irrespective of whether such parties have notice thereof.

**Section 4.2 Delivery of Security.** To provide security for the payment of the Funding Loan and each LACDA Note, the LACDA has pledged and assigned its right, title and interest in the Security to the Fiscal Agent for the benefit of the holder from time to time of the LACDA Notes. In connection with such pledge, assignment, transfer and conveyance, the LACDA shall deliver to the Fiscal Agent the following documents or instruments promptly following their execution and, to the extent applicable, their recording or filing:

- (a) Each Borrower Note endorsed without recourse to the Fiscal Agent by the LACDA;
- (b) The originally executed Borrower Loan Agreement and Regulatory Agreement;
- (c) A copy of the executed Security Instrument and all other Borrower Loan Documents existing at the time of delivery of the Borrower Notes and an assignment for security of the Security Instrument from the LACDA to the Fiscal Agent, in recordable form;
- (d) Uniform Commercial Code financing statements or other chattel security documents giving notice of the Fiscal Agent's status as an assignee of the LACDA's security interest in any personal property forming part of the Project, in form suitable for filing; and
- (e) Uniform Commercial Code financing statements giving notice of the pledge by the LACDA of the Security pledged under this Funding Loan Agreement.

The LACDA shall deliver and deposit with the Fiscal Agent or the Funding Lender such additional documents, financing statements, and instruments as the Fiscal Agent, at the direction of the Funding Lender or the Funding Lender may reasonably require from time to time for the better perfecting and assuring to the Fiscal Agent of its lien and security interest in and to the Security, in each case at the expense of the Borrower.

## **ARTICLE V**

### **LIMITED LIABILITY**

**Section 5.1 Source of Payment of Funding Loan and Other Obligations.** The LACDA Notes are payable solely from the Pledged Revenues and any other revenues, funds or assets of the LACDA pledged and assigned under this Funding Loan Agreement and not from any other revenues, funds or assets of the LACDA. None of the LACDA, the State, or any political subdivision thereof (except the LACDA, to the limited extent set forth herein) nor any public agency shall in any event be liable for the payment of the principal of, Prepayment Premium (if any) or interest on the LACDA Notes and the Funding Loan or for the performance of any pledge, obligation or agreement of any kind whatsoever with respect thereto except as set forth herein, and

none of the Funding Loan or the LACDA Notes or any of the LACDA's agreements or obligations with respect to the Funding Loan, the LACDA Notes, or hereunder, 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. Neither the faith, revenues, credit nor taxing power of the LACDA, the State or any other political corporation or subdivision or agency thereof shall be pledged to the payment of the principal of, premium (if any), or interest on the LACDA Notes or this Funding Loan Agreement. The LACDA has no taxing power.

**Section 5.2 Exempt from Individual Liability.** No recourse for the payment of any part of the principal of, premium, if any, or interest on the LACDA Notes or for the satisfaction of any liability arising from, founded upon or existing by reason of the issuance, purchase or ownership of the LACDA Notes shall be had against the Board of Commissioners, the Board of Supervisors or any official, officer, member, agent or employee of the LACDA, as such, all such liability being expressly released and waived as a condition of and as a part of the consideration for the execution of this Funding Loan Agreement and the issuance of the LACDA Notes. No covenant, stipulation, obligation or agreement of the LACDA contained in this Funding Loan Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future member, commissioner, officer, agent or employee of the LACDA or the Board of Commissioners, or the Board of Supervisors in other than that person's official capacity. No member, commissioner, officer, agent or employee of the LACDA shall be individually or personally liable for the payment of the principal or redemption price of or interest on the LACDA Notes or be subject to any personal liability or accountability by reason of the issuance of the LACDA Notes. No covenant, condition or agreement contained herein shall be deemed to be a covenant, agreement or obligation of any present or future commissioner, officer, director, employee or agent of the LACDA in his individual capacity, and neither the commissioners, officers, directors, employee or agent of the LACDA in his or her individual capacity, and neither the commissioners, officers, directors, employees or agents of the LACDA executing the LACDA Note or this Funding Loan Agreement shall be liable personally on the LACDA Notes or under this Funding Loan Agreement or be subject to any personal liability or accountability by reason of the issuance of the LACDA Notes or the execution of this Funding Loan Agreement.

**Section 5.3 Limited Obligation.** Notwithstanding any other provision of this Funding Loan Agreement to the contrary:

**THE LACDA NOTES ARE ISSUED IN ACCORDANCE WITH THE ACT AND ARE LIMITED OBLIGATIONS OF THE GOVERNMENTAL LENDER PAYABLE SOLELY FROM THE REVENUES, INCOME AND RECEIPTS OF THE GOVERNMENTAL LENDER PLEDGED TO THE PAYMENT THEREOF AND NOT FROM ANY OTHER REVENUES, INCOME OR RECEIPTS OF THE GOVERNMENTAL LENDER. NEITHER THE GOVERNMENTAL LENDER NOR ANY OFFICIAL OR EMPLOYEE OF THE GOVERNMENTAL LENDER NOR ANY PERSON EXECUTING THE LACDA NOTES SHALL BE LIABLE PERSONALLY ON THE LACDA NOTES OR SUBJECT TO ANY PERSONAL LIABILITY OR ACCOUNTABILITY BY REASON OF ITS ISSUANCE. NONE OF THE GOVERNMENTAL LENDER, THE COUNTY OF LOS ANGELES, THE STATE, ANY POLITICAL SUBDIVISION THEREOF (EXCEPT THE GOVERNMENTAL LENDER**

**TO THE LIMITED EXTENT SET FORTH AS DESCRIBED IN THIS PARAGRAPH) OR ANY PUBLIC AGENCY SHALL IN ANY EVENT BE LIABLE FOR THE PAYMENT OF THE PRINCIPAL OF, PREMIUM (IF ANY) OR INTEREST ON THE LACDA NOTES OR FOR THE PERFORMANCE OF ANY PLEDGE, OBLIGATION OR AGREEMENT OF ANY KIND WHATSOEVER EXCEPT AS DESCRIBED IN THIS PARAGRAPH, AND NONE OF THE LACDA NOTES OR ANY OF THE GOVERNMENTAL LENDER'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 GOVERNMENTAL LENDER HAS NO TAXING POWER..**

## **ARTICLE VI**

### **CLOSING CONDITIONS; APPLICATION OF FUNDS**

**Section 6.1 Conditions Precedent to Closing.** Closing of the Funding Loan on the Closing Date shall be conditioned upon satisfaction or waiver by the Funding Lender and the LACDA in their sole discretion of each of the conditions precedent to closing set forth in this Funding Loan Agreement, including but not limited to the following:

- (a) Receipt by the Funding Lender of the original executed LACDA Notes, authenticated by the Fiscal Agent;
- (b) Receipt by the Fiscal Agent of the executed Borrower Notes, endorsed by the LACDA to the Fiscal Agent;
- (c) Receipt by the Fiscal Agent of executed counterpart copies of this Funding Loan Agreement, the Borrower Loan Agreement, the Construction and Permanent Funding Agreement, the Regulatory Agreement, the Tax Certificate, the Security Instrument, and any UCC financing statement required by the Security Instrument;
- (d) Receipt by the Fiscal Agent of a certified copy of the Resolution;
- (e) Receipt by the Fiscal Agent and LACDA of an executed Required Transferee Representations from the Funding Lender;
- (f) Delivery into escrow or to the Fiscal Agent, as appropriate, of all amounts required to be paid in connection with the origination of the Borrower Loan and the Funding Loan and any underlying real estate transfers or transactions, including the Costs of Funding Deposit, in accordance with Section 2.3(c)(ii) of the Borrower Loan Agreement;
- (g) Receipt by the Funding Lender and the LACDA of a Tax Counsel Approving Opinion;
- (h) Receipt by the Funding Lender and the LACDA of an Opinion of Counsel from Tax Counsel to the effect that the LACDA Notes are exempt from registration under the Securities

Act, and this Funding Loan Agreement is exempt from qualification under the Trust Indenture Act of 1939, as amended;

(i) Delivery of an opinion of counsel to the Borrower addressed to the LACDA to the effect that the Borrower Loan Documents and the Regulatory Agreement are valid and binding obligations of the Borrower, enforceable against the Borrower in accordance with their terms, subject to such exceptions and qualifications as are acceptable to the LACDA; and

(j) Receipt by the Funding Lender and the LACDA of any other documents or opinions that the Funding Lender, the LACDA or Tax Counsel may require in connection with the closing.

## ARTICLE VII

### FUNDS AND ACCOUNTS

**Section 7.1 Authorization to Create Funds and Accounts.** Except as provided in Section 7.3 hereof, no funds or accounts shall be established in connection with the Funding Loan at the time of closing and origination of the Funding Loan. The Funding Lender, the Fiscal Agent (as directed by the Funding Lender) and the Servicer, if any, and any designee of the Funding Lender or the Servicer, are authorized to establish and create from time to time such other funds and accounts or subaccounts as may be necessary for the deposit of moneys (including, without limitation, insurance proceeds and/or condemnation awards), if any, received by the LACDA, the Funding Lender, the Fiscal Agent or the Servicer pursuant to the terms hereof or any of the other Funding Loan Documents and not immediately transferred or disbursed pursuant to the terms of the Funding Loan Documents and/or the Borrower Loan Documents.

**Section 7.2 Investment of Funds.** Amounts held in any funds or accounts created under this Funding Loan Agreement shall be invested in Permitted Investments at the direction of the Borrower, subject in all cases to the restrictions of Section 8.7 hereof and of the Tax Certificate.

**Section 7.3 Establishment of Funds.** There are established with the Fiscal Agent the following funds and accounts:

- (a) The Funding Loan Payment Fund;
- (b) The Project Fund, and within the Project Fund a Note Proceeds Account, including a subaccount for each of the Tax-Exempt LACDA Note and the Taxable LACDA Note, and a Borrower Equity Account;
- (c) The Expense Fund;
- (d) The Closing Costs Fund; and
- (e) The Rebate Fund.

All money required to be deposited with or paid to the Fiscal Agent for the account of any of the funds or accounts created by this Funding Loan Agreement (except the Closing Costs Fund, the Expense Fund and the Rebate Fund) shall be held by the Fiscal Agent for the benefit of the

Funding Lender, and shall, while held by the Fiscal Agent, constitute part of the Pledged Revenues and be subject to the lien hereof.

All money to be deposited with or paid to the Fiscal Agent shall be wired to the Fiscal Agent pursuant to the wiring instructions contained in Exhibit F attached hereto. The Fiscal Agent shall provide Written Notice of any change to such wiring instructions to the Funding Lender and the Borrower no less than five Business Days prior to the next payment date for which such revised instructions will be applicable.

**Section 7.4 Funding Loan Payment Fund.** The LACDA and the Borrower shall have no interest in the Funding Loan Payment Fund or the moneys therein, which shall always be maintained by the Fiscal Agent completely separate and segregated from all other moneys held hereunder and from any other moneys of the LACDA and the Borrower.

The Fiscal Agent shall deposit into the Funding Loan Payment Fund any amounts received from the Borrower as payments of principal of, premium, if any, or interest on the Borrower Loan and any other amounts received by the Fiscal Agent that are subject to the lien and pledge of this Funding Loan Agreement, including any Pledged Revenues not required to be deposited to the Expense Fund or not otherwise specifically directed in writing to be deposited into other funds created by this Funding Loan Agreement.

The Fiscal Agent shall apply all amounts on deposit in the Funding Loan Payment Fund in the following order of priority:

First, to pay or provide for the payment of the interest then due on the Funding Loan to the registered owner of the LACDA Notes;

Second, to pay or provide for the payment or the prepayment of principal (and premium, if any) on the Funding Loan to the registered owner of the LACDA Notes, provided moneys have been transferred or deposited into the Funding Loan Payment Fund for such purpose; and

Third, to pay or provide for the payment of the Funding Loan on the Maturity Dates to the registered owner of the LACDA Notes.

**Section 7.5 Expense Fund.** The Fiscal Agent shall deposit in the Expense Fund the amounts required by the Regulatory Agreement or the Borrower Loan Agreement to be paid by the Borrower to the LACDA or the Fiscal Agent. Amounts on deposit in the Expense Fund shall be used to pay the fees and expenses of the LACDA and the Fiscal Agent, as and when the same become due. In that regard, moneys in the Expense Fund shall be withdrawn or maintained, as appropriate, by the Fiscal Agent to pay (i) on each June 1 and December 1, commencing December 1, 2021, or at the direction of the LACDA, the Ongoing LACDA Fee, (ii) on each June 1, commencing June 1, 2022, to the Fiscal Agent amounts due pursuant to subpart (a) of the definition of “Fiscal Agent’s Fees” herein, (iii) upon receipt, to the Fiscal Agent, any amounts due to the Fiscal Agent which have not been paid, other than amounts paid in accordance with clause (ii) hereof, and (iv) upon receipt, to, or at the direction of, the LACDA, any amounts owing the LACDA by the Borrower and then due and unpaid, other than amounts paid in accordance with clause (i) hereof.



In the event that the amounts on deposit in the Expense Fund are not equal to the amounts payable from the Expense Fund as provided in the preceding paragraph on any date on which such amounts are due and payable, the Fiscal Agent shall give notice to the Borrower of such deficiency and of the amount of such deficiency and request payment within two Business Days to the Fiscal Agent of the amount of such deficiency.

Written notice of any insufficiency, which results in the LACDA not receiving the Ongoing LACDA Fee on the applicable due date, shall be provided by the Fiscal Agent to the LACDA (with a copy to the Borrower and the Funding Lender) within 10 days of the respective due date.

Upon payment by the Borrower of such deficiency, the amounts for which such deficiency was requested shall be paid by the Fiscal Agent.

Notwithstanding anything herein to the contrary, the Fiscal Agent, on behalf of the LACDA, shall prepare and submit a written invoice to the Borrower for payment of the Ongoing LACDA Fee not later than 30 days prior to the due date for payment of such Ongoing LACDA Fee, and shall remit moneys received by the Borrower to the LACDA for payment of such fee.

**Section 7.6 Closing Costs Fund.** On the Closing Date, the Borrower shall deposit or cause to be deposited with the Fiscal Agent, for deposit in the Closing Costs Fund, the amount of \$5,000. Amounts in the Closing Costs Fund shall be disbursed by the Fiscal Agent to pay LACDA Closing Costs on the Closing Date or as soon as practicable thereafter as follows: moneys on deposit in the Closing Costs Fund shall be applied to: (a) pay as stated in a completed requisition in the form of Exhibit D and (b) pay the California Debt and Investment Advisory Commission (“CDIAC”) the CDIAC fee of up to \$5,000 upon receipt of an invoice therefor. Any interest earnings on amounts on deposit in the Closing Costs Fund shall remain in the Closing Costs Fund. Any moneys remaining in the Closing Costs Fund (including investment proceeds) after the earlier of (i) the payment of all costs of issuance as certified in writing to the Fiscal Agent by the Borrower or (ii) a period of six months after the Closing Date, shall be paid to the Borrower Equity Account of the Project Fund or as directed by the Borrower and the Closing Costs Fund shall be closed.

**Section 7.7 Project Fund.**

(a) All proceeds of the Funding Loan provided by the Funding Lender shall be deposited to the applicable series subaccount of the Note Proceeds Account of the Project Fund. The Fiscal Agent shall disburse moneys in the Project Fund for the acquisition and construction of the Project, to pay other Qualified Project Costs and to pay other costs related to the Project as further provided herein.

Not less than 95% of the moneys deposited in and credited to the Tax-Exempt LACDA Note subaccount of the Note Proceeds Account and the Remaining Funding Loan Proceeds Account of the Project Fund, representing the proceeds of the Funding Loan evidenced by the Tax-Exempt LACDA Note, including investment income thereon, will be expended for Qualified Project Costs (the “95% Requirement”). The amounts on deposit in the Tax-Exempt LACDA Note subaccount of the Note Proceeds Account and the Remaining Funding Loan Proceeds Account of the Project Fund shall not be applied to the payment of LACDA Closing Costs.

Before any payment shall be made from the Project Fund, the Regulatory Agreement shall have been executed and submitted to a title company for recordation in the official records of the County of Los Angeles and there shall be filed with the Fiscal Agent a Written Requisition of the Borrower substantially in the form attached hereto as Exhibit C and approved by the Funding Lender pursuant to the terms, conditions and provisions of the Construction and Permanent Funding Agreement.

In addition to the above, in connection with a Written Requisition:

- (i) Only the signature of an authorized officer of the Funding Lender shall be required on a Written Requisition during any period in which a default by the Borrower has occurred and is then continuing under the Borrower Loan (notice of which default has been given in writing by an authorized officer of the Funding Lender to the Fiscal Agent and the LACDA, and the Fiscal Agent shall be entitled to conclusively rely on any such Written Notice as to the occurrence and continuation of such a default).
  - (ii) The Fiscal Agent shall disburse amounts in the Project Fund (first from the Borrower Equity Account and second from any other account or subaccount of the Project Fund) for the payment of interest due on the LACDA Notes upon receipt from the Funding Lender of a statement detailing the amount due (and without any need for a Written Requisition or any approval by the Borrower), provided that the Fiscal Agent shall provide written notice of such disbursements to the LACDA.
  - (iii) The Fiscal Agent may conclusively rely on all Written Requisitions, the execution of the Written Requisitions by the Authorized Borrower Representative and the approval of all Written Requisitions by the Funding Lender, as required by this Section, as conditions of payment from the Project Fund, which Written Requisitions constitute, as to the Fiscal Agent, irrevocable determinations that all conditions to payment of the specified amounts from the Project Fund have been satisfied. These documents shall be retained by the Fiscal Agent, subject at all reasonable times to examination by the Borrower, the LACDA, the Funding Lender and the agents and representatives thereof upon reasonable notice to the Fiscal Agent. The Fiscal Agent is not required to inspect the Project or the construction work or to make any independent investigation with respect to the matters set forth in any Written Requisition or other statements, orders, certifications, and approvals received by the Fiscal Agent. The Fiscal Agent is not required to obtain completion bonds, lien releases or otherwise supervise the acquisition, construction, renovation, equipping, improvement and installation of the Project.
- (b) Upon receipt of each Written Requisition submitted by the Borrower and approved in writing by the Funding Lender, the Fiscal Agent shall promptly, but in any case within three Business Days, make payment from the appropriate account and subaccount within the Project Fund in accordance with such Written Requisition. The Fiscal Agent shall have no duty to determine whether any requested disbursement from the Project Fund complies with the terms, conditions and provisions of the Funding Loan Documents or, in the case of disbursements from the Tax-Exempt LACDA Note subaccount of the Note Proceeds Account, constitutes payment of Qualified Project Costs or complies with the 95% Requirement. The approval in writing of a Written Requisition by the Funding, shall be deemed a certification and, insofar as the Fiscal Agent

and the LACDA are concerned, shall constitute conclusive evidence that all of the terms, conditions and requirements of the Funding Loan Documents applicable to such disbursement have been fully satisfied or waived and the Written Requisition from the Borrower shall, insofar as the Fiscal Agent and the LACDA, as applicable, are concerned, constitute conclusive evidence that the costs described in the Written Requisition constitute Qualified Project Costs or other permitted Project costs.

The Fiscal Agent shall immediately provide Written Notice to the Borrower, the Funding Lender and the LACDA if there are not sufficient funds available to or on deposit with the Fiscal Agent to make the disbursements as and when required by this Section 7.7(b). Except as provided in the next sentence, all such payments shall be made by check or draft payable, or by wire transfer, either (i) directly to the person, firm or corporation to be paid, (ii) to the Borrower and such person, firm or corporation, or (iii) upon receipt by the Funding Lender of evidence that the Borrower has previously paid such amount and Written Direction to the Fiscal Agent as to such as evidenced by the Funding Lender's approval of the Written Requisition, to the Borrower. Upon the occurrence of an Event of Default of the Borrower of which the Fiscal Agent has knowledge as provided herein, which is continuing under the Funding Loan Documents, with the Written Consent of the Funding Lender, the Fiscal Agent may apply amounts on deposit in the Project Fund to the payment of principal of and interest on the Funding Loan. If a Written Requisition signed by the Authorized Borrower Representative and countersigned by an authorized officer of the Funding Lender and the LACDA is received by the Fiscal Agent, the requested disbursement shall be paid by the Fiscal Agent as soon as practicable, but in no event later than three Business Days following receipt thereof by the Fiscal Agent. Upon final disbursement of all amounts on deposit in the Project Fund, the Fiscal Agent shall close the Project Fund.

(c) Prior to the Conversion Date, the Funding Lender shall disburse directly to the Funding Lender on the first Business Day of each month, the accrued interest under the Funding Loan and the Funding Lender will provide the Fiscal Agent with written notice of the amount disbursed pursuant to this Section 7.7(c).

(d) Immediately prior to any mandatory prepayment of the Funding Loan pursuant to the terms hereof, any amounts then remaining in the Project Fund shall, at the written direction of the Funding Lender, be transferred to the Funding Loan Payment Fund to be applied to the prepayment of the Funding Loan pursuant hereto.

(e) Amounts on deposit in the Project Fund shall be invested in Permitted Investments directed in writing by the Borrower. Investment Income earned on amounts on deposit in each account of the Project Fund shall be retained in and credited to and become a part of the amounts on deposit in that account of the Project Fund.

(f) Amounts on deposit in the Funding Loan Payment Fund, Expense Fund, Rebate Fund and Closing Costs Fund shall be invested in Permitted Investments directed in writing by the Borrower. Investment Income earned on amounts on deposit in each account of the Funding Loan Payment Fund, Expense Fund, Rebate Fund and Closing Costs Fund shall be retained in and credited to and become a part of the amounts on deposit in that account of the Funding Loan Payment Fund, Expense Fund, Rebate Fund and Closing Costs Fund.

The Fiscal Agent may make any and all investments permitted under this Funding Loan Agreement through its own trust or banking department or any affiliate and may pay said department reasonable, customary fees for placing such investments. The Fiscal Agent and its affiliates may act as principal, agent, sponsor, advisor or depository with respect to Permitted Investments under this Funding Loan Agreement. The Fiscal Agent shall not be liable for any losses from investments made by the Fiscal Agent in accordance with this Funding Loan Agreement.

The LACDA, the Funding Lender and the Borrower (by its execution of the Borrower Loan Agreement) acknowledge that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the LACDA or the Funding Lender the right to receive brokerage confirmations of security transactions as they occur, the LACDA and the Funding Lender will not receive such confirmations to the extent permitted by law. The Fiscal Agent shall furnish the Borrower, the Funding Lender and the LACDA (to the extent requested by such parties) periodic cash transaction statements which shall include detail for all investment transactions, if any, made by the Fiscal Agent hereunder.

The amounts received upon the sale of the Tax-Exempt LACDA Note and interest and other investment earnings on those amounts shall be allocated and used for financing Qualified Project Costs of each building and related land in the Project so that the aggregate basis of each such building and related land, within the meaning of Section 42(h)(4) of the Code, shall be financed 50% or more from those amounts.

**Section 7.8 Rebate Fund.** The Fiscal Agent shall deposit or transfer to the credit of the Rebate Fund each amount delivered to the Fiscal Agent by the Borrower for deposit thereto and each amount directed by the Borrower to be transferred thereto pursuant to Section 5.35 of the Borrower Loan Agreement.

## ARTICLE VIII

### REPRESENTATIONS AND COVENANTS

**Section 8.1 General Representations.** The LACDA makes the following representations as the basis for the undertakings on its part herein contained:

(a) The LACDA is a public body, corporate and politic, organized and existing under the laws of the State, and has the power and authority to (i) enter into the Funding Loan Documents to which it is a party and the transactions contemplated thereby, (ii) incur the indebtedness represented by the LACDA Notes and the Funding Loan and apply the proceeds of such indebtedness to finance the Project and (iii) carry out its other obligations under this Funding Loan Agreement and the LACDA Notes, and by proper action has duly authorized the LACDA's execution and delivery of, and its performance under, such Funding Loan Documents and all other agreements and instruments relating thereto.

(b) The LACDA is not in default under or in violation of, and the execution and delivery of the Funding Loan Documents to which it is a party and its compliance with the terms and conditions thereof will not conflict or constitute a default under or a violation of, (i) the Act,

(ii) to its knowledge, any other existing laws, rules, regulations, judgments, decrees and orders applicable to it, or (iii) to its knowledge, the provisions of any agreements and instruments to which the LACDA is a party, a default under or violation of which would prevent it from entering into the Funding Loan Agreement, executing and delivering the LACDA Notes, financing the Project, executing and delivering the other Funding Loan Documents to which it is a party or consummating the transactions contemplated thereby. The LACDA makes no representations as to the necessity of registering the LACDA Notes or the Borrower Notes pursuant to any securities laws or complying with any other requirements of securities laws.

(c) To the knowledge of the LACDA, no litigation, inquiry or investigation of any kind in or by any judicial or administrative court or agency is pending or, to the knowledge of the LACDA, threatened against the LACDA with respect to (i) the organization and existence of the LACDA, (ii) its authority to execute or deliver the Funding Loan Documents to which it is a party, (iii) the validity or enforceability of any such Funding Loan Documents or the transactions contemplated thereby, (iv) the title of any officer of the LACDA who executed such Funding Loan Documents or (v) any authority or proceedings relating to the execution and delivery of such Funding Loan Documents on behalf of the LACDA, and no such authority or proceedings have been repealed, revoked, rescinded or amended but are in full force and effect.

(d) The revenues and receipts to be derived from the Borrower Loan Agreement, the Borrower Notes and this Funding Loan Agreement have not been pledged previously by the LACDA to secure any of its notes or bonds other than the Funding Loan as evidenced by the LACDA Notes.

THE GOVERNMENTAL LENDER MAKES NO REPRESENTATION, COVENANT OR AGREEMENT AS TO THE FINANCIAL POSITION OR BUSINESS CONDITION OF THE BORROWER OR THE PROJECT AND DOES NOT REPRESENT OR WARRANT AS TO ANY STATEMENTS, MATERIALS, REPRESENTATIONS OR CERTIFICATIONS FURNISHED BY THE BORROWER IN CONNECTION WITH THE FUNDING LOAN OR THE BORROWER LOAN OR AS TO THE CORRECTNESS, COMPLETENESS OR ACCURACY THEREOF.

**Section 8.2 No Encumbrance on Security.** The LACDA will not knowingly create or knowingly permit the creation of any mortgage, pledge, lien, charge or encumbrance of any kind on the Security or any part thereof prior to or on a parity with the lien of this Funding Loan Agreement, except as expressly permitted or contemplated by the Funding Loan Documents.

**Section 8.3 Repayment of Funding Loan.** Solely from amounts pledged therefor, and subject to the provisions of Article V hereof, the LACDA will duly and punctually repay, or cause to be repaid, the Funding Loan, as evidenced by the LACDA Note, as and when the same shall become due, all in accordance with the terms of the LACDA Note and this Funding Loan Agreement.

**Section 8.4 Servicer.** The Funding Lender may appoint a Servicer to service and administer the Funding Loan and/or the Borrower Loan on behalf of the Funding Lender and the Fiscal Agent, including, without limitation the fulfillment of rights and responsibilities granted by LACDA to Funding Lender pursuant to Section 2.1 of the Borrower Loan Agreement.

### **Section 8.5 Borrower Loan Agreement Performance.**

(a) The Funding Lender, the Fiscal Agent and the Servicer, if any, on behalf of the LACDA, may (but shall not be required or obligated to) perform and observe any agreement or covenant of the LACDA under the Borrower Loan Agreement, all to the end that the LACDA's rights under the Borrower Loan Agreement may be unimpaired and free from default.

(b) The LACDA will promptly notify or cause to be notified the Borrower, the Fiscal Agent, the Servicer, if any, and the Funding Lender in writing of the occurrence of any Borrower Loan Agreement Default, provided that the LACDA has received Written Notice or otherwise has knowledge of such event.

### **Section 8.6 Maintenance of Records; Inspection of Records.**

(a) The Fiscal Agent shall keep and maintain adequate records pertaining to any funds and accounts established hereunder by the Fiscal Agent, including all deposits to and disbursements from said funds and accounts and shall keep and maintain the registration books for the LACDA Notes and interests therein. The Fiscal Agent shall retain in its possession all certifications and other documents presented to it, all such records and all records of principal, interest and Prepayment Premium paid on the Funding Loan, subject to the inspection of the Funding Lender and the LACDA and their representatives at all reasonable times and upon reasonable prior notice.

(b) The LACDA and the Funding Lender will at any and all times, upon the reasonable request of the Servicer, if any, the Borrower, the Fiscal Agent, the LACDA or the Funding Lender, afford and procure a reasonable opportunity by their respective representatives to inspect the books, records, reports and other papers of the LACDA or the Funding Lender, as appropriate, relating to the Project and the Funding Loan, if any, and to make copies thereof.

**Section 8.7 Tax Covenants.** The LACDA covenants to and for the benefit of the Fiscal Agent and the Funding Lender that, notwithstanding any other provisions of this Funding Loan Agreement or of any other instrument, it will (subject to the limited liability provisions hereof):

(a) Require the Borrower to execute the Regulatory Agreement as a condition of funding the Borrower Loan;

(b) Not knowingly take or cause to be taken any action or actions, or knowingly fail to take any action or actions, which would cause the interest payable on the Tax-Exempt LACDA Note to be includable in gross income for federal income tax purposes;

(c) Whenever and so often as requested by Funding Lender, the LACDA (at the sole cost and expense of the Borrower) shall do and perform all acts and things permitted by law and necessary or desirable in order to assure that interest paid by the LACDA on the Tax-Exempt LACDA Note will be excluded from the gross income of the holder of the Tax-Exempt LACDA Note, for federal income tax purposes, pursuant to Section 103 of the Code, except in the event where any owner of the Tax-Exempt LACDA Note or a portion thereof is a "substantial user" of the facilities financed with the Funding Loan or a "related person" within the meaning of Section 147(a) of the Code;

(d) Not knowingly take any action or, solely in reliance upon the covenants and representations of the Borrower in the Borrower Loan Agreement, in the Regulatory Agreement and in the Tax Certificate, knowingly permit or suffer any action to be taken if the result of the same would be to cause the LACDA Notes to be “federally guaranteed” within the meaning of Section 149(b) of the Code and the Regulations;

(e) Require the Borrower to agree, solely by causing the Borrower to execute and deliver the Borrower Loan Agreement, not to commit any act and not to make any use of the proceeds of the Funding Loan funded with the proceeds of the Tax-Exempt LACDA Note, or any other moneys which may be deemed to be proceeds of the Funding Loan funded with the proceeds of the Tax-Exempt LACDA Note pursuant to the Code, which would cause the Tax-Exempt LACDA Note to be an “arbitrage bond” within the meaning of Sections 103(b) and 148 the Code, and to comply with the requirements of the Code throughout the term of the Tax-Exempt LACDA Note; and

(f) Require the Borrower, solely by causing the Borrower to execute and deliver the Borrower Loan Agreement and the Tax Certificate, to take all steps necessary to compute and pay any rebatable arbitrage in accordance with Section 148(f) of the Code.

In furtherance of the covenants in this Section 8.7, the LACDA and the Borrower shall execute, deliver and comply with the provisions of the Tax Certificate, which are by this reference incorporated into this Funding Loan Agreement and made a part of this Funding Loan Agreement as if set forth in this Funding Loan Agreement in full. In the event of any conflict between this Funding Loan Agreement and the Tax Certificate, the requirements of the Tax Certificate shall control.

For purposes of this Section 8.7 the LACDA’s compliance shall be based solely on matters within the LACDA’s knowledge and control and no acts, omissions or directions of the Borrower, the Fiscal Agent, the Funding Lender or any other Persons shall be attributed to the LACDA.

In complying with the foregoing covenants, the LACDA may rely from time to time on a Tax Counsel No Adverse Effect Opinion or other appropriate opinion of Tax Counsel.

**Section 8.8 Performance by the Borrower.** From and after the Conversion Date, without relieving the LACDA from the responsibility for performance and observance of the agreements and covenants required to be performed and observed by it hereunder, the Borrower, on behalf of the LACDA, may (but is under no obligation to) perform any such agreement or covenant, but only with the prior written consent of the Funding Lender and only if no Borrower Loan Agreement Default or Potential Default under (and as such term is defined in) the Borrower Loan Agreement exists.

**Section 8.9 Maintenance of Records.** The Funding Lender shall keep and maintain adequate records pertaining to the funds and accounts, if any, established hereunder, including all deposits to and disbursements from said funds and accounts and will provide information and records relating thereto to the LACDA upon written request.

## ARTICLE IX

### DEFAULT

**Section 9.1 Default Under Borrower Loan Agreement; Acceleration.** No default by the Borrower under the Borrower Loan Agreement shall constitute an event of default with respect to the LACDA Notes. The LACDA's, the Fiscal Agent's, the Borrower's and the Funding Lender's remedies with respect to a default under the Funding Loan Documents shall be as set forth under the Funding Loan Documents. The Funding Lender may, upon the acceleration of the Borrower's obligations under the Funding Loan Documents, direct the Fiscal Agent to accelerate the maturity of the LACDA Notes and apply any funds available hereunder for such purpose as provided herein (after paying the fees and expenses of the Fiscal Agent and the LACDA). The principal amount of the respective LACDA Note remaining outstanding shall be deemed paid upon transfer, to or at the direction of the Funding Lender, of the Funding Loan Documents and all security therefor free and clear of the lien of this Funding Loan Agreement.

The LACDA shall cooperate with the Funding Lender and the Fiscal Agent in exercising rights and remedies under the Funding Loan Documents, but only upon being satisfactorily indemnified by the Borrower for any fees or expenses relating thereto as provided in the Borrower Loan Agreement and the Regulatory Agreement.

**Section 9.2 Limitation of Liability to Pledged Revenues.** Notwithstanding anything contained in this Funding Loan Agreement, the LACDA shall not be required to advance any moneys derived from the proceeds of taxes collected by the County, by the State or by any political subdivision thereof or from any source of income of any of the foregoing other than the Pledged Revenues for any of the purposes mentioned in this Funding Loan Agreement, whether for the payment of the principal of or interest on the LACDA Notes or for any other purpose of this Funding Loan Agreement.

## ARTICLE X

### AMENDMENT; AMENDMENT OF BORROWER LOAN AGREEMENT AND OTHER DOCUMENTS

**Section 10.1 Amendment of Funding Loan Agreement.** Any of the terms of this Funding Loan Agreement and the LACDA Notes may be amended or waived only by an instrument signed by the Funding Lender, the Fiscal Agent and the LACDA; provided, however, no such amendment which materially affects the rights, duties, obligations or other interests of the Borrower shall be made without the consent of the Borrower and, provided further, that if the Borrower is in default under any Funding Loan Document, no Borrower consent shall be required unless such amendment has a material adverse effect on the rights, duties, obligations or other interests of the Borrower. All of the terms of this Funding Loan Agreement shall be binding upon the successors and assigns of and all persons claiming under or through the LACDA, the Fiscal Agent or any such successor or assign, and shall inure to the benefit of and be enforceable by the successors and assigns of the LACDA, the Funding Lender and the Fiscal Agent.



**Section 10.2 Amendments Require Funding Lender Consent.** Neither the LACDA nor the Fiscal Agent shall consent to any amendment, change or modification of the Borrower Loan Agreement or any other Borrower Loan Document or Funding Loan Document (except the Tax Certificate and the Regulatory Agreement) without the prior Written Consent of the Funding Lender, or the Fiscal Agent at the direction of the Funding Lender.

**Section 10.3 Consents and Opinions.** No amendment to this Funding Loan Agreement or any other Funding Loan Document entered into under this Article X or any amendment, change or modification otherwise permitted under this Article X shall become effective unless and until (i) the Funding Lender shall have approved the same in writing in its sole discretion and, in the case of this Funding Loan Agreement, the Fiscal Agent should have also approved the same in writing and, and (ii) to the extent requested by the Funding Lender, the Funding Lender and the Fiscal Agent shall have received, at the expense of the Borrower, a Tax Counsel No Adverse Effect Opinion and an Opinion of Counsel to the effect that any such proposed amendment is authorized and complies with the provisions of this Funding Loan Agreement and is a legal, valid and binding obligation of the parties thereto, subject to normal exceptions relating to bankruptcy, insolvency and equitable principles limitations.

## ARTICLE XI

### THE FISCAL AGENT

**Section 11.1 Appointment of Fiscal Agent; Acceptance.** The LACDA hereby appoints U.S. Bank National Association, as Fiscal Agent hereunder. The Fiscal Agent shall signify its acceptance of the duties and obligations imposed upon it by this Funding Loan Agreement by executing this Funding Loan Agreement.

#### **Section 11.2 Certain Duties and Responsibilities of Fiscal Agent.**

(a) The Fiscal Agent undertakes to perform such duties and only such duties as are specifically set forth in this Funding Loan Agreement, and no implied covenants or obligations shall be read into this Funding Loan Agreement against the Fiscal Agent.

(b) If an event of default exists hereunder or under any Borrower Loan Document, the Fiscal Agent shall exercise such of the rights and powers vested in it by this Funding Loan Agreement, and subject to Section 11.2(c)(iii) hereof, use the same degree of care and skill in their exercise, as a prudent corporate trust officer would exercise or use under the circumstances in the conduct of corporate trust business.

(c) No provision of this Funding Loan Agreement shall be construed to relieve the Fiscal Agent from liability for its own negligent action, its own negligent failure to act, or its own willful misconduct, in each case, as finally adjudicated by a court of law, except that:

(i) This subsection shall not be construed to limit the effect of subsection (a) of this Section;

(ii) The Fiscal Agent shall not be liable for any error of judgment made in good faith, unless it shall be proved that the Fiscal Agent was negligent in ascertaining the pertinent facts;

(iii) The Fiscal Agent shall not be liable with respect to any action taken or omitted to be taken by it in accordance with the direction of the Funding Lender relating to the time, method and place of conducting any proceeding for any remedy available to the Fiscal Agent, or exercising any power conferred upon the Fiscal Agent under this Funding Loan Agreement; and

(iv) No provision of this Funding Loan Agreement shall require the Fiscal Agent to expend or risk its own funds or otherwise incur any financial liability in the performance of any of its duties hereunder, or in the exercise of any of its rights or powers, if it shall have reasonable grounds for believing that repayment of such funds or adequate indemnity against such risk or liability is not assured to it in its sole discretion.

Subject to its rights to indemnification pursuant to Section 11.4 hereof, the Fiscal Agent is directed to enter into the Borrower Loan Documents to which it is a party and other related documents, solely in its capacity as Fiscal Agent.

(d) Whether or not therein expressly so provided, every provision of this Funding Loan Agreement and the other Funding Loan Documents relating to the conduct or affecting the liability of or affording protection to the Fiscal Agent shall be subject to the provisions of this Section.

(e) The Fiscal Agent may conclusively rely, as to the truth of the statements and the correctness of the opinions expressed therein, upon certificates or opinions furnished to the Fiscal Agent and conforming to the requirements of this Funding Loan Agreement; but in the case of any such certificates or opinions which by any provision hereof are specifically required to be furnished to the Fiscal Agent, the Fiscal Agent shall be under a duty to examine the same to determine whether or not they conform to the requirements of this Funding Loan Agreement.

(f) The permissive rights of the Fiscal Agent to do things enumerated in this Funding Loan Agreement shall not be construed as a duty.

(g) The rights of the Fiscal Agent and limitations of liability enumerated herein and in Section 11.4 shall extend to actions taken or omitted in its role as assignee of the LACDA under the Borrower Loan Agreement and the other Funding Loan Documents.

**Section 11.3 Notice of Defaults.** Upon the occurrence of any default hereunder or under any Borrower Loan Document and provided that a Responsible Officer of the Fiscal Agent is aware of or has received Written Notice of the existence of such default, promptly, and in any event within 15 days, the Fiscal Agent shall transmit to the LACDA, the Borrower, the Equity Investor, the Servicer, if any, and the Funding Lender, in the manner and at the addresses for notices set forth in Section 12.1 hereof, notice of such default hereunder known to the Fiscal Agent pursuant to Section 11.4(g) hereof, unless such default shall have been cured or waived.

**Section 11.4 Certain Rights of Fiscal Agent.** Except as otherwise provided in Section 11.1 hereof:

(a) The Fiscal Agent may rely and shall be protected in acting or refraining from acting upon any resolution, certificate, statement, instrument, opinion, report, notice, request, direction, consent, order, bond, note, debenture, coupon or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or parties;

(b) Any request or direction of the LACDA mentioned herein shall be sufficiently evidenced by a certificate or order executed by an Authorized LACDA Representative;

(c) Whenever in the administration of this Funding Loan Agreement or any Borrower Loan Document the Fiscal Agent shall deem it desirable that a matter be proved or established prior to taking, suffering or omitting any action hereunder, the Fiscal Agent (unless other evidence be herein specifically prescribed) may, in the absence of bad faith on its part, rely upon a Written Certificate of the LACDA, the Funding Lender, the Servicer or the Borrower, as appropriate;

(d) The Fiscal Agent shall be under no obligation to exercise any of the rights or powers vested in it by this Funding Loan Agreement or any Borrower Loan Document at the request or direction of the Funding Lender, pursuant to this Funding Loan Agreement, unless the Funding Lender shall have offered to the Fiscal Agent in writing security or indemnity reasonably satisfactory to the Fiscal Agent against the costs, expenses and liabilities which might be incurred by it in compliance with such request or direction, except costs, expenses and liabilities which are adjudicated to have resulted from its own negligence or willful misconduct, provided that nothing contained in this subparagraph (d) shall be construed to require such security or indemnity for the performance by the Fiscal Agent of its obligations under Article VIII hereof;

(e) The Fiscal Agent shall not be bound to make any investigation into the facts or matters stated in any resolution, certificate, statement, instrument, opinion, report, notice, request, direction, consent, order, bond, note, debenture, coupon or other paper or document but the Fiscal Agent, in its discretion, may make such further inquiry or investigation into such facts or matters as it may see fit, and, if the Fiscal Agent shall determine to make such further inquiry or investigation, it shall be entitled to examine the books and records of the LACDA, if any, and of the Borrower, in either case personally or by agent or attorney after reasonable notice and during normal business hours;

(f) The Fiscal Agent may execute any of its powers hereunder or perform any duties hereunder either directly or by or through agents or attorneys and pay reasonable compensation thereto and the Fiscal Agent shall not be responsible for any misconduct or negligence on the part of any agent or attorney appointed with due care by it hereunder. The Fiscal Agent may act upon the advice of counsel of its choice concerning all matters hereof and the Fiscal Agent shall not be responsible for any loss or damage resulting from any action or inaction taken in good faith reliance upon said advice; and

(g) The Fiscal Agent shall not be required to take notice or be deemed to have notice of any default hereunder or under any Borrower Loan Document except for failure by the Borrower to make payments of principal, interest, premium, if any, or Ongoing LACDA Fee when due,

unless a Responsible Officer of the Fiscal Agent shall be specifically notified by a Written Notice of such default by the LACDA, the Servicer or the Funding Lender, and all notices or other instruments required by this Funding Loan Agreement or under any Borrower Loan Document to be delivered to the Fiscal Agent, must, in order to be effective, be delivered in writing to a Responsible Officer of the Fiscal Agent at the Office of the Fiscal Agent, and in the absence of such Written Notice so delivered the Fiscal Agent may conclusively assume there is no default as aforesaid.

**Section 11.5 Not Responsible for Recitals.** The recitals contained herein and in the LACDA Notes shall be taken as the statements of the LACDA, and the Fiscal Agent assumes no responsibility for their correctness. The Fiscal Agent makes no representations as to the value or condition of the Pledged Revenues, the Security or any part thereof, or as to the title of the LACDA thereto or as to the security afforded thereby or hereby, or as to the validity or sufficiency of this Funding Loan Agreement or of the Funding Loan.

The Fiscal Agent 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 funding of the Funding Loan.

The Fiscal Agent shall not be required to monitor the financial condition of the Borrower or the physical condition of the Project. Unless otherwise expressly provided, the Fiscal Agent shall be under no obligation to analyze, review or make any credit decisions with respect to any financial statements, reports, notices, certificates or documents received hereunder but shall hold such financial statements reports, notices, certificates and documents solely for the benefit of, and review by, the Funding Lender and such other parties to whom the Fiscal Agent may provide such information pursuant to this Funding Loan Agreement.

The Fiscal Agent makes no representations as to and shall have no responsibility for the sufficiency of the insurance required under any of the Borrower Loan Documents.

**Section 11.6 May Hold Funding Loan and the LACDA Note.** The Fiscal Agent in its individual or any other capacity may become the owner or pledgee of the Funding Loan and the LACDA Notes and may otherwise deal with the LACDA, the Funding Lender and the Borrower with the same rights it would have if it were not Fiscal Agent.

**Section 11.7 Moneys Held in Trust.** Moneys held by the Fiscal Agent in trust hereunder need not be segregated from other funds except to the extent required by law. The Fiscal Agent shall be under no liability for interest on any moneys received by it hereunder except as otherwise provided herein.

**Section 11.8 Compensation and Reimbursement.** Under the Borrower Loan Agreement, the Borrower has agreed to, except as otherwise expressly provided herein, reimburse the Fiscal Agent as provided in this Funding Loan Agreement or the Borrower Loan Agreement, upon its request for all reasonable expenses, disbursements and advances incurred or made by the Fiscal Agent in accordance with any provision of this Funding Loan Agreement (including the reasonable fees, expenses and disbursements of its agents and counsel), except any such expense,

disbursement or advance as may be attributable to the Fiscal Agent's negligence or willful misconduct, both as finally adjudicated by a court of law.

When the Fiscal Agent incurs expenses or renders service in connection with any bankruptcy or insolvency proceeding, such expenses (including the fees and expenses of its counsel) and the compensation for such services are intended to constitute expenses of administration under any bankruptcy law or law relating to creditors rights generally.

(a) The LACDA has no obligation to pay the Fiscal Agent for services rendered.

(b) As security for the performance of the obligations of the Borrower under this Section and for the payment of such compensation, expenses, reimbursements and indemnity, the Fiscal Agent shall have the right to use and apply any moneys held by it as Pledged Revenues.

(c) The Fiscal Agent's rights to compensation and reimbursement shall survive its resignation or removal, the payment of the Funding Loan or the Borrower Loan or the release of this Funding Loan Agreement.

**Section 11.9 Fiscal Agent Required; Eligibility.** Any successor Fiscal Agent shall at all times be a trust company, a state banking corporation or a national banking association with the authority to accept trusts in the State approved in writing by the LACDA and either (a) have a combined capital and surplus of at least \$50,000,000 as set forth in its most recent published annual report of condition, (b) be a wholly owned subsidiary of a bank holding company, or a wholly owned subsidiary of a company that is a wholly owned subsidiary of a bank holding company, having a combined capital surplus of at least \$50,000,000 as set forth in its most recent published annual report of condition, have at least \$500,000,000 of trust assets under management and have a combined capital surplus of at least \$2,000,000 as set forth in its most recent published annual report of condition, or (c) be otherwise acceptable to the Funding Lender and the LACDA in their sole and absolute discretion.

**Section 11.10 Resignation and Removal; Appointment of Successor.**

(a) No resignation or removal of the Fiscal Agent hereunder and no appointment of a successor Fiscal Agent pursuant to this Article shall become effective until the written acceptance by the successor Fiscal Agent of such appointment.

(b) The Fiscal Agent may resign at any time by giving 60 days' Written Notice thereof to the LACDA, the Borrower, the Servicer, if any, and the Funding Lender. If an instrument of acceptance by a successor Fiscal Agent shall not have been delivered to the Fiscal Agent within 45 days after the giving of such notice of resignation, the resigning Fiscal Agent may petition any court of competent jurisdiction for the appointment of a successor Fiscal Agent.

(c) The Fiscal Agent may be removed at any time with 30 days' notice by (i) the LACDA, with the Written Consent of the Funding Lender, (ii) the Borrower (unless the Borrower is in default under any of the Borrower Loan Documents), with the Written Consent of the Funding Lender and the LACDA, or (iii) the Funding Lender by Written Notice delivered to the Fiscal Agent, the LACDA and the Borrower.

(d) If the Fiscal Agent shall resign, be removed or become incapable of acting, or if a vacancy shall occur in the Office of the Fiscal Agent for any cause, the LACDA shall promptly appoint a successor Fiscal Agent, with the consent of the Funding Lender. In case all or substantially all of the Pledged Revenues and Security shall be in the possession of a receiver or trustee lawfully appointed, such receiver or trustee may similarly appoint a successor to fill such vacancy until a new Fiscal Agent shall be so appointed by the LACDA. If, within 60 days after such resignation, removal or incapability or the occurrence of such vacancy, the LACDA has failed to so appoint a successor Fiscal Agent, then a successor Fiscal Agent shall be appointed by the Funding Lender (from any of the institutions approved by the LACDA to serve as a fiscal agent or trustee) with Written Notice thereof delivered to the LACDA, the Borrower, the Servicer, if any, and the retiring Fiscal Agent, and the successor Fiscal Agent so appointed shall, forthwith upon its acceptance of such appointment, become the successor Fiscal Agent and supersede the successor Fiscal Agent appointed by such receiver or Fiscal Agent. If no successor Fiscal Agent shall have been appointed by the LACDA or the Funding Lender and accepted appointment in the manner hereinafter provided, the Fiscal Agent may petition any court of competent jurisdiction for the appointment of a successor Fiscal Agent.

(e) The retiring Fiscal Agent shall cause Written Notice of each resignation and each removal of the Fiscal Agent and each appointment of a successor Fiscal Agent to be provided to the Funding Lender. Each notice shall include the name of the successor Fiscal Agent and the address of the office of the successor Fiscal Agent.

#### **Section 11.11 Acceptance of Appointment by Successor.**

(a) Every successor Fiscal Agent appointed hereunder shall execute, acknowledge and deliver to the LACDA and to the retiring Fiscal Agent an instrument accepting such appointment, and thereupon the resignation or removal of the retiring Fiscal Agent shall become effective and such successor Fiscal Agent, without any further act, deed or conveyance, shall become vested with all the estates, properties, rights, powers and duties of the retiring Fiscal Agent; notwithstanding the foregoing, on request of the LACDA or the successor Fiscal Agent, such retiring Fiscal Agent shall, upon payment of its charges, execute and deliver an instrument conveying and transferring to such successor Fiscal Agent all the estates, properties, rights, powers and duties of the retiring Fiscal Agent, and shall duly assign, transfer and deliver to such successor Fiscal Agent all property and money held by such retiring Fiscal Agent hereunder. Upon request of any such successor Fiscal Agent, the LACDA shall execute any and all instruments for more fully and certainly vesting in and confirming to such successor Fiscal Agent all such estates, properties, rights and powers.

(b) No successor Fiscal Agent shall accept its appointment unless at the time of such acceptance such successor Fiscal Agent shall be qualified and eligible under this Article, to the extent operative.

**Section 11.12 Merger, Conversion, Consolidation or Succession to Business.** Any corporation into which the Fiscal Agent may be merged or with which it may be consolidated, or any corporation resulting from any merger, conversion or consolidation to which the Fiscal Agent shall be a party, or any corporation succeeding to all or substantially all of the corporate trust business of the Fiscal Agent, shall be the successor of the Fiscal Agent hereunder, provided such

corporation shall be otherwise qualified and eligible under this Article, to the extent operative, without the execution or filing of any paper or any further act on the part of any of the parties hereto. Notwithstanding the foregoing, any such successor Fiscal Agent shall cause Written Notice of such succession to be delivered to the LACDA and Funding Lender within 30 days of such succession.

**Section 11.13 Appointment of Co-Fiscal Agent.** It is the purpose of this Funding Loan Agreement that there shall be no violation of any laws of any jurisdiction (including particularly the laws of the State) denying or restricting the right of banking corporations or associations to transact business as Fiscal Agent in such jurisdiction. It is recognized that in case of litigation under this Funding Loan Agreement, the Borrower Loan Agreement, any other Borrower Loan Document or the Regulatory Agreement, and in particular in case of the enforcement of any of them on default, or in case the Fiscal Agent 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 granted to the Fiscal Agent or hold title to the properties, in trust, as herein provided, or take any other action which may be desirable or necessary in connection therewith, it may be necessary that the Fiscal Agent appoint an additional individual or institution as a separate or co-fiscal agent. The following provisions of this Section are adopted to these ends.

The Fiscal Agent is hereby authorized to appoint an additional individual or institution as a separate or co-fiscal agent hereunder, upon Written Notice to the LACDA, the Funding Lender and the Borrower, and with the consent of the LACDA and the Funding Lender, but without the necessity of further authorization or consent, in which event each and every remedy, power, right, claim, demand, cause of action, immunity, estate, title, interest and lien expressed or intended by this Funding Loan Agreement, any Borrower Loan Document, the Regulatory Agreement or the Borrower Loan Agreement to be exercised by or vested in or conveyed to the Fiscal Agent with respect thereto shall be exercisable by and vest in such separate or co-fiscal agent but only to the extent necessary to exercise such powers, rights and remedies, and every covenant and obligation necessary to the exercise thereof by such separate or co-fiscal agent shall run to and be enforceable by either of them.

Should any instrument in writing from the LACDA be required by the separate fiscal agent or co-fiscal agent appointed by the Fiscal Agent for more fully and certainly vesting in and confirming to him or it such properties, rights, powers, duties and obligations, any and all such instruments in writing shall, on request of the Fiscal Agent, be executed, acknowledged and delivered by the LACDA. In case any separate fiscal agent or co-fiscal agent, or a successor to either, shall die, become incapable of acting, resign or be removed, all the estates, properties, rights, powers, duties and obligations of such separate fiscal agent or co-fiscal agent, so far as permitted by law, shall vest in and be exercised by the Fiscal Agent until the appointment of a successor to such separate fiscal agent or co-fiscal agent.

**Section 11.14 Loan Servicing.** The LACDA and the Fiscal Agent acknowledge that the Funding Lender shall have the right to appoint a Servicer to service and administer the Borrower Loan as set forth in a Servicing Agreement. The LACDA and the Fiscal Agent shall not be responsible for monitoring the performance of any Servicer or for any acts or omissions of such Servicer. The Funding Lender may, in its sole discretion, terminate or replace the Servicer.

**Section 11.15 No Recourse Against Officers or Employees of Fiscal Agent.** No recourse with respect to any claim related to any obligation, duty or agreement contained in this Funding Loan Agreement or any other Funding Loan Document shall be had against any officer or employee, as such, of the Fiscal Agent, it being expressly understood that the obligations, duties and agreements of the Fiscal Agent contained in this Funding Loan Agreement and the other Funding Loan Documents are solely corporate in nature.

**ARTICLE XII**

**MISCELLANEOUS**

**Section 12.1 Notices.** All notices, demands, requests and other communications required or permitted to be given by any provision of this Funding Loan Agreement shall be in writing and sent by first class, regular, registered or certified mail, commercial delivery service, overnight courier, telegraph, telex, telecopier or facsimile transmission, air or other courier, or hand delivery to the party to be notified addressed as follows:

If to the LACDA: Los Angeles County Development Authority  
700 West Main Street  
Alhambra, CA 91801-3312  
Attention: Matt Lust, Housing Investment and Finance  
Division  
Telephone: (626) 586-1784  
Facsimile: (213) 943-3815

With a copy to: Behnaz Tashakorian  
Principal Deputy County Counsel  
Office of the County Counsel  
Government Services Division  
500 W. Temple St., Suite 638  
Los Angeles, CA 90012  
Telephone: (213) 972-5724

If to the Fiscal Agent: U.S. Bank National Association  
633 West 5th Street, 24th Floor  
Los Angeles, CA 90071  
Ref: LA MF (West Carson Villas 2021E)  
Facsimile: (213) 615-6199

If to the Borrower: PV West Carson, LP  
[To Come]  
Attention: [To Come]  
Telephone: [To Come]  
Email: [To Come]



With a copy to: Gubb & Barshay LLP  
505 14<sup>th</sup> Street, Suite 450  
Oakland, CA 94612  
Attention: Nicole Kline  
Email: nkline@gubbandbarshay.com

With a copy to  
the Equity Investor: BF West Carson Villas LLLP  
c/o Boston Financial Investment Management, LP  
101 Arch Street, 13<sup>th</sup> Floor  
Boston, MA 02110  
Attention: Kristen M. Cassetta, Esq.

With a copy to: Holland & Knight LLP  
10 St. James Avenue, 11<sup>th</sup> Floor  
Boston, MA 02116  
Attention: Kristen M. Cassetta, Esq.

If to the Funding Lender  
prior to the Conversion Date: Umpqua Bank  
One Capitol Mall  
Suite 610  
Sacramento, California 95814  
Attention: Monica Sharp

With a copy to: Davis Wright Tremaine LLP  
865 S. Figueroa Street  
Suite 2400  
Los Angeles, California 90017  
Attention: Nancy Clapp, Esq.

If to the Funding Lender,  
following the Conversion Date: California Community Reinvestment Corporation  
Suite 1000  
100 West Broadway  
Glendale, CA 91210  
Attention: President

With a copy to: Davis Wright Tremaine LLP  
865 S. Figueroa Street  
Suite 2400  
Los Angeles, California 90017  
Attention: Nancy Clapp, Esq.

Any such notice, demand, request or communication shall be deemed to have been given and received for all purposes under this Funding Loan Agreement: (i) three Business Days after the same is deposited in any official depository or receptacle of the United States Postal Service

first class, or, if applicable, certified mail, return receipt requested, postage prepaid; (ii) on the date of transmission when delivered by telecopier or facsimile transmission, telex, telegraph or other telecommunication device, provided any telecopy or other electronic transmission received by any party after 4:00 p.m., local time, as evidenced by the time shown on such transmission, shall be deemed to have been received the following Business Day; (iii) on the next Business Day after the same is deposited with a nationally recognized overnight delivery service that guarantees overnight delivery; and (iv) on the date of actual delivery to such party by any other means; provided, however, if the day such notice, demand, request or communication shall be deemed to have been given and received as aforesaid is not a Business Day, such notice, demand, request or communication shall be deemed to have been given and received on the next Business Day. Any facsimile signature by a Person on a document, notice, demand, request or communication required or permitted by this Funding Loan Agreement shall constitute a legal, valid and binding execution thereof by such Person.

Any party to this Funding Loan Agreement may change such party's address for the purpose of notice, demands, requests and communications required or permitted under this Funding Loan Agreement by providing written notice of such change of address to all of the parties by written notice as provided herein.

**Section 12.2 Term of Funding Loan Agreement.** This Funding Loan Agreement shall be in full force and effect until all payment obligations of the LACDA hereunder have been paid in full and the Funding Loan has been retired or the payment thereof has been provided for; except that on and after payment in full of the LACDA Note, this Funding Loan Agreement shall be terminated, without further action by the parties hereto; provided however that the rights of the LACDA to indemnity, non-liability and payment of all reasonable fees and expenses shall survive the cancellation and termination of this Funding Loan Agreement pursuant to this Section.

**Section 12.3 Successors and Assigns.** All covenants and agreements in this Funding Loan Agreement by the LACDA shall bind its successors and assigns, whether so expressed or not. Except as otherwise provided herein, the terms of this Funding Loan Agreement and the Funding Loan Documents shall bind and inure to the benefit of the heirs, successors and assigns of the parties hereto.

**Section 12.4 Legal Holidays.** In any case in which the date of payment of any amount due hereunder or the date on which any other act is to be performed pursuant to this Funding Loan Agreement shall be a day that is not a Business Day, then payment of such amount or such act need not be made on such date but may be made on the next succeeding Business Day, and such later payment or such act shall have the same force and effect as if made on the date of payment or the date fixed for prepayment or the date fixed for such act, and no additional interest shall accrue for the period from and after such date and prior to the date of payment.

**Section 12.5 Governing Law.** This Funding Loan Agreement shall be governed by and shall be enforceable in accordance with the laws of the State.

**Section 12.6 Severability.** If any provision of this Funding Loan Agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions shall not in any way be affected or impaired. In case any covenant, stipulation, obligation or

agreement contained in the LACDA Notes or in this Funding Loan Agreement shall for any reason be held to be usurious or in violation of law, then such covenant, stipulation, obligation or agreement shall be deemed to be the covenant, stipulation, obligation or agreement of the LACDA or the Funding Lender only to the full extent permitted by law.

**Section 12.7 Execution in Several Counterparts.** This Funding Loan Agreement may be contemporaneously executed in several counterparts, all of which shall constitute one and the same instrument and each of which shall be, and shall be deemed to be, an original.

**Section 12.8 Nonrecourse Obligation of the Borrower.** Except as otherwise provided in the Borrower Loan Agreement, any obligations of the Borrower under this Funding Loan Agreement are without recourse to the Borrower or to the Borrower's partners or members, as the case may be, and the provisions of Section 11.1 of the Borrower Loan Agreement are by this reference incorporated herein.

**Section 12.9 Waiver of Trial by Jury.** TO THE MAXIMUM EXTENT PERMITTED UNDER APPLICABLE LAW, EACH OF BORROWER, THE FISCAL AGENT AND THE FUNDING LENDER, BUT NOT THE GOVERNMENTAL LENDER (A) COVENANTS AND AGREES NOT TO ELECT A TRIAL BY JURY WITH RESPECT TO ANY ISSUE ARISING OUT OF THIS FUNDING LOAN AGREEMENT OR THE RELATIONSHIP BETWEEN SUCH PARTIES THAT IS TRIABLE OF RIGHT BY A JURY AND (B) WAIVES ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO SUCH ISSUE TO THE EXTENT THAT ANY SUCH RIGHT EXISTS NOW OR IN THE FUTURE. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS SEPARATELY GIVEN BY EACH PARTY, BUT NOT THE GOVERNMENTAL LENDER, KNOWINGLY AND VOLUNTARILY WITH THE BENEFIT OF COMPETENT LEGAL COUNSEL. IF FOR ANY REASON THIS WAIVER IS DETERMINED TO BE UNENFORCEABLE, ALL DISPUTES WILL BE RESOLVED BY JUDICIAL REFERENCE PURSUANT TO THE PROCEDURES SET FORTH IN THE SECURITY INSTRUMENT.

**Section 12.10 Electronic Transactions.** The transactions described in this Funding Loan Agreement may be conducted and the related documents may be stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

**Section 12.11 Reference Date.** This Funding Loan Agreement is dated for reference purposes only as of September 1, 2021 and will not be effective and binding upon the parties hereto unless and until the Closing Date occurs.

**Section 12.12 Recycling Transactions.** Notwithstanding any provision of this Funding Loan Agreement or the LACDA Note to the contrary, the LACDA shall be permitted to direct payments of the Borrower Note prepayments to be transferred to a custodian or trustee selected by the LACDA, in lieu of application to prepay a like portion of the Tax-Exempt LACDA Note, so long as the LACDA simultaneously causes other funds to be applied to prepay such portion of the Tax-Exempt LACDA Note. The preceding provisions shall apply only for purposes of preserving or "recycling" private activity bond volume cap in accordance with Section 146(i)(6) of the Code.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Funding Lender, the Fiscal Agent and the LACDA have caused this Funding Loan Agreement to be duly executed as of the date first written above.

UMPQUA BANK, as Funding Lender

By: \_\_\_\_\_  
Monica Sharp  
Vice President

[Signature Page – Funding Loan Agreement – West Carson Villas]

LOS ANGELES COUNTY DEVELOPMENT  
AUTHORITY, as LACDA

By \_\_\_\_\_  
Executive Director or Designee

\_\_\_\_\_  
Print Name

Approved as to form:

Rodrigo A. Castro-Silva, County Counsel

\_\_\_\_\_  
Senior Deputy

[Signature Page – Funding Loan Agreement – West Carson Villas]

**U.S. BANK NATIONAL ASSOCIATION, as  
Fiscal Agent**

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

[Signature Page – Funding Loan Agreement – West Carson Villas]

**EXHIBIT A-1**

**FORM OF TAX-EXEMPT LACDA NOTE**

**THIS LACDA NOTE MAY BE OWNED ONLY BY AN “APPROVED TRANSFEREE” (AS SUCH TERM IS DEFINED IN THE FUNDING LOAN AGREEMENT REFERENCED BELOW), AND THE HOLDER HEREOF, BY THE ACCEPTANCE OF THIS LACDA NOTE: (A) REPRESENTS THAT IT IS AN APPROVED TRANSFEREE, AND (B) ACKNOWLEDGES THAT IT CAN ONLY TRANSFER THIS LACDA NOTE OR ANY INTEREST HEREIN TO ANOTHER APPROVED TRANSFEREE IN ACCORDANCE WITH THE TERMS OF THE FUNDING LOAN AGREEMENT.**

**LOS ANGELES COUNTY DEVELOPMENT AUTHORITY  
MULTIFAMILY HOUSING MORTGAGE REVENUE NOTE  
(West Carson Villas)  
2021 Series H-1**

**DATED [CLOSING DATE]**

\$31,768,000

FOR VALUE RECEIVED, the undersigned LOS ANGELES COUNTY DEVELOPMENT AUTHORITY (together with any assigns or successors thereto, “Obligor”) promises to pay to the order of UMPQUA BANK, an Oregon banking corporation (“Holder”) the maximum principal sum of THIRTY-ONE MILLION SEVEN HUNDRED SIXTY-EIGHT THOUSAND DOLLARS (31,768,000), on [Tax-Exempt Maturity Date], or earlier as provided herein, together with interest thereon at the rates, at the times and in the amounts provided below.

Obligor shall pay to the Holder on or before each date on which payment is due under that certain Funding Loan Agreement, dated as of September 1, 2021 (the “Funding Loan Agreement”), among Obligor, U.S. Bank National Association, as fiscal agent (the “Fiscal Agent”), and Holder, an amount in immediately available funds sufficient to pay the principal amount of and Prepayment Premium, if any, on this LACDA Note (this “LACDA Note”) then due and payable, whether by maturity, acceleration, prepayment or otherwise. In the event that amounts held derived from proceeds of the Borrower Loan, condemnation awards or insurance proceeds or investment earnings thereon are applied to the payment of principal due on this LACDA Note in accordance with the Funding Loan Agreement, the principal amount due hereunder shall be reduced to the extent of the principal amount of this LACDA Note so paid. Capitalized terms not otherwise defined herein shall have the meaning assigned in the Funding Loan Agreement or in the Borrower Loan Agreement.

Obligor shall pay to the Holder on or before each date on which interest on this LACDA Note is payable interest on the unpaid balance hereof in an amount in immediately available funds sufficient to pay the interest on this LACDA Note then due and payable in the amounts and at the rate or rates set forth in the Funding Loan Agreement.



The Funding Loan and this LACDA Note are pass-through obligations relating to a construction and permanent loan (the "Borrower Loan") made by Obligor from proceeds of the Funding Loan to PV West Carson, LP, a California limited partnership, as borrower (the "Borrower"), under that certain Borrower Loan Agreement, dated as of September 1, 2021 (as the same may be modified, amended or supplemented from time to time, the "Borrower Loan Agreement"), between the Obligor and the Borrower. The portion of the Borrower Loan related to this LACDA Note is evidenced by the Tax-Exempt Borrower Note (as defined in the Borrower Loan Agreement). Reference is made to the Borrower Loan Agreement and to the Tax-Exempt Borrower Note for complete payment and prepayment terms of the Tax-Exempt Borrower Note, payments on which are passed-through under this LACDA Note.

Notwithstanding any provision of this LACDA Note or the Funding Loan Agreement to the contrary, the Obligor shall be permitted to direct Borrower Note prepayments to be transferred to a custodian or trustee selected by the Obligor, in lieu of application to prepay a like portion of this LACDA Note, so long as the Obligor simultaneously causes other funds to be applied to prepay such portion of this LACDA Note. The preceding provisions shall apply only for purposes of preserving or "recycling" private activity bond volume cap in accordance with Section 146(i)(6) of the Code.

**THIS NOTE IS ISSUED IN ACCORDANCE WITH THE ACT AND IS A LIMITED OBLIGATION OF THE OBLIGOR PAYABLE SOLELY FROM THE REVENUES, INCOME AND RECEIPTS OF THE OBLIGOR PLEDGED TO THE PAYMENT THEREOF AND NOT FROM ANY OTHER REVENUES, INCOME OR RECEIPTS OF THE OBLIGOR. NEITHER THE OBLIGOR NOR ANY OFFICIAL OR EMPLOYEE OF THE OBLIGOR NOR ANY PERSON EXECUTING THIS NOTE SHALL BE LIABLE PERSONALLY ON THIS NOTE OR SUBJECT TO ANY PERSONAL LIABILITY OR ACCOUNTABILITY BY REASON OF ITS ISSUANCE. NONE OF THE OBLIGOR, THE COUNTY OF LOS ANGELES, THE STATE, ANY POLITICAL SUBDIVISION THEREOF (EXCEPT THE OBLIGOR TO THE LIMITED EXTENT SET FORTH AS DESCRIBED IN THIS PARAGRAPH) OR ANY PUBLIC AGENCY SHALL IN ANY EVENT BE LIABLE FOR THE PAYMENT OF THE PRINCIPAL OF, PREMIUM (IF ANY) OR INTEREST ON THIS NOTE OR FOR THE PERFORMANCE OF ANY PLEDGE, OBLIGATION OR AGREEMENT OF ANY KIND WHATSOEVER EXCEPT AS DESCRIBED IN THIS PARAGRAPH, AND NONE OF THIS NOTE OR ANY OF THE OBLIGOR'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 OBLIGOR HAS NO TAXING POWER.**

**THIS LACDA NOTE HAS BEEN ISSUED IN ACCORDANCE WITH THE ACT.**

This LACDA Note is subject to the express condition that at no time shall interest be payable on this LACDA Note or the Funding Loan at a rate in excess of the Maximum Rate provided in the Funding Loan Agreement; and Obligor shall not be obligated or required to pay, nor shall the Holder be permitted to charge or collect, interest at a rate in excess of such Maximum

Rate. If by the terms of this LACDA Note or of the Funding Loan Agreement, Obligor is required to pay interest at a rate in excess of such Maximum Rate, the rate of interest hereunder or thereunder shall be deemed to be reduced immediately and automatically to such Maximum Rate, and any such excess payment previously made shall be immediately and automatically applied to the unpaid balance of the principal sum hereof and not to the payment of interest.

Amounts payable hereunder representing late payments, penalty payments or the like shall be payable to the extent allowed by law.

This LACDA Note is subject to all of the terms, conditions, and provisions of the Funding Loan Agreement, including those respecting prepayment and the acceleration of maturity, and those respecting limitations on liability in Article V of the Funding Loan Agreement.

The rights and remedies of the Holder hereof during the occurrence of a default are as set forth in the Funding Loan Agreement. All of the covenants, conditions and agreements contained in the Funding Loan Documents are hereby made part of this LACDA Note.

No delay or omission on the part of the Holder in exercising any remedy, right or option under this LACDA Note or the Funding Loan Documents shall operate as a waiver of such remedy, right or option. In any event a waiver on any one occasion shall not be construed as a waiver or bar to any such remedy, right or option on a future occasion. The rights, remedies and options of the Holder under this LACDA Note and the Funding Loan Documents are and shall be cumulative and are in addition to all of the rights, remedies and options of the Holder at law or in equity or under any other agreement.

Obligor shall pay all costs of collection on demand by the Holder, including without limitation, reasonable attorneys' fees and disbursements, which costs may be added to the indebtedness hereunder, together with interest thereon, to the extent allowed by law, as set forth in the Funding Loan Agreement, but solely from the Pledged Revenues, the Security, or amounts provided by the Borrower.

This LACDA Note may not be changed orally. Presentment for payment, notice of dishonor, protest and notice of protest are hereby waived. The acceptance by the Holder of any amount after the same is due shall not constitute a waiver of the right to require prompt payment, when due, of all other amounts due hereunder. The acceptance by the Holder of any sum in an amount less than the amount then due shall be deemed an acceptance on account only and upon condition that such acceptance shall not constitute a waiver of the obligation of Obligor to pay the entire sum then due, and Obligor's failure to pay such amount then due shall be and continue to be a default notwithstanding such acceptance of such amount on account, as aforesaid. Consent by the Holder to any action of Obligor which is subject to consent or approval of the Holder hereunder shall not be deemed a waiver of the right to require such consent or approval to future or successive actions.

IN WITNESS WHEREOF, the undersigned has duly executed and delivered this LACDA Note or caused this LACDA Note to be duly executed and delivered by its authorized representative as of the date first set forth above.

LOS ANGELES COUNTY DEVELOPMENT  
AUTHORITY

By \_\_\_\_\_  
Chair of the Board of Commissioners

ATTEST:

CELIA ZAVALA  
Executive Officer of the  
Board of Commissioners

\_\_\_\_\_  
Deputy

CERTIFICATE OF AUTHENTICATION

This LACDA Note is the LACDA Note described in the within mentioned Funding Loan Agreement.

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

U.S. BANK NATIONAL ASSOCIATION, as  
Fiscal Agent

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

**EXHIBIT A-2**

**FORM OF TAXABLE LACDA NOTE**

**THIS LACDA NOTE MAY BE OWNED ONLY BY AN “APPROVED TRANSFEREE” (AS SUCH TERM IS DEFINED IN THE FUNDING LOAN AGREEMENT REFERENCED BELOW), AND THE HOLDER HEREOF, BY THE ACCEPTANCE OF THIS LACDA NOTE: (A) REPRESENTS THAT IT IS AN APPROVED TRANSFEREE, AND (B) ACKNOWLEDGES THAT IT CAN ONLY TRANSFER THIS LACDA NOTE OR ANY INTEREST HEREIN TO ANOTHER APPROVED TRANSFEREE IN ACCORDANCE WITH THE TERMS OF THE FUNDING LOAN AGREEMENT.**

**LOS ANGELES COUNTY DEVELOPMENT AUTHORITY  
MULTIFAMILY HOUSING MORTGAGE REVENUE NOTE  
(West Carson Villas)  
2021 Taxable Series H-2  
DATED [CLOSING DATE]**

[\$Taxable Max Par]

FOR VALUE RECEIVED, the undersigned LOS ANGELES COUNTY DEVELOPMENT AUTHORITY (together with any assigns or successors thereto, “Obligor”) promises to pay to the order of UMPQUA BANK, an Oregon banking corporation (“Holder”) the maximum principal sum of [Taxable Par Written Out] (\$[Taxable Max Par]), on [Taxable Par Maturity Date], or earlier as provided herein, together with interest thereon at the rates, at the times and in the amounts provided below.

Obligor shall pay to the Holder on or before each date on which payment is due under that certain Funding Loan Agreement, dated as of September 1, 2021 (the “Funding Loan Agreement”), among Obligor, U.S. Bank National Association, as fiscal agent (the “Fiscal Agent”), and Holder, an amount in immediately available funds sufficient to pay the principal amount of and Prepayment Premium, if any, on this LACDA Note (this “LACDA Note”) then due and payable, whether by maturity, acceleration, prepayment or otherwise. In the event that amounts held derived from proceeds of the Borrower Loan, condemnation awards or insurance proceeds or investment earnings thereon are applied to the payment of principal due on this LACDA Note in accordance with the Funding Loan Agreement, the principal amount due hereunder shall be reduced to the extent of the principal amount of this LACDA Note so paid. Capitalized terms not otherwise defined herein shall have the meaning assigned in the Funding Loan Agreement or in the Borrower Loan Agreement.

Obligor shall pay to the Holder on or before each date on which interest on this LACDA Note is payable interest on the unpaid balance hereof in an amount in immediately available funds sufficient to pay the interest on this LACDA Note then due and payable in the amounts and at the rate or rates set forth in the Funding Loan Agreement.

The Funding Loan and this LACDA Note are pass-through obligations relating to a construction and permanent loan (the “Borrower Loan”) made by Obligor from proceeds of the

Funding Loan to PV West Carson, LP, a California limited partnership, as borrower (the “Borrower”), under that certain Borrower Loan Agreement, dated as of September 1, 2021 (as the same may be modified, amended or supplemented from time to time, the “Borrower Loan Agreement”), between the Obligor and the Borrower. The portion of the Borrower Loan related to this LACDA Note is evidenced by the Taxable Borrower Note (as defined in the Borrower Loan Agreement). Reference is made to the Borrower Loan Agreement and to the Taxable Borrower Note for complete payment and prepayment terms of the Taxable Borrower Note, payments on which are passed-through under this LACDA Note.

**THIS NOTE IS ISSUED IN ACCORDANCE WITH THE ACT AND IS A LIMITED OBLIGATION OF THE OBLIGOR PAYABLE SOLELY FROM THE REVENUES, INCOME AND RECEIPTS OF THE OBLIGOR PLEDGED TO THE PAYMENT THEREOF AND NOT FROM ANY OTHER REVENUES, INCOME OR RECEIPTS OF THE OBLIGOR. NEITHER THE OBLIGOR NOR ANY OFFICIAL OR EMPLOYEE OF THE OBLIGOR NOR ANY PERSON EXECUTING THIS NOTE SHALL BE LIABLE PERSONALLY ON THIS NOTE OR SUBJECT TO ANY PERSONAL LIABILITY OR ACCOUNTABILITY BY REASON OF ITS ISSUANCE. NONE OF THE OBLIGOR, THE COUNTY OF LOS ANGELES, THE STATE, ANY POLITICAL SUBDIVISION THEREOF (EXCEPT THE OBLIGOR TO THE LIMITED EXTENT SET FORTH AS DESCRIBED IN THIS PARAGRAPH) OR ANY PUBLIC AGENCY SHALL IN ANY EVENT BE LIABLE FOR THE PAYMENT OF THE PRINCIPAL OF, PREMIUM (IF ANY) OR INTEREST ON THIS NOTE OR FOR THE PERFORMANCE OF ANY PLEDGE, OBLIGATION OR AGREEMENT OF ANY KIND WHATSOEVER EXCEPT AS DESCRIBED IN THIS PARAGRAPH, AND NONE OF THIS NOTE OR ANY OF THE OBLIGOR’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 OBLIGOR HAS NO TAXING POWER.**

**THIS LACDA NOTE HAS BEEN ISSUED IN ACCORDANCE WITH THE ACT.**

This LACDA Note is subject to the express condition that at no time shall interest be payable on this LACDA Note or the Funding Loan at a rate in excess of the Maximum Rate provided in the Funding Loan Agreement; and Obligor shall not be obligated or required to pay, nor shall the Holder be permitted to charge or collect, interest at a rate in excess of such Maximum Rate. If by the terms of this LACDA Note or of the Funding Loan Agreement, Obligor is required to pay interest at a rate in excess of such Maximum Rate, the rate of interest hereunder or thereunder shall be deemed to be reduced immediately and automatically to such Maximum Rate, and any such excess payment previously made shall be immediately and automatically applied to the unpaid balance of the principal sum hereof and not to the payment of interest.

Amounts payable hereunder representing late payments, penalty payments or the like shall be payable to the extent allowed by law.

This LACDA Note is subject to all of the terms, conditions, and provisions of the Funding Loan Agreement, including those respecting prepayment and the acceleration of maturity, and those respecting limitations on liability in Article V of the Funding Loan Agreement.

The rights and remedies of the Holder hereof during the occurrence of a default are as set forth in the Funding Loan Agreement. All of the covenants, conditions and agreements contained in the Funding Loan Documents are hereby made part of this LACDA Note.

No delay or omission on the part of the Holder in exercising any remedy, right or option under this LACDA Note or the Funding Loan Documents shall operate as a waiver of such remedy, right or option. In any event a waiver on any one occasion shall not be construed as a waiver or bar to any such remedy, right or option on a future occasion. The rights, remedies and options of the Holder under this LACDA Note and the Funding Loan Documents are and shall be cumulative and are in addition to all of the rights, remedies and options of the Holder at law or in equity or under any other agreement.

Obligor shall pay all costs of collection on demand by the Holder, including without limitation, reasonable attorneys' fees and disbursements, which costs may be added to the indebtedness hereunder, together with interest thereon, to the extent allowed by law, as set forth in the Funding Loan Agreement, but solely from the Pledged Revenues, the Security, or amounts provided by the Borrower.

This LACDA Note may not be changed orally. Presentment for payment, notice of dishonor, protest and notice of protest are hereby waived. The acceptance by the Holder of any amount after the same is due shall not constitute a waiver of the right to require prompt payment, when due, of all other amounts due hereunder. The acceptance by the Holder of any sum in an amount less than the amount then due shall be deemed an acceptance on account only and upon condition that such acceptance shall not constitute a waiver of the obligation of Obligor to pay the entire sum then due, and Obligor's failure to pay such amount then due shall be and continue to be a default notwithstanding such acceptance of such amount on account, as aforesaid. Consent by the Holder to any action of Obligor which is subject to consent or approval of the Holder hereunder shall not be deemed a waiver of the right to require such consent or approval to future or successive actions.

IN WITNESS WHEREOF, the undersigned has duly executed and delivered this LACDA Note or caused this LACDA Note to be duly executed and delivered by its authorized representative as of the date first set forth above.

LOS ANGELES COUNTY DEVELOPMENT  
AUTHORITY

By \_\_\_\_\_  
Chair of the Board of Commissioners

ATTEST:

CELIA ZAVALA  
Executive Officer of the  
Board of Commissioners

\_\_\_\_\_  
Deputy



CERTIFICATE OF AUTHENTICATION

This LACDA Note is the LACDA Note described in the within mentioned Funding Loan Agreement.

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

U.S. BANK NATIONAL ASSOCIATION, as  
Fiscal Agent

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

**EXHIBIT B**

**FORM OF REQUIRED TRANSFEREE REPRESENTATIONS**

[\_\_\_\_\_, 20\_\_]

Los Angeles County Development Authority  
Alhambra, California

Hawkins Delafield & Wood LLP  
Los Angeles, California

U.S. Bank National Association  
Los Angeles, California

\$31,768,000  
Los Angeles County Development Authority  
Multifamily Housing Mortgage Revenue  
Note  
(West Carson Villas)  
2021 Series H-1

[\$Taxable Max Par]  
Los Angeles County Development Authority  
Multifamily Housing Mortgage Revenue  
Note  
(West Carson Villas)  
2021 Taxable Series H-2

1. The undersigned, as owner (the “Holder”) of the above-referenced notes (the “LACDA Notes”) evidencing a loan (the “Funding Loan”) in the aggregate maximum principal amount of \$[Aggregate Par], from Holder to the Los Angeles County Development Authority (the “LACDA”) pursuant to a Funding Loan Agreement, dated as of September 1, 2021 (the “Funding Loan Agreement”) among the Holder, U.S. Bank National Association, as fiscal agent (the “Fiscal Agent”), and the LACDA, hereby represents that:

1. The Holder proposes to make loans in the aggregate principal amounts not to exceed the amounts set forth in the LACDA Notes issued pursuant to that certain Funding Loan Agreement. The Holder understands that the LACDA Notes are not rated by any rating agency and are secured only by the Funding Loan Agreement and the revenues therefrom, and will be sold to the Holder with the only above-addressed parties relying upon the representations and warranties of the Holder set forth herein. The Holder acknowledges that no offering document has been prepared in connection with the making of the Funding Loan. The Holder has requested and received all materials which the Holder has deemed relevant in connection with its making of the Funding Loan (the “Due Diligence Information”). The Holder has reviewed the documents executed in conjunction with the making of the LACDA Notes, including, without limitation, the Funding Loan Agreement and the Borrower Loan Agreement.

2. The Holder hereby waives the requirement of any “due diligence investigation or inquiry” by the LACDA, by each official of the LACDA, by each employee of the LACDA, by each member of the governing board of the LACDA, and by counsel to the LACDA, the Fiscal Agent, counsel to the Fiscal Agent and Tax Counsel in connection with the authorization, execution and delivery of the LACDA Notes and Holder’s making the Funding Loan. The Holder

recognizes and agrees that the LACDA, by each official of the LACDA, each employee of the LACDA, each member of the governing board of the LACDA, counsel to the LACDA, the Fiscal Agent, counsel to the Fiscal Agent and Tax Counsel have made no representations or statements (expressed or implied) with respect to the accuracy or completeness of any of the materials reviewed by the Holder in connection with the Holder's making the Funding Loan. In making its decision to make the Funding Loan, the Holder is relying upon its own examination of the LACDA, the Borrower, the Development and the terms of the Funding Loan.

3. The Holder has been provided an opportunity to ask questions of, and the Holder has received answers from, representatives of the LACDA and the Borrower regarding the terms and conditions of the LACDA Notes, and the Holder has obtained all additional information requested by it in connection with the LACDA Notes.

4. The Holder has sufficient knowledge and experience in business and financial matters in general, and making loans such as the Funding Loan in particular, and is capable of evaluating the merits and risks involved in making the Funding Loan. The Holder is able to bear the economic risk of, and an entire loss of funds advanced under, the LACDA Notes.

5. The Holder is making the Funding Loan solely for its own account and has no present intention to resell or distribute the LACDA Notes, provided that the Holder reserves the right to transfer or dispose of the LACDA Notes, at any time, and from time to time, in its complete and sole discretion, subject, however, to the restrictions described in paragraphs 6 through 8 of this Letter. The Holder hereby agrees that the LACDA Notes may only be transferred in whole and in accordance with the Funding Loan Agreement, including Section 2.5 and Section 2.6 thereof, to a single holder, which must execute and deliver to the parties addressed above a form of this Representation Letter.

6. The Holder agrees that it will offer, sell, pledge, transfer or exchange the LACDA Notes (or any legal or beneficial interest therein) only (i) in accordance with an available exemption from the registration requirements of Section 5 of the Securities Act of 1933, as amended (the "Securities Act"), (ii) in accordance with any applicable state securities laws, and (iii) in accordance with the transfer restrictions set forth in the LACDA Notes and the Funding Loan Agreement. The Holder acknowledges that, except as otherwise expressly provided for in the Funding Loan Agreement written consent of the LACDA is required in order to transfer the LACDA Notes.

7. The Holder is an Approved Transferee.

8. If the Holder transfers the Funding Loan (or any legal or beneficial interest therein), the Holder or its agent will obtain for the benefit of each of you from any subsequent holder the Required Transferee Representations in the form of this letter or such other materials as are required by the LACDA Notes and the Funding Loan Agreement to effect such sale and purchase. The Holder understands and agrees that the Fiscal Agent is not authorized to register any transfer of the LACDA Notes prior to receipt of such letter and the written consent of the LACDA, to the extent such consent is required under the Funding Loan Agreement.

9. The Holder agrees not to sell participating interests in the Notes (other than as permitted in Section 2.6(a)(ii) of the Funding Loan Agreement) without the prior written consent of the LACDA.

10. Neither the Fiscal Agent, Tax Counsel, counsel to the LACDA, the LACDA, its governing body, or any of its employees or agents will have any responsibility to the Holder for the accuracy or completeness of information obtained by the Holder from any source regarding the Development, the LACDA or the Borrower or their financial conditions or regarding the LACDA Notes, the provisions for payment thereof, or the sufficiency of any security therefor, including, without limitation, any information specifically provided by any of such parties contained in the Due Diligence Information. The Holder acknowledges that, as between Holder and all of such parties: (a) the Holder has assumed responsibility for obtaining such information and making such review as the Holder has deemed necessary or desirable in connection with its decision to make the Funding Loan; and (b) the Due Diligence Information and any additional information specifically requested from the LACDA or the Borrower and provided to the Holder prior to closing constitute all the information and review, with the investigation made by Holder (including specifically the Holder's investigation of the LACDA, the Development and the Borrower) prior to its making the Funding Loan, that Holder has deemed necessary or desirable in connection with its decision to make the Funding Loan.

11. The Holder understands that (a) the LACDA Notes have not been registered with any federal or state securities agency or commission, and (b) no credit rating has been sought or obtained with respect to the LACDA Notes, and the Holder acknowledges that the LACDA Notes is speculative with a high degree of risk.

12. The Holder acknowledges that each of the LACDA Notes is a limited obligation of the LACDA, payable solely from the revenues or other amounts provided by or at the direction of the Borrower, and is not an obligation payable from the general revenues or other funds of the LACDA, the State of California or any political subdivision of the State of California. The Holder acknowledges that the LACDA is issuing the LACDA Notes on a conduit, nonrecourse basis and has no continuing obligations with respect thereto except as expressly set forth in the Funding Loan Agreement.

13. The Holder has the authority to make the Funding Loan and to execute this letter and other documents and instruments required to be executed by the Holder in connection with making the Funding Loan. The individual who is executing this letter on behalf of the undersigned is a duly appointed, qualified and acting officer of the Holder and authorized to cause the Holder to make the certifications, representations and warranties contained herein by the execution of this letter on behalf of the Holder.

14. The Holder acknowledges that no offering document has been produced in connection with the Funding Loan.

15. The Holder agrees to indemnify and hold harmless the LACDA, the LACDA's officials, officers, directors, employees, agents, attorneys, accountants, advisors, consultants, servants and the members of the governing board of the LACDA past, present and future with respect to any claim asserted against any of them that is based upon the Holder's sale, transfer or

other disposition by it of the Funding Loan in violation of the provisions hereof or of the Funding Loan Agreement or any inaccuracy in any statement made by the Holder in this Letter.

Capitalized terms used herein and not otherwise defined have the meanings given such terms in the Funding Loan Agreement.

[Remainder of page intentionally left blank.]

**UMPQUA BANK**, as Holder

By \_\_\_\_\_  
Monica Sharp  
Vice President

[Signature Page to Required Transferee Representations]

**EXHIBIT C**

**FORM OF WRITTEN REQUISITION  
(Project Fund)**

Draw # \_\_\_\_\_

U.S. Bank National Association, as Fiscal Agent  
Los Angeles, California

Re: Los Angeles County Development Authority Multifamily Housing Mortgage Revenue Note (West Carson Villas), 2021 Series H-1 and Los Angeles County Development Authority Multifamily Housing Mortgage Revenue Note (West Carson Villas), 2021 Taxable Series H-2, each dated [Closing Date]

This requisition is being delivered to you in accordance with the Funding Loan Agreement dated as of September 1, 2021 (the "Funding Loan Agreement") among Umpqua Bank, an Oregon banking corporation (the "Funding Lender"), the Los Angeles County Development Authority (the "LACDA") and U.S. Bank National Association, as fiscal agent (the "Fiscal Agent") pursuant to which the above-referenced notes (the "LACDA Notes") were issued. Capitalized terms not defined herein shall have the meanings assigned thereto in the Funding Loan Agreement.

1. You are requested to disburse funds in the amount of \$\_\_\_\_\_ from the [Tax-Exempt LACDA Note subaccount of the Note Proceeds Account][and/or] [Taxable LACDA Note subaccount of the Note Proceeds Account] [and/or] \$\_\_\_\_\_ from the [Borrower Equity Account]] of the Project Fund as Draw #\_\_\_\_\_ pursuant to Section 7.7 of the Funding Loan Agreement in the amount(s) and to the person(s) as follows:

[Insert grid (see below) summarizing all funds, including amount, source and payee, which are being requisitioned from the Fiscal Agent pursuant to this requisition.]

2. The undersigned certifies that:

(i) the obligation stated on this Requisition has been incurred in or about the acquisition, construction or equipping of the Project, each item is a proper charge against the Project Fund, and the obligation has not been the basis for a prior requisition that has been paid;

(ii) [for requisitions from the Tax-Exempt LACDA Note subaccount of the Note Proceeds Account][this Requisition contains no items representing any LACDA Closing Costs or any other amount constituting an issuance cost under Section 147(g) of the Code and] payment of the costs referenced herein will not violate any representation, warranty or covenant of the Borrower in the Borrower Loan Agreement, the Regulatory Agreement or the Tax Certificate;]

(iii) [for requisitions from the Tax-Exempt LACDA Note subaccount of the Note Proceeds Account]not less than 95% of the sum of: (a) the amounts requisitioned by

this Requisition to be funded from the Tax-Exempt LACDA Note subaccount of the Note Proceeds Account of the Project Fund; plus (b) all amounts previously disbursed from the Tax-Exempt LACDA Note subaccount of the Note Proceeds Account of the Project Fund have been or will be applied by the Borrower to pay Qualified Project Costs (as defined in the Regulatory Agreement);

(iv) the Borrower acknowledges that fees, charges or profits (including, without limitation, developer fees) payable to the Borrower or a “related person” (within the meaning of Section 144(a)(3) of the Code) are not deemed to be Qualified Project Costs; and

(v) as of the date hereof, no event or condition has happened or is happening or exists that constitutes, or that with notice or lapse of time or both, would constitute, an Event of Default under the Funding Loan Agreement or under the Borrower Loan Agreement.

3. You hereby authorize the Funding Lender to use the wire instructions contained in Exhibit F of the Funding Loan Agreement to wire the funds to the Fiscal Agent, and the Funding Lender may continue to rely on these instructions until it shall have received any written notice of modification or revocation from you.



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

**PV West Carson, LP,**  
a California limited partnership

By: WCV MGP, LLC,  
a California limited liability company

By: PATH Ventures,  
a California nonprofit public benefit  
corporation, its sole member and manager

By: \_\_\_\_\_  
Ernesto Espinoza  
Deputy Executive Director

APPROVED AS TO SECTION ABOVE:

**UMPQUA BANK**

By \_\_\_\_\_  
Monica Sharp  
Vice President

Date \_\_\_\_\_

[Signature Page to Project Fund Requisition]

## **EXHIBIT D**

### **FORM OF CLOSING COSTS REQUISITION**

U.S. Bank National Association, as Fiscal Agent  
Los Angeles, CA

Re: Los Angeles County Development Authority Multifamily Housing Mortgage Revenue Note (West Carson Villas), 2021 Series H-1 and Los Angeles County Development Authority Multifamily Housing Mortgage Revenue Note (West Carson Villas), 2021 Taxable Series H-2, each dated [Closing Date]

The undersigned, an Authorized Representative of PV West Carson, LP, a California limited partnership (the “Borrower”), hereby certifies to you that he/she is authorized and empowered to submit this requisition to you and that attached hereto as Schedule “A” is a schedule of issuance costs incurred in connection with the closing of the funding loan evidenced by the above described LACDA Notes (the “LACDA Notes”), including the names and addresses of the payees and the specific amounts payable to each such payee, and that to the best of the undersigned’s information and belief, such amounts are true and correct.

This requisition is being delivered to you in accordance with the Funding Loan Agreement dated as of September 1, 2021 (the “Funding Loan Agreement”) among Umpqua Bank, an Oregon banking corporation (the “Funding Lender”), the Los Angeles County Development Authority (the “LACDA”) and U.S. Bank National Association, as Fiscal Agent pursuant to which the LACDA Notes were issued and delivered. You are hereby instructed to withdraw from the Closing Costs Fund created under the Funding Loan Agreement the amounts shown across from each payee listed on Schedule “A” hereto and pay such amounts to each such payee by wire transfer or by such other means as is acceptable to you and any such payee.

Very truly yours,

Date: \_\_\_\_\_

**PV West Carson, LP,**  
a California limited partnership

By: WCV MGP, LLC,  
a California limited liability company

By: PATH Ventures,  
a California nonprofit public benefit  
corporation, its sole member and manager

By: \_\_\_\_\_  
Ernesto Espinoza  
Deputy Executive Director

**UMPQUA BANK**

By \_\_\_\_\_  
Monica Sharp  
Vice President

Date \_\_\_\_\_

SCHEDULE "A"

**Note:** Los Angeles County Development Authority Multifamily Housing Mortgage Revenue Note (West Carson Villas), 2021 Series H-1 and Los Angeles County Development Authority Multifamily Housing Mortgage Revenue Note (West Carson Villas), 2021 Taxable Series H-2, each dated [Closing Date]

**Payee:**

**Amount:**

**Method of Payment:**

**Description of Expense:**

## **EXHIBIT E**

### **MULTI-FAMILY BOND POLICIES AND PROCEDURES**

#### **BOND SECURITY, BOND RATING AND CREDIT ENHANCEMENT**

##### **A. Bond Security**

LACDA issues bonds solely on a conduit basis. Repayment of principal and interest on bonds issued by LACDA will not be secured by any assets of the County of Los Angeles or LACDA but by the proceeds generated by the collateral or the collateral itself.

##### **B. Bond Rating and Credit Enhancement Requirements**

LACDA requires that bonds for which it acts as issuer be both credit enhanced and have a minimum rating in the “A” category by Standard and Poor’s (equivalent Moody’s or other bona fide agency rating also acceptable), except as noted below. LACDA reserves the right to impose these minimum requirements on bond issues for which LACDA or the County holds a TEFRA hearing.

Credit enhancement may take any number of forms, including a letter of credit (LOC), mortgage backed security (MBS), collateral pledge, bond insurance, etc. The bond rating must be obtained by the closing of the bond issue.

For bond issues that do not meet these minimum requirements, the following requirements shall apply:

1. There may not be more than one bondholder initially and not more than one subsequently.
2. The bonds must be purchased by a “Sophisticated Investor” which is an entity meeting the definition of a “Qualified Institutional Buyer” as defined in Section 144A(a) of the Securities Act of 1933, as amended, or an institutional “Accredited Investor” as described in Rule 501(a)(1), (2), (3) or (8) promulgated under the Securities Act of 1933, as amended.
3. The bondholder must provide an investor letter in a form acceptable to LACDA wherein it acknowledges having sufficient knowledge and experience to evaluate the real estate investment.
4. LACDA must approve all transfers of bond ownership.
5. Subsequent bondholders must be a Sophisticated Investor and sign an investor letter and certify that they have reviewed the financial feasibility of the project and understand the risks.
6. There must always be a trustee, selected by LACDA.

7. The developer must indemnify LACDA, County of Los Angeles, staff, directors, officials, officers, and employees against any lawsuit initiated by the bondholder or any party, regardless of whether or not the developer is negligent.
8. Unrated bonds will not be issued to finance any portion of a continuing care retirement facility.
9. The developer entity shall not be related to the bondholder.
10. The following redemption provisions would apply:
  - A default under the loan agreement would not be defined as a bond default, even though full payments were not being made on the bonds.
  - The bondholder would be free to work out a loan default situation with the current project owner or through foreclosure of the project and its sale to a new owner, while keeping the bonds and regulatory agreement outstanding.
  - In the event a workout cannot be achieved, the documents would allow the bondholder to cause a mandatory redemption of the bonds through a deemed redemption mechanism.
  - If the interest on the bonds ever were determined to be taxable, bonds would be subject to mandatory redemption at the sole direction of LACDA.

**EXHIBIT F**

**FISCAL AGENT WIRING INSTRUCTIONS**

Bank Name: U.S. Bank National Association  
Bank City and State: 60 Livingston Avenue, St. Paul, MN 55101  
ABA Number: 091000022  
Account Name: U.S. Bank Trust  
Account Number: \_\_\_\_\_  
For Further Credit  
Account Name: LACDA (West Carson Villas) 2021  
Reference: TMF Analyst (\_\_\_\_\_)

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF  
LOS ANGELES APPROVING THE ISSUANCE OF MULTIFAMILY HOUSING  
MORTGAGE REVENUE NOTES AND RELATED ACTIONS

WHEREAS, the Los Angeles County Development Authority (the “LACDA”) intends to adopt a plan of financing to sell and issue multifamily housing mortgage revenue notes in one or more series issued from time to time, and at no time to exceed \$45,000,000 in outstanding aggregate principal amount (the “Notes”), in order to assist in financing (including reimbursement of Borrower’s expenditures) the acquisition, construction, development and rehabilitation of a multifamily rental housing development consisting of 111 units located at 22801-22905 South Vermont Avenue, Los Angeles, California 90502 in unincorporated West Carson in the County of Los Angeles (the “Project”), to be owned by PV West Carson, LP (or an affiliate, assign or designee); and

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986 (the “Code”), the Notes are required to be approved prior to their issuance by the applicable elected representative of the governmental unit on whose behalf the Notes are expected to be issued and by each governmental unit having jurisdiction over the area in which any facility financed by such Notes is to be located, after a public hearing held following reasonable public notice; and

WHEREAS, the interest on the Notes may qualify for exclusion from gross income under Section 103 of the Code, only if the Notes are approved in accordance with Section 147(f) of the Code; and

WHEREAS, the Project is located wholly within the County of Los Angeles, California; and

WHEREAS, this Board of Supervisors is the elected legislative body of the County and is the applicable elected representative of the LACDA within the meaning of Section 147(f) of the Code; and

WHEREAS, pursuant to Section 147(f) of the Code, the LACDA has, following notice duly given, held a public hearing regarding the plan of financing and the issuance of such Notes on September 1, 2021, and now desires that the Board of Supervisors approve the issuance of such Notes within the County of Los Angeles; and

WHEREAS, this Board hereby finds and declares that this Resolution is being adopted pursuant to the powers granted by law.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The above recitals, and each of them, are true and correct.
2. This Board of Supervisors hereby approves the plan of financing and the issuance of the Notes by the LACDA to finance costs of the Project in the County of Los Angeles. It is the purpose and intent of this Board of Supervisors that this Resolution constitute approval of the plan of financing and the Notes by the applicable elected



representative of the issuer of the Notes and the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is located, in accordance with Section 147(f) of the Code.

3. The proper officers of LACDA are hereby authorized and directed to take whatever further action relating to the aforesaid financial assistance may be deemed reasonable and desirable, provided that the terms and conditions under which the Notes are to be issued and sold shall be approved by the Board of Commissioners of the LACDA in the manner provided by law prior to the sale thereof.

4. The Chief Executive Officer-Clerk of the Board of Supervisors or a deputy thereof is directed to certify and deliver a copy of this Resolution to the LACDA.

5. This Resolution shall take effect immediately upon its adoption.

[Remainder of page intentionally left blank]

PASSED AND ADOPTED by the Board of Supervisors of the County of Los Angeles, State of California, this \_\_\_\_\_ day of September, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By \_\_\_\_\_  
Chair of the Board of Supervisors

ATTEST:

CELIA ZAVALA,  
Chief Executive Officer-Clerk  
of the Board of Supervisors

By: \_\_\_\_\_  
Senior Deputy

APPROVED AS TO FORM:

RODRIGO A. CASTRO-SILVA,  
County Counsel

By: \_\_\_\_\_  
Senior Deputy

RESOLUTION AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF A TAX-EXEMPT MULTIFAMILY HOUSING MORTGAGE REVENUE NOTE IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$31,768,000 AND A TAXABLE MULTIFAMILY HOUSING MORTGAGE REVENUE NOTE IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$14,500,000 FOR THE PURPOSE OF MAKING A LOAN TO PROVIDE FINANCING FOR A MULTIFAMILY RENTAL HOUSING PROJECT KNOWN AS WEST CARSON VILLAS, DETERMINING AND PRESCRIBING CERTAIN MATTERS RELATING THERETO, AND APPROVING AND AUTHORIZING THE EXECUTION OF RELATED DOCUMENTS, AGREEMENTS AND ACTIONS.

WHEREAS, the Los Angeles County Development Authority (the "LACDA") is authorized and empowered by the provisions of Section 34312.3 of the Health and Safety Code of the State of California (the "Act") to issue and sell revenue notes or notes for the purpose of making loans or otherwise providing funds to finance the acquisition, construction, rehabilitation and development of multifamily residential rental housing projects, including units for households meeting the income limits set forth in the Act; and

WHEREAS, there has been prepared and presented to this Board of Commissioners (this "Board") for consideration at this meeting the documentation required for the issuance of one or more series of notes for the financing of the acquisition, development and construction of a multifamily rental housing development consisting of 111 units located at 22801-22905 South Vermont Avenue, Los Angeles, California 90502, in the County of Los Angeles (the "Project"), to be known as West Carson Villas and to be owned by PV West Carson, LP, a California limited partnership, or an affiliate, assign or designee thereof (the "Borrower"); and

WHEREAS, pursuant to Section 5852.1 of the California Government Code, this Board has received the following information as a good faith estimate of the cost of the Project financing and the LACDA has disclosed such information in accordance with Section 5852.1 of the California Government Code: (a) the true interest cost of the Notes (as hereafter defined); (b) the finance charge of the Notes, including all third party expenses; (c) the amount of proceeds received by the LACDA for the sale of the Notes less the finance charge of the Notes and any reserves or capitalized interest paid or funded with proceeds of the Notes; and (d) the total payment amount; and

WHEREAS, it appears that each of the documents and instruments above referred to which are now before this meeting is in appropriate form and is an appropriate instrument to be executed and delivered for the purposes intended.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Los Angeles County Development Authority, as follows:

1. It is hereby found and determined that it is necessary and desirable for the LACDA to provide financing for the Project through the issuance, sale and delivery of the Notes in order to assist in the acquisition, construction and development of the type of dwelling units provided by the Project.

2. For the purpose of raising moneys with which to effectuate financing for the Project, the LACDA hereby determines to issue its Multifamily Housing Mortgage Revenue Notes (West Carson Villas), 2021 Series H (or such other name or series designation as may be designated by officers or agents of the LACDA), in one or more series or subseries, each with an appropriate series designation (the “Notes”), with the tax-exempt portion of the Notes being in an aggregate principal amount not to exceed \$31,768,000 and the taxable portion of the Notes being in an aggregate principal amount not to exceed \$14,500,000. The Notes shall bear interest at the interest rate or rates set forth in or determined in accordance that certain Funding Loan Agreement (the “Funding Loan Agreement”) by and among the LACDA, Umpqua Bank, as funding lender (the “Funding Lender”) and U.S. Bank National Association, as fiscal agent thereunder (the “Fiscal Agent”), maturing as provided in the Funding Loan Agreement, but not later than 40 years from the date of issue. The Notes shall be in substantially the form set forth in the Funding Loan Agreement, with such appropriate variations, omissions, insertions and provisions as are permitted or required by the Funding Loan Agreement, which shall be appropriately completed when the Notes are prepared. The Notes shall be limited obligations of the LACDA, payable solely from the income, revenues, receipts and other amounts pledged therefor under the Funding Loan Agreement and that certain Borrower Loan Agreement (the “Borrower Loan Agreement”) by and between the LACDA and the Borrower. The Notes shall be executed, either manually or by facsimile, by the Chair of the Board of Commissioners or the Executive Director of the LACDA.

3. The proposed form of Funding Loan Agreement, in the form presented to this meeting, is hereby approved. The Executive Director of the LACDA and his designee is each hereby authorized and directed, for and in the name and on behalf of the LACDA, to execute and deliver the Funding Loan Agreement, in substantially said form, with such additions thereto or changes therein as such officer may approve or recommend upon consultation with counsel to the LACDA and Note Counsel to the LACDA (provided that such additions or changes shall not authorize an aggregate principal amount of Notes in excess of the amount stated above or result in an initial interest rate on the Notes in excess of 12%), the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Funding Loan Agreement. The proposed form of the Notes, as set forth in the Funding Loan Agreement, is hereby approved, and the Chair of this Board and her designee is each hereby authorized and directed to execute, by manual or facsimile signatures of such officers, and the Fiscal Agent is hereby authorized and directed to authenticate, by manual signature of an authorized officer of the Fiscal Agent, the Notes in substantially such form, and the LACDA and the Fiscal Agent are each hereby authorized and directed to deliver the Notes to the purchaser, which shall be Umpqua Bank, or an affiliate thereof in accordance with the Funding Loan Agreement. The Notes may, if so provided in the Funding Loan Agreement, be issued as “draw down” Notes to be funded over time as provided in the Funding Loan Agreement. The date, maturity date, interest rate or rates, interest payment dates, denominations, form, registration privileges, manner of execution, place of payment, terms of redemption and other terms of the Notes shall be as provided in the Funding Loan Agreement as finally executed.

4. The proposed form of Borrower Loan Agreement (the “Borrower Loan Agreement”), in the form presented to this meeting, is hereby approved. The Executive

Director of the LACDA and his designee is each hereby authorized and directed, for and in the name and on behalf of the LACDA, to execute and deliver the Borrower Loan Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the LACDA and Note Counsel to the LACDA, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Borrower Loan Agreement.

5. The proposed form of Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”), in the form presented to this meeting, is hereby approved. The Executive Director of the LACDA and his designee is each hereby authorized and directed, for and in the name and on behalf of the LACDA, to execute and deliver the Regulatory Agreement, with such additions or, changes in said document as such officer may recommend or approve upon consultation with counsel to the LACDA and Note Counsel to the LACDA, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Regulatory Agreement.

6. This Board hereby appoints the Executive Director of the LACDA or his designee as administrator/manager with respect to the Project and other matters arising in connection with the Notes (the “Administrator”).

7. All consents, approvals, notices, orders, requests and other actions permitted or required by any of the documents authorized by this resolution, whether before or after the issuance of the Notes, including without limitation any of the foregoing which may be necessary or desirable in connection with any default under or amendment of such documents, any transfer or other disposition of the Project or any redemption of the Notes, may be given or taken by the Administrator without further authorization by this Board, and the Administrator is hereby authorized and directed to give any such consent, approval, notice, order or request and to take any such action which such officer may deem necessary or desirable to further the purposes of this resolution.

8. All actions heretofore taken by the officers and agents of the LACDA with respect to the sale, issuance and delivery of the Notes are hereby approved, confirmed and ratified, and the proper officers of the LACDA are hereby authorized and directed, for and in the name and on behalf of the LACDA to do any and all things and take any and all actions and execute and deliver any and all certificates, agreements and other documents, including but not limited to those described in the Bank Loan Agreement and the other documents herein approved, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the Notes and to effectuate the purposes thereof and of the documents herein approved in accordance with this resolution and resolutions heretofore adopted by the LACDA.

9. This resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the Board of Commissioners of the Los Angeles County Development Authority, this \_\_\_\_\_ day of September, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By: \_\_\_\_\_  
Chair of the Board of Commissioners

ATTEST:

CELIA ZAVALA  
Executive Officer – Clerk  
of the Board of Commissioners

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

APPROVED AS TO FORM:

RODRIGO A. CASTRO-SILVA  
County Counsel

By: \_\_\_\_\_  
Senior Deputy

**FUNDING LOAN AGREEMENT**

By and among

**UMPQUA BANK,**  
as Funding Lender

**LOS ANGELES COUNTY DEVELOPMENT AUTHORITY,**  
as LACDA

and

**U.S. BANK NATIONAL ASSOCIATION,**  
as Fiscal Agent

Dated as of September 1, 2021

Relating to:

\$31,768,000  
Los Angeles County Development Authority  
Multifamily Housing Mortgage Revenue Note  
(West Carson Villas)  
2021 Series H-1

[\$Taxable Max Par]  
Los Angeles County Development Authority  
Multifamily Housing Mortgage Revenue Note  
(West Carson Villas)  
2021 Taxable Series H-2

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## FUNDING LOAN AGREEMENT

This Funding Loan Agreement, dated as of September 1, 2021 (this “Funding Loan Agreement”), is entered into by and among UMPQUA BANK, an Oregon banking corporation, in its capacity as Funding Lender (together with any successor hereunder, the “Funding Lender”), the LOS ANGELES COUNTY DEVELOPMENT AUTHORITY, a public body, corporate and politic, organized and existing under the laws of the State of California (together with its successors and assigns, the “LACDA”), and U.S. BANK NATIONAL ASSOCIATION, a national banking association organized and existing under the laws of the United States of America, as fiscal agent (together with any successor fiscal agent hereunder, the “Fiscal Agent”).

### RECITALS

WHEREAS, pursuant to Chapter 1 of Part 2 of Division 24 of the Health and Safety Code of the State of California (the “Act”), the LACDA is empowered to issue its revenue bonds, notes or other evidences of indebtedness to finance the acquisition, construction, rehabilitation and development of multifamily rental housing for persons of low and moderate income; and

WHEREAS, the Act authorizes the LACDA: (a) to make loans to provide financing for multifamily residential housing located within the jurisdiction of the LACDA, in this instance specifically the County of Los Angeles (the “County”); (b) to issue its revenue bonds, notes or other evidence of indebtedness for the purpose of obtaining moneys to make such loans and provide such financing, to establish necessary reserve funds and to pay administrative costs and other costs incurred in connection with the incurrence of such indebtedness of the LACDA; and (c) to pledge all or any part of the revenues and receipts to be received by the LACDA from or in connection with such loans in order to secure the payment of the principal or prepayment amount of and interest on such bonds, debentures, notes or other evidence of indebtedness; and

WHEREAS, PV West Carson, LP, a California limited partnership (together with its successors and assigns, the “Borrower”), has requested the LACDA to enter into this Funding Loan Agreement under which the Funding Lender will (i) advance funds (the “Funding Loan”) to or for the account of the LACDA, and (ii) apply the proceeds of the Funding Loan to make a loan (the “Borrower Loan”) to the Borrower to finance the acquisition, construction, improvement and equipping of a 111-unit (including one manager unit) multifamily rental housing development located at 22801-22905 South Vermont Avenue, Los Angeles, California 90502, in unincorporated Los Angeles County, to be known as West Carson Villas (the “Project”); and

WHEREAS, simultaneously with the delivery of this Funding Loan Agreement, the LACDA and the Borrower will enter into a Borrower Loan Agreement of even date herewith (as it may be supplemented or amended, the “Borrower Loan Agreement”), whereby the Borrower agrees to make loan payments to the LACDA in an amount which, when added to other funds available under this Funding Loan Agreement, will be sufficient to enable the LACDA to repay the Funding Loan and to pay all costs and expenses related thereto when due; and

WHEREAS, to evidence its payment obligations under the Borrower Loan Agreement, the Borrower will execute and deliver to the LACDA its (i) Tax-Exempt Borrower Note and (ii) Taxable Borrower Note, each as defined in the Borrower Loan Agreement (collectively, the

“Borrower Notes”) and each dated the Closing Date, and the obligations of the Borrower under the Borrower Notes will be secured by a lien on and security interest in the Project pursuant to a Construction and Permanent Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing of even date herewith (as it may be supplemented or amended, the “Security Instrument”), made by the Borrower for the benefit of the LACDA, as assigned to the Fiscal Agent to secure, among other things, the performance by the LACDA of its obligations under this Funding Loan Agreement; and

WHEREAS, the LACDA has executed and delivered to the Funding Lender its (i) Multifamily Housing Mortgage Revenue Note (West Carson Villas) 2021 Series H-1 (the “Tax-Exempt LACDA Note”) and (ii) Multifamily Housing Mortgage Revenue Note (West Carson Villas) 2021 Taxable Series H-2 (the “Taxable LACDA Note” and together with the Tax-Exempt LACDA Note, the “LACDA Notes”), each dated the Closing Date, collectively evidencing its limited obligation to make the payments due to the Funding Lender under the Funding Loan as provided in this Funding Loan Agreement. All things necessary to make this Funding Loan Agreement the valid, binding and legal limited obligation of the LACDA, have been done and performed and the execution and delivery of this Funding Loan Agreement and the execution and delivery of the LACDA Notes, subject to the terms hereof, have in all respects been duly authorized; and

WHEREAS, pursuant to that certain Loan Purchase Agreement dated as of even date herewith (as more particularly defined herein, the “Loan Purchase Agreement”), by and among the Borrower, the Funding Lender and California Community Reinvestment Corporation, a California nonprofit public benefit corporation, as permanent lender (“CCRC”), CCRC has agreed, subject to the satisfaction of the terms and conditions set forth therein, to purchase up to \$[CCRC Purchase Amount] in principal amount of the Funding Loan, evidenced by the Tax-Exempt LACDA Note from the Funding Lender, and thereafter for all purposes of this Funding Loan Agreement, CCRC shall become the Funding Lender. In connection therewith, the Funding Lender shall assign to CCRC as of the Conversion Date its rights, interests and obligations under this Funding Loan Agreement, the Tax-Exempt LACDA Note, the Borrower Loan Agreement, the Tax-Exempt Borrower Note, the Security Instrument and certain other documents executed in connection with the Borrower Loan.

NOW, THEREFORE, THIS FUNDING LOAN AGREEMENT WITNESSETH:

It is hereby covenanted and declared that (i) the LACDA Notes are to be delivered to evidence the payment obligations of the LACDA pursuant to this Funding Loan Agreement and (ii) the collateral subject to this Funding Loan Agreement is to be held and applied by the Fiscal Agent, subject to the covenants and conditions hereinafter set forth, and the LACDA does hereby covenant and agree to and with the Fiscal Agent, for the benefit (except as otherwise expressly provided herein) of the Funding Lender, as follows:

## ARTICLE I

### DEFINITIONS; PRINCIPLES OF CONSTRUCTION

**Section 1.1 Definitions.** For all purposes of this Funding Loan Agreement, except as otherwise expressly provided or unless the context otherwise clearly requires:

(a) Unless specifically defined herein, all capitalized terms shall have the meanings ascribed thereto in the Borrower Loan Agreement.

(b) The terms “herein,” “hereof” and “hereunder” and other words of similar import refer to this Funding Loan Agreement as a whole and not to any particular Article, Section or other subdivision. The terms “agree” and “agreements” contained herein are intended to include and mean “covenant” and “covenants.”

(c) All references made (i) in the neuter, masculine or feminine gender shall be deemed to have been made in all such genders, and (ii) in the singular or plural number shall be deemed to have been made, respectively, in the plural or singular number as well. Singular terms shall include the plural as well as the singular, and vice versa.

(d) All accounting terms not otherwise defined herein shall have the meanings assigned to them, and all computations herein provided for shall be made, in accordance with GAAP.

(e) All references in this instrument to designated “Articles,” “Sections” and other subdivisions are to the designated Articles, Sections and subdivisions of this instrument as originally executed.

(f) All references in this instrument to a separate instrument are to such separate instrument as the same may be amended or supplemented from time to time pursuant to the applicable provisions thereof.

(g) References to the Tax-Exempt LACDA Note as “tax exempt” or to the “tax exempt status” of the Tax-Exempt LACDA Note are to the exclusion of interest on the Tax-Exempt LACDA Note (other than any portion of the Tax-Exempt LACDA Note held by a “substantial user” of the Project or a “related person” within the meaning of Section 147 of the Code) from gross income for federal income tax purposes pursuant to Section 103(a) of the Code.

(h) The following terms have the meanings set forth below:

“*Act*” shall have the meaning assigned to such term in the recitals above.

“*Additional Borrower Payments*” shall have the meaning given to such term in the Borrower Loan Agreement.

“*Affiliate*” shall mean, as to any Person, any other Person that, directly or indirectly, is in Control of, is Controlled by or is under common Control with such Person.

“*Approved Transferee*” shall mean (a) (i) a “qualified institutional buyer” (“QIB”) as defined in Rule 144A promulgated under the Securities Act that is a financial institution or commercial bank having capital and surplus of \$5,000,000,000 or more, (ii) an Affiliate of the Funding Lender that is a QIB, or (iii) a trust or custodial arrangement established by the Funding Lender or one of its Affiliates, in each case, the Funding Lender or an Affiliate thereof, as transferor, represents in writing to the Fiscal Agent that either (A) all of the beneficial owners of such trust or custodial arrangement are QIBs or (B) all of the interests in such trust or custodial arrangement (other than residual interests retained by QIBs) are rated in the “A” category or higher by a Rating Agency; provided, however, that a single QIB shall at all times hold a controlling interest in the residual interests and such trust or arrangement shall be controlled by the Funding Lender or an Affiliate thereof, or (iv) CCRC; and, in addition, (b) from and after Conversion, (i) QIBs having capital and surplus of \$1,000,000,000 or more; (ii) an institutional accredited investor, as defined in Rule 501 promulgated under the Securities Act (an “Accredited Investor”); (iii) Affiliates of any Approved Transferee meeting the standard in (b)(i) or (ii) above and is a QIB or Accredited Investor; or (iv) Fannie Mae or Freddie Mac or a trustee on behalf of or for Fannie Mae or Freddie Mac.

“*Authorized Amount*” shall mean \$[Total Max Par], the maximum principal amount of the Funding Loan authorized under this Funding Loan Agreement, further limited to \$31,768,000 for the Tax-Exempt LACDA Note and \$[Taxable Max Par] for the Taxable LACDA Note.

“*Authorized Borrower Representative*” shall mean any person who at the time and from time to time may be designated as such, by written certificate furnished to the LACDA, the Funding Lender, the Servicer and the Fiscal Agent containing the specimen signature of such person and signed on behalf of the Borrower by its Borrower Controlling Entity which certificate may designate one or more alternates.

“*Authorized LACDA Representative*” shall mean the Chair of the Board of Commissioners and the Executive Director of the LACDA, and any other, officer or employee of the LACDA designated to perform a specified act, to sign a specified document or to act generally on behalf of the LACDA as evidenced by a written certificate furnished to the Funding Lender, the Fiscal Agent, the Servicer (if any) and the Borrower containing the specimen signature of such person and signed on behalf of the LACDA by an Authorized LACDA Representative. Such certificate may designate an alternate or alternates, each of whom shall be entitled to perform all duties of the Authorized LACDA Representative.

“*Borrower*” shall mean PV West Carson, LP, a California limited partnership, and its permitted successors and assigns under the Borrower Loan Agreement, the Security Instrument and the Regulatory Agreement, as owner of the Project.

“*Borrower Equity Account*” shall mean the Borrower Equity Account of the Project Fund established under Section 7.3.

“*Borrower Loan*” shall mean the mortgage loan made by the LACDA to the Borrower pursuant to the Borrower Loan Agreement in the maximum aggregate principal amount of the Borrower Loan Amount, as evidenced by the Borrower Notes.

“*Borrower Loan Agreement*” shall mean the Borrower Loan Agreement, dated of even date herewith, between the LACDA and the Borrower, as supplemented, amended or replaced from time to time in accordance with its terms.

“*Borrower Loan Agreement Default*” shall mean any event of default set forth in 8.01 of the Borrower Loan Agreement. A Borrower Loan Agreement Default shall “exist” if a Potential Default (as defined in the Funding Loan Agreement) shall have occurred and be continuing beyond all applicable notice, grace and cure periods.

“*Borrower Loan Amount*” shall mean the amount of \$[Total Max Par] further limited to \$31,768,000 for the Tax-Exempt Borrower Note and \$[Taxable Max Par] for the Taxable Borrower Note.

“*Borrower Loan Documents*” shall have the meaning given such term in the Borrower Loan Agreement.

“*Borrower Notes*” shall have the meaning given such term in the Borrower Loan Agreement.

“*Business Day*” shall mean any day other than (i) a Saturday or a Sunday, (ii) a day on which federally insured depository institutions in the State or in New York, New York are authorized or obligated by law, regulation, governmental decree or executive order to be closed, or (iii) a State holiday when the LACDA is authorized or obligated to be closed.

“*CCRC*” shall mean the California Community Reinvestment Corporation, a California nonprofit public benefit corporation, and its successors and assigns.

“*City*” shall mean the City of Los Angeles, California.

“*Closing Costs Fund*” shall mean the fund of that name established under Section 7.3(d) hereof.

“*Closing Date*” shall mean [Closing Date], the date that initial Funding Loan proceeds are disbursed hereunder.

“*Code*” shall mean the Internal Revenue Code of 1986 as in effect on the Closing Date or (except as otherwise referenced herein) as it may be amended to apply to obligations issued on the Closing Date, together with applicable proposed, temporary and final regulations promulgated, and applicable official public guidance published, under the Code.

“*Construction and Permanent Funding Agreement*” shall mean that certain Construction and Permanent Funding Agreement of even date herewith, between the Funding Lender and Borrower, pursuant to which the Borrower Loan will be advanced by the Funding Lender (or the Servicer on its behalf), to the Fiscal Agent on behalf of the LACDA for disbursement to the Borrower and setting forth certain provisions relating to disbursement of the Borrower Loan during construction, insurance and other matters, as such agreement may be amended, modified, supplemented and replaced from time to time.

“*Control*” shall mean, with respect to any Person, either (i) ownership directly or through other entities of more than 50% of all beneficial equity interest in such Person, or (ii) the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of such Person, through the ownership of voting securities, by contract or otherwise.

“*Conversion*” shall have the meaning contained in the Loan Purchase Agreement.

“*Conversion Conditions*” shall have the meaning contained in the Loan Purchase Agreement.

“*Conversion Date*” shall have the meaning contained in the Loan Purchase Agreement.

“*County*” shall mean the County of Los Angeles, California.

“*Equity Investor*” means BF West Carson Villas, LLLP, a Delaware limited liability limited partnership, and its permitted successors and assigns.

“*Expense Fund*” shall mean the fund of that name established under Section 7.3(c) hereof.

“*Fiscal Agent*” shall mean U.S. Bank National Association, as fiscal agent hereunder, and any successor fiscal agent or co-fiscal agent appointed under this Funding Loan Agreement.

“*Fiscal Agent’s Fees*” shall mean the ongoing compensation and expenses payable to the Fiscal Agent as follows:

(a) the annual fee of the Fiscal Agent in the amount of \$3,250, payable in advance by the Borrower to the Fiscal Agent, commencing on the Closing Date and on each June 1, thereafter, so long as any portion of the Funding Loan is outstanding;

(b) the reasonable fees and charges of the Fiscal Agent for necessary extraordinary services rendered by it and/or reimbursement for extraordinary expenses incurred by it under this Funding Loan Agreement as and when the same become due, including reasonable fees and expenses of legal counsel and internal default administrators (including fees prior to litigation, at trial or for appellate proceedings); provided, however, that the Fiscal Agent shall not be required to undertake any such extraordinary services unless provision for payment of extraordinary expenses satisfactory to the Fiscal Agent shall have been made; and

(c) for purposes of the Borrower Loan Agreement, indemnification of the Fiscal Agent by the Borrower.

“*Fitch*” shall mean Fitch, Inc., or its successor.

“*Funding Lender*” shall mean initially Umpqua Bank, an Oregon banking corporation; provided, however, that upon CCRC’s purchase of the Funding Loan on the Conversion Date pursuant to the terms and conditions of the Loan Purchase Agreement, CCRC shall be the Funding Lender for all purposes under the Funding Loan Documents and each of their respective successors and assigns as holder of the LACDA Note.



“*Funding Loan*” shall have the meaning set forth in the recitals of this Funding Loan Agreement.

“*Funding Loan Agreement*” shall mean this Funding Loan Agreement by and among the Funding Lender, the LACDA and the Fiscal Agent, as it may from time to time be supplemented, modified or amended by one or more amendments or other instruments supplemental hereto entered into pursuant to the applicable provisions hereof.

“*Funding Loan Documents*” shall mean (i) this Funding Loan Agreement, (ii) the Borrower Loan Agreement, (iii) the LACDA Notes, (iv) the Regulatory Agreement, (v) the Tax Certificate, (vi) the Borrower Loan Documents, (vii) all other documents evidencing, securing, governing or otherwise pertaining to the Funding Loan, and (viii) all amendments, modifications, renewals and substitutions of any of the foregoing.

“*Funding Loan Payment Fund*” shall mean the fund of that name established under Section 7.3(a) hereof.

“*Highest Rating Category*” shall mean, with respect to a Permitted Investment, that the Permitted Investment is rated by S&P or Moody’s in the highest rating category given by that rating agency for that general category of security. By way of example, the Highest Rating Category for tax exempt municipal debt established by S&P is “A 1+” for debt with a term of one year or less and “AAA” for a term greater than one year, with corresponding ratings by Moody’s of “MIG 1” (for fixed rate) or “VMIG 1” (for variable rate) for three months or less and “Aaa” for greater than three months. If at any time (i) both S&P and Moody’s rate a Permitted Investment and (ii) one of those ratings is below the Highest Rating Category, then such Permitted Investment will, nevertheless, be deemed to be rated in the Highest Rating Category if the lower rating is no more than one rating category below the highest rating category of that rating agency. For example, a Permitted Investment rated “AAA” by S&P and “Aa3” by Moody’s is rated in the Highest Rating Category. If, however, the lower rating is more than one full rating category below the Highest Rating Category of that rating agency, then the Permitted Investment will be deemed to be rated below the Highest Rating Category. For example, a Permitted Investment rated “AAA” by S&P and “A1” by Moody’s is not rated in the Highest Rating Category.

“*LACDA*” shall mean the Los Angeles County Development Authority, a public body, corporate and politic, organized and existing under the laws of the State of California and any successor to its rights, duties and obligations under this Funding Loan Agreement and the Funding Loan Documents.

“*LACDA Closing Costs*” shall mean the fees, costs and expenses incurred in connection with the closing of the Funding Loan and issuance of the LACDA Note, including, without limitation, the LACDA’s initial fee as described in Section 7(n) of the Regulatory Agreement.

“*LACDA Fee*” shall mean the LACDA’s issuance fee payable to the LACDA on or before the Closing Date from amounts in the Closing Costs Fund or otherwise by the Borrower, and the Ongoing LACDA Fee, all as set forth in Section 7(n) of the Regulatory Agreement.

“*LACDA Notes*” shall mean, collectively, the Tax-Exempt LACDA Note and the Taxable LACDA Note and “*LACDA Note*” shall mean one of such LACDA Notes, the form of which is contained in Exhibit A to this Funding Loan Agreement.

“*Loan Purchase Agreement*” shall mean the Loan Purchase Agreement described in the recitals of this Funding Loan Agreement.

“*Maturity Date*” shall mean (a) with respect to the Tax-Exempt LACDA Note, the earliest to occur of (i) [Tax-Exempt Maturity Date], or (ii) any earlier date on which the entire unpaid principal balance of the Tax-Exempt Borrower Note becomes due and payable, by acceleration or mandatory prepayment, including, without limitation, mandatory prepayment on the CCRC Takeout Loan Maturity Date (as defined in the Tax-Exempt Borrower Note) and (b) with respect to the Taxable LACDA Note, the earliest to occur of (i) [Taxable Par Maturity Date], or (ii) any earlier date on which the entire unpaid principal balance of the Taxable Borrower Note becomes due and payable, by acceleration or otherwise.

“*Maximum Rate*” shall mean the lesser of (i) 12% per annum and (ii) the maximum interest rate that may be paid on the Funding Loan under State law.

“*Minimum Beneficial Ownership Amount*” shall mean the greater of \$250,000 or an amount no less than 15% of the outstanding principal amount of the Funding Loan.

“*Moody’s*” shall mean Moody’s Investors Service, Inc., or its successor.

“*Note Proceeds Account*” shall mean the Note Proceeds Account of the Project Fund, including any subaccounts for each of the Tax-Exempt LACDA Note and the Taxable LACDA Note, established under Section 7.3.

“*Noteowner*” or “*owner of the LACDA Note*” shall mean the owner of the LACDA Note as shown on the registration books maintained by the Funding Lender pursuant to Section 2.5(e).

“*Ongoing LACDA Fee*” shall mean the semi-annual administration fee of the LACDA in the amount, and payable, as set forth in Section 7(n) of the Regulatory Agreement.

“*Opinion of Counsel*” shall mean a written opinion from an attorney or firm of attorneys, acceptable to the Funding Lender and the LACDA with experience in the matters to be covered in the opinion; provided that whenever an Opinion of Counsel is required to address the exclusion of interest on the Tax-Exempt LACDA Note from gross income for purposes of federal income taxation, such opinion shall be provided by Tax Counsel.

“*Permitted Investments*” shall mean, to the extent authorized by law for investment of any moneys held under this Funding Loan Agreement:

(a) Direct obligations of the United States of America including obligations issued or held in book-entry form on the books of the Department of the Treasury of the United States of America (“Government Obligations”).

(b) Direct obligations of, and obligations on which the full and timely payment of principal and interest is unconditionally guaranteed by, any agency or instrumentality of the United States of America or direct obligations of the World Bank, which obligations are rated in the Highest Rating Category.

(c) Demand deposits or time deposits with, or certificates of deposit issued by, the Fiscal Agent 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 and maturing in less than 365 days; provided that the Fiscal Agent or such other institution has been rated at least “VMIG-1”/“A-1+” by Moody’s/S&P which deposits, accounts 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.

(d) Bonds (including tax-exempt bonds), bills, notes or other obligations of or secured by Fannie Mae, Freddie Mac, the Federal Home Loan Bank or the Federal Farm Credit Bank.

(e) Money market funds rated AAA by S&P which are registered with the Securities and Exchange Commission and which meet the requirements of Rule 2(a)(7) of the Investment Company Act of 1940, as amended, which may be administered by the Fiscal Agent or its affiliates.

(f) Collateralized Investment Agreements or Repurchase Agreements with financial institutions rated in the “A” category or higher without regard to qualifiers, by at least one Rating Agency. The agreement must be continually collateralized with obligations specified in paragraphs (a), (b) and/or (d) above, eligible for wire through the Federal Reserve Bank System or the DTC/PTC as applicable, and at a level of at least 103% of the amount on deposit and valued no less than daily. The collateral must be held by a third party custodian and be free and clear of all liens and claims of third parties. Securities must be valued daily, marked-to-market at current market price plus accrued interest. If the market value of the securities is found to be below the required level, the provider must restore the market value of the securities to the required level within one Business Day. Permitted collateral must be delivered to and held in a segregated account by the Fiscal Agent or a custodian (the “Collateral Agent”), and the Collateral Agent cannot be the provider. The collateral must be delivered to the Collateral Agent before/simultaneous with payment (perfection by possession of certificated securities). Acceptable collateral must be free and clear of all liens and claims of third parties and shall be registered in the name of the Collateral Agent for the benefit of the LACDA and the Fiscal Agent. The agreement shall state that the Collateral Agent has a valid and perfected first priority security interest in the securities, any substituted securities and all proceeds thereof.

(g) Any other investment authorized by the laws of the State, if such investment is approved in advance in writing by the Funding Lender in its sole discretion.

Permitted Investments shall not include any of the following:

(1) Except for any investment described in the next sentence, any investment or any agreement with a maturity profile greater than the date(s) on which funds representing the corpus of the investment may be needed under the Funding Loan Documents. This exception (1) shall not apply to Permitted Investments listed in paragraph (g).

- (2) Any obligation bearing interest at an inverse floating rate.
- (3) Any investment which may be prepaid or called at a price less than its purchase price prior to stated maturity.
- (4) Any investment the interest rate on which is variable and is established other than by reference to a single index plus a fixed spread, if any, and which interest rate moves proportionately with that index. “Person” shall mean any individual, corporation, limited liability company, partnership, joint venture, estate, trust, unincorporated association, any federal, state, county or municipal government or any bureau, department or agency thereof and any fiduciary acting in such capacity on behalf of any of the foregoing.

“*Pledged Revenues*” shall mean the amounts pledged under this Funding Loan Agreement to the payment of the principal of, Prepayment Premium, if any, and interest on the Funding Loan and the LACDA Notes, consisting of the following (but excepting therefrom any amounts credited to the Closing Costs Fund or the Expense Fund): (i) all income, revenues, proceeds and other amounts to which the LACDA is entitled (other than amounts received by the LACDA with respect to the Unassigned Rights) derived from or in connection with the Project and the Funding Loan Documents, including all Borrower Loan Payments due under the Borrower Loan Agreement and the Borrower Notes, payments with respect to the Borrower Loan Payments and all amounts obtained through the exercise of the remedies provided in the Funding Loan Documents and all receipts credited under the provisions of this Funding Loan Agreement against said amounts payable, and (ii) moneys held in the funds and accounts established under this Funding Loan Agreement, together with investment earnings thereon (except any amounts on deposit in the Closing Costs Fund).

“*Prepayment Premium*” shall mean (i) any premium payable by the Borrower pursuant to the Borrower Loan Documents in connection with a prepayment of the Borrower Notes (including any Prepayment Premium as set forth in the Borrower Notes) and (ii) any premium payable on the LACDA Note pursuant to this Funding Loan Agreement.

“*Project*” shall have the meaning given to that term in the Borrower Loan Agreement.

“*Project Fund*” shall mean the fund of that name established under Section 7.3(b) hereof.

“*Rating Agency*” shall mean any one and each of S&P, Moody’s and Fitch then rating the Permitted Investments or any other nationally recognized statistical rating agency then rating the Permitted Investments, which has been approved by the Funding Lender.

“*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*” shall mean that certain Regulatory Agreement and Declaration of Restrictive Covenants, of even date herewith, by and among the LACDA, the Borrower and the Fiscal Agent, as the same may be amended, modified or supplemented from time to time.

“*Required Transferee Representations*” shall mean the representations in substantially the form attached to this Funding Loan Agreement as Exhibit B.

“*Resolution*” shall mean the resolution of the LACDA authorizing the Funding Loan and the execution and delivery of the Funding Loan Documents to which the LACDA is a party.

“*Responsible Officer*” shall mean any officer within the Global Corporate Trust department (or any successor group) of the Fiscal Agent, including any vice president, assistant vice president, assistant secretary or any other officer or assistant officer of the Fiscal Agent customarily performing functions similar to those performed by the persons who at the time shall be such officers, respectively, who is responsible for the administration of this Funding Loan Agreement.

“*Securities Act*” shall mean the Securities Act of 1933, as amended.

“*Security*” shall mean the security for the performance by the LACDA of its obligations under the LACDA Notes and this Funding Loan Agreement as more fully set forth in Article IV hereof.

“*Security Instrument*” shall have the meaning given to that term in the Borrower Loan Agreement.

“*Servicer*” shall mean any Servicer appointed by the Funding Lender to perform certain servicing functions with respect to the Funding Loan and on the Borrower Loan pursuant to a separate servicing agreement to be entered into between the Funding Lender and the Servicer. Initially, the Servicer shall be the Funding Lender pursuant to this Funding Loan Agreement.

“*Servicing Agreement*” shall mean any servicing agreement entered into between the Funding Lender and a Servicer with respect to the servicing of the Funding Loan and/or the Borrower Loan.

“*Standard & Poor’s*” or “*S&P*” shall mean S&P Global Ratings, a business unit of Standard & Poor’s Ratings Services, and its successors.

“*State*” shall mean the State of California.

“*Taxable Borrower Note*” shall have the meaning set forth in the Borrower Loan Agreement.

“*Taxable LACDA Note*” shall mean that certain Multifamily Housing Mortgage Revenue Note (West Carson Villas) 2021 Taxable Series H-2 dated the Closing Date in the original maximum principal amount of \$[Taxable Max Par] made by the LACDA and payable to the Funding Lender, as it may be amended, supplemented or replaced from time to time.

“*Tax Certificate*” shall mean the Tax Certificate dated the Closing Date executed and delivered by the LACDA and the Borrower, together with the Borrower Cost Certificate dated the Closing Date, executed and delivered by the Borrower.

“*Tax Counsel*” shall mean Hawkins Delafield & Wood LLP or any other attorney or firm of attorneys designated by the LACDA and approved by the Funding Lender having a national reputation for skill in connection with the authorization and issuance of municipal obligations under Sections 103 and 141 through 150 (or any successor provisions) of the Code.

“*Tax Counsel Approving Opinion*” shall mean an opinion of Tax Counsel substantially to the effect that the LACDA Notes constitute valid and binding obligations of the LACDA and that, under existing statutes, regulations, published rulings and judicial decisions, the interest on the Tax-Exempt LACDA Note is excludable from gross income for federal income tax purposes (subject to the inclusion of such customary exceptions as are acceptable to the recipient thereof).

“*Tax Counsel No Adverse Effect Opinion*” shall mean an opinion of Tax Counsel substantially to the effect that the taking of the action specified therein will not, in and of itself, adversely affect any exclusion of interest on the Tax-Exempt LACDA Note from gross income for purposes of federal income taxation (subject to the inclusion of such customary exceptions as are acceptable to the recipient thereof).

“*Tax-Exempt Borrower Note*” shall have the meaning set forth in the Borrower Loan Agreement.

“*Tax-Exempt LACDA Note*” shall mean that certain Multifamily Housing Mortgage Revenue Note (West Carson Villas) 2021 Series H-1 dated the Closing Date in the original maximum principal amount of \$31,768,000 made by the LACDA and payable to the Funding Lender, as it may be amended or replaced from time to time.

“*UCC*” shall mean the Uniform Commercial Code as in effect in the State.

“*Unassigned Rights*” shall mean the LACDA’s rights to reimbursement and payment of its fees (including the Ongoing LACDA Fee), costs and expenses and the Rebate Amount under Section 2.5 of the Borrower Loan Agreement, its rights to attorneys’ fees under Sections 5.11, 5.13, 5.14 and 5.15 thereof, its rights to indemnification under Section 5.15 thereof, its rights of access under Section 5.17 thereof, its rights to 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 Funding Loan Agreement, the Borrower Loan Agreement and the Regulatory Agreement, and otherwise as provided in this Funding Loan Agreement and the Borrower Loan Agreement and the LACDA’s indemnification, consent and enforcement rights and rights to payment of fees, costs and expenses under the Regulatory Agreement or the Tax Certificate.

“*Written Certificate*,” “*Written Certification*,” “*Written Consent*,” “*Written Direction*,” “*Written Notice*,” “*Written Order*,” “*Written Registration*,” “*Written Request*,” and “*Written Requisition*” shall mean a written certificate, certification, consent, direction, notice, order, registration, request or requisition signed by an Authorized Borrower Representative, an Authorized LACDA Representative or an authorized representative of the Funding Lender and delivered to the Funding Lender, the Servicer, the Fiscal Agent or such other Person as required under the Funding Loan Documents.

“*Yield*” shall mean yield as defined in Section 148(h) of the Code and any regulations promulgated thereunder.

**Section 1.2 Effect of Headings and Table of Contents.** The Article and Section headings herein and in the Table of Contents are for convenience only and shall not affect the construction hereof.

**Section 1.3 Date of Funding Loan Agreement.** The date of this Funding Loan Agreement is intended as and for a date for the convenient identification of this Funding Loan Agreement and is not intended to indicate that this Funding Loan Agreement was executed and delivered on said date.

**Section 1.4 Designation of Time for Performance.** Except as otherwise expressly provided herein, any reference in this Funding Loan Agreement to the time of day shall mean the time of day in the city where the Funding Lender maintains its place of business for the performance of its obligations under this Funding Loan Agreement.

**Section 1.5 Interpretation.** The parties hereto acknowledge that each of them and their respective counsel have participated in the drafting and revision of this Funding Loan Agreement. Accordingly, the parties agree that any rule of construction that disfavors the drafting party shall not apply in the interpretation of this Funding Loan Agreement or any amendment or supplement or exhibit hereto.

## ARTICLE II

### TERMS; LACDA NOTE

#### Section 2.1 Terms.

(a) **Principal Amount.** The total principal amount of the Funding Loan is hereby expressly limited to the Authorized Amount.

(b) **Draw-Down Funding.** The Funding Loan is originated on a draw-down basis. The proceeds of the Funding Loan shall be advanced by the Funding Lender to the Fiscal Agent for payment to or for the benefit of the Borrower for the account of the LACDA as and when needed to make each advance in accordance with the disbursement provisions of the Construction and Permanent Funding Agreement, Section 7.7 hereof, and Section 2.11 of the Borrower Loan Agreement. Subject to the terms and conditions of the Borrower Loan Agreement, this Funding Loan Agreement and the Construction and Permanent Funding Agreement, the Funding Lender agrees to advance, on behalf of the LACDA, to the Fiscal Agent for disbursement to the Borrower under the Borrower Loan Agreement and the Construction and Permanent Funding Agreement, a like amount of the Funding Loan shall be deemed concurrently and simultaneously advanced under this Funding Loan Agreement, including the aggregate initial advance of \$50,501 on the Closing Date consisting of (i) \$50,501 from the Tax-Exempt LACDA Note and (ii) \$100 from the Taxable LACDA Note. The Borrower Loan advances shall be allocated first to the Tax-Exempt Borrower Note and the Tax-Exempt LACDA Note and, once the foregoing have been fully funded, then to the Taxable Borrower Note and the Taxable LACDA Note. Notwithstanding anything in this Funding Loan Agreement to the contrary, no additional amounts of the Funding Loan may be drawn down and funded hereunder after December 31, 2024; provided, however, that upon the delivery of a Tax Counsel No Adverse Effect Opinion to the LACDA and the Funding Lender

such date may be changed to a later date as specified in such Tax Counsel No Adverse Effect Opinion.

(c) Origination Date; Maturity. The Funding Loan shall be originated on the Closing Date. The portion of the Funding Loan evidenced by the Tax-Exempt LACDA Note shall mature on its Maturity Date at which time the entire principal amount of the Tax-Exempt LACDA Note, to the extent not previously paid, and all accrued and unpaid interest, shall be due and payable. The portion of the Funding Loan evidenced by the Taxable LACDA Note shall mature on its Maturity Date at which time the entire principal amount of the Taxable LACDA Note, to the extent not previously paid, and all accrued and unpaid interest shall be due and payable.

(d) Principal. The outstanding principal amount of each LACDA Note and of the Funding Loan as of any given date shall be the total amount advanced by the Funding Lender to or for the account of the LACDA to fund corresponding advances with respect to the related Borrower Note and under the Borrower Loan Agreement and the Construction and Permanent Funding Agreement as proceeds of the Borrower Loan, less any payments of principal of such LACDA Note previously received from payments of corresponding principal amounts under the related Borrower Note, including regularly scheduled principal payments and voluntary and mandatory prepayments. The principal amount of each LACDA Note and interest thereon shall be payable on the basis specified in this paragraph (d) and in paragraphs (e) and (f) of this Section 2.1.

The Fiscal Agent shall keep a record of all principal advances and principal repayments made under each LACDA Note and shall upon Written Request provide the LACDA with a statement of the outstanding principal balance of each LACDA Note and the Funding Loan.

(e) Interest. Interest shall be paid on the outstanding principal amount of each LACDA Note at the rate or rates set forth in the related Borrower Note and otherwise as set forth in the Borrower Loan Agreement; provided, however, that in no event shall interest paid on the LACDA Notes exceed the Maximum Rate.

(f) Corresponding Payments. The payment or prepayment of principal, interest and Prepayment Premium, if any, due on the Funding Loan and each LACDA Note shall be identical with and shall be made on the same dates, terms and conditions, as the principal, interest, Prepayment Premium, if any, late payment fees and other amounts due on the related Borrower Note. Each LACDA Note shall be payable from payments on the related Borrower Note.

(g) Usury. The LACDA intends to conform strictly to the usury laws applicable to this Funding Loan Agreement and the LACDA Notes and all agreements made in the LACDA Notes, this Funding Loan Agreement and the Funding Loan Documents are expressly limited so that in no event whatsoever shall the amount paid or agreed to be paid as interest or the amounts paid for the use of money advanced or to be advanced hereunder exceed the highest lawful rate prescribed under any law which a court of competent jurisdiction may deem applicable hereto. If, from any circumstances whatsoever, the fulfillment of any provision of the LACDA Notes, this Funding Loan Agreement or the other Funding Loan Documents shall involve the payment of interest in excess of the limit prescribed by any law which a court of competent jurisdiction may deem applicable hereto, then the obligation to pay interest hereunder shall be reduced to the maximum



limit prescribed by law. If from any circumstances whatsoever, the Funding Lender shall ever receive anything of value deemed interest, the amount of which would exceed the highest lawful rate, such amount as would be excessive interest shall be deemed to have been applied, as of the date of receipt by the Funding Lender, to the reduction of the principal remaining unpaid hereunder and not to the payment of interest, or if such excessive interest exceeds the unpaid principal balance, such excess shall be refunded to the Borrower. This paragraph shall control every other provision of the LACDA Notes, this Funding Loan Agreement and all other Funding Loan Documents.

In determining whether the amount of interest charged and paid might otherwise exceed the limit prescribed by law, the LACDA intends and agrees that: (i) interest shall be computed upon the assumption that payments under the Borrower Loan Agreement and other Funding Loan Documents will be paid according to the agreed terms, and (ii) any sums of money that are taken into account in the calculation of interest, even though paid at one time, shall be spread over the actual term of the Funding Loan.

**Section 2.2 Form of LACDA Notes.** As evidence of its obligation to repay the Funding Loan, simultaneously with the delivery of this Funding Loan Agreement to the Funding Lender, the LACDA hereby agrees to execute and deliver the LACDA Notes. The LACDA Notes shall be physical certificated instruments substantially in the form set forth in Exhibit A attached hereto, with such appropriate insertions, omissions, substitutions and other variations as are required or permitted by this Funding Loan Agreement or State law. In connection with Conversion, the Funding Lender shall have the right to exchange the then existing Tax-Exempt LACDA Note on or after the Conversion Date for a new Tax-Exempt LACDA Note with a dated date of the Conversion Date and in a stated principal amount equal to the then outstanding principal amount of the Tax-Exempt LACDA Note.

**Section 2.3 Execution and Delivery of LACDA Notes.** The LACDA Notes shall be executed on behalf of the LACDA by the manual or facsimile signature of the Authorized LACDA Representative, and attested by the manual or facsimile signature of the Executive Officer of the Board of Commissioners of the LACDA. Any facsimile signatures shall have the same force and effect as if said officers had manually signed the LACDA Notes. In case any officer of the LACDA whose manual or facsimile signature shall appear on the LACDA Notes shall cease to be such officer before the delivery thereof, such signature or such facsimile shall nevertheless be valid and sufficient for all purposes, the same as if he had remained in office until delivery, and also the LACDA Notes may bear the facsimile signatures of, or may be signed by, such persons as at the actual time of the execution thereof shall be the proper officers to sign the LACDA Notes although at the date of such LACDA Notes such persons may not have been such officers.

**Section 2.4 Authentication.** The LACDA Notes shall not be valid or obligatory for any purpose or be entitled to any security or benefit under this Funding Loan Agreement unless a certificate of authentication on such LACDA Note, substantially in the form set forth in Exhibit A hereto, shall have been manually executed by the Fiscal Agent. The Fiscal Agent shall authenticate the LACDA Notes by execution of the certificate of authentication on or attached to each LACDA Note, and the certificate of authentication so executed on or attached to such LACDA Note shall be conclusive evidence that it has been authenticated and delivered under this Funding Loan Agreement.

## **Section 2.5 Registration and Transfer of LACDA Notes.**

(a) The Fiscal Agent acknowledges that the Funding Lender is the initial holder of the LACDA Notes and shall remain the sole holder of the LACDA Notes except as otherwise provided herein.

(b) The Fiscal Agent, on behalf of the LACDA, shall provide for the registration of the LACDA Notes and the registration of transfers thereof. In that regard, the Fiscal Agent shall maintain a register which shall contain a record of every LACDA Note at any time authenticated hereunder, together with the name and address of the holder thereof, the date of authentication, the date of transfer or payment, and such other matters as may be deemed appropriate by the Fiscal Agent or the LACDA. The LACDA, the Fiscal Agent and any agent of the LACDA or the Fiscal Agent may treat the person in whose name each LACDA Note is registered as the owner of such LACDA Note for the purpose of receiving payment of such LACDA Note and for all other purposes whatsoever whether or not the respective LACDA Note payments are overdue, and, to the extent permitted by law, neither the LACDA, the Fiscal Agent nor any such agent shall be affected by notice to the contrary.

(c) The transfer of the LACDA Notes is subject to registration by the holder thereof only upon compliance with the conditions for registration of transfer imposed on the holder under this Section 2.5 and under Section 2.6 hereof. Upon surrender of a LACDA Note at the principal corporate trust office of the Fiscal Agent, the LACDA shall execute (if necessary), and the Fiscal Agent shall authenticate and deliver, in the name of the designated transferee or transferees (but not registered in blank or to “bearer” or a similar designation), a new LACDA Note of a like principal amount, and having the same stated maturity, tenor and interest rate.

(d) A LACDA Note delivered in exchange for or upon transfer of a LACDA Note shall be a valid limited obligation of the LACDA evidencing the same debt, and entitled to the same benefits under this Funding Loan Agreement, as the respective LACDA Note surrendered for such exchange or transfer.

(e) Registration of the transfer of the LACDA Notes may be made on the Fiscal Agent’s register by the holder thereof in person or by such holder’s attorney duly authorized in writing. A LACDA Note presented or surrendered for registration of transfer or exchange shall (i) be accompanied by evidence of compliance with the provisions of Section 2.6 hereof, (ii) be duly endorsed or be accompanied by a written instrument or instruments of transfer, in a form satisfactory to the Fiscal Agent, duly executed and with guaranty of signature of the holder thereof or his, her or its attorney duly authorized in writing and (iii) include written instructions as to the details of the transfer of such LACDA Note. The LACDA Notes shall not be transferred through the services of the Depository Trust Company or any other third-party registrar.

(f) No service charge shall be made to the registered holder of a LACDA Note for any registration, transfer or exchange, but the Fiscal Agent and the LACDA may require payment of a sum sufficient to cover any tax, fee or other governmental charge that may be imposed in connection with any transfer or exchange of a LACDA Note, and any legal or unusual costs of transfers.

## **Section 2.6 Restrictions on Transfer.**

(a) The following shall apply to all transfers of the LACDA Notes after the initial delivery of the LACDA Notes:

(i) the LACDA Notes, in the forms 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 LACDA in its sole discretion; and

(ii) the Funding Lender shall have the right to sell (A) the LACDA Notes only in whole or (B) any portion of or a participation interest in the LACDA Notes and the Funding Loan, only to the extent permitted by Section 2.6(b) below and the definition of Approved Transferee; provided, that such sale shall be only to Approved Transferees that execute and deliver to the Funding Lender, with a copy to the LACDA and the Fiscal Agent, the Required Transferee Representations, except that no Required Transferee Representations shall be required to be delivered by CCRC or its member banks which own or will own a participation interest under CCRC's tax exempt loan pool upon the transfer of the Tax-Exempt LACDA Note to CCRC on the Conversion Date pursuant to the Loan Purchase Agreement, or by transferees or beneficial interest owners described in clause (a)(iii) of the definition of "Approved Transferee." There shall be no option to transfer the LACDA Notes to a trust or similar arrangement pursuant to the provisions set forth in the definition of "Approved Transferee" where: (1) any of the interests (other than a residual interest held by a QIB) are not rated in the "A" category or higher by a Rating Agency or (2) the transferor is a party other than the Funding Lender which must provide the representations with respect to such trust or custodial arrangement as set forth in the definition of "Approved Transferee".

(b) Notwithstanding the other provisions of this Section 2.6, no beneficial ownership interest in the LACDA Notes and Funding Loan shall be sold in an amount that is less than the Minimum Beneficial Ownership Amount; provided, however, that beneficial ownership interests in the Tax-Exempt LACDA Note and the related Funding Loan of CCRC's member banks as participants in its tax exempt loan pool may be held in any amount without regard to the Minimum Beneficial Ownership Amount.

(c) Except for a transfer of the Tax-Exempt LACDA Note to CCRC on the Conversion Date as contemplated by the terms of the Loan Purchase Agreement, the transferor shall not transfer the LACDA Notes without prior written approval by the LACDA, provided that, subject to the foregoing transfer restrictions, the transferor shall provide to the LACDA written notice of such proposed transfer not less than 10 calendar days prior to such proposed transfer. If the LACDA fails to deliver written notice to the Fiscal Agent of such determination within 10 calendar days of receipt of notice of proposed transfer, the Fiscal Agent shall conclude that the LACDA has consented to such transfer. Notwithstanding anything to the contrary herein, the LACDA's consent to a transfer of the LACDA Notes shall not be required with respect to any transfer to a subsidiary or Affiliate of the then existing Noteowner which transfer otherwise meets the requirements hereof.

(d) The Funding Lender shall indemnify and defend the LACDA, and the officers, directors, employees, attorneys and agents of the LACDA against any claim brought by any transferor or transferee of the LACDA Notes in respect of the LACDA Notes, this Funding Loan Agreement or any of the Funding Loan Documents in the event that there occurs a transfer of the LACDA Notes that is not permitted pursuant to this Section 2.6. Failure to comply with Section 2.6(a) shall cause any purported transfer to be null and void.

(e) The Funding Lender shall comply with the LACDA's Multi-Family Bond Policies and Procedures, as described herein, and as otherwise set forth in Exhibit E hereto, unless waived in writing by the LACDA.

### **Section 2.7 Tender of LACDA Notes.**

(a) The LACDA Notes are subject to optional tender, in whole and not in part, by the Funding Lender on the Conversion Date.

(b) Upon CCRC's exercise of the Loan Purchase Option as set forth in the Loan Purchase Agreement, the Funding Lender shall tender to the Fiscal Agent, the outstanding LACDA Notes for purchase on the Conversion Date by providing, in the manner specified in Section 12.1 of this Agreement, written notice to the LACDA, the Fiscal Agent and the Borrower at least 30 days prior to the specified tender date.

(c) Upon tender of the LACDA Notes, the LACDA Notes (but not the Borrower Notes, the Security Instrument or the other Borrower Loan Documents) shall be deemed paid in full and retired and shall be deemed cancelled on the books of the Fiscal Agent, whether or not the Funding Lender has physically delivered the LACDA Notes to the Fiscal Agent. On the Conversion Date, the Funding Lender shall direct and cause the Fiscal Agent to transfer and assign all of its right, title and interest in, to and under the Tax-Exempt Borrower Note, the Security Instrument and other Borrower Loan Documents to CCRC in connection with CCRC's purchase of the portion of the Borrower Loan related to the Tax-Exempt Borrower Note. Upon such purchase and transfer, the LACDA and the Fiscal Agent shall have no further interest in the Borrower Loan or the Borrower Loan Documents, and this Agreement shall be terminated in accordance with Section 12.2 (subject to any indemnification or other rights expressly intended to survive termination as set forth in this Agreement). The LACDA and the Fiscal Agent shall execute and deliver any additional documents or take such other actions as may be reasonably required in order to effect the cancellation of the Tax-Exempt LACDA Note and transfer of the portion of the Borrower Loan related to the Tax-Exempt LACDA Note to CCRC as contemplated hereunder on the Conversion Date.

## ARTICLE III

### PREPAYMENT

**Section 3.1 Prepayment of a LACDA Note From Prepayment Under the Related Borrower Note.** Each LACDA Note is subject to voluntary and mandatory prepayment as follows:

(a) Each LACDA Note shall be subject to voluntary prepayment in full or in part by the LACDA, from funds received by the LACDA or the Fiscal Agent, as provided in the Borrower Loan Agreement, to the extent and in the manner and on any date that the related Borrower Note is subject to voluntary prepayment as set forth therein, at a prepayment price equal to the principal balance of the related Borrower Note to be prepaid, plus interest thereon to the date of prepayment and the amount of any Prepayment Premium payable under the related Borrower Note, plus any Additional Borrower Payments due and payable under the Borrower Loan Agreement through the date of prepayment.

The Borrower shall not have the right to voluntarily prepay all or any portion of the Borrower Notes, thereby causing the related LACDA Note to be prepaid, except as specifically permitted in the Borrower Notes, without the prior written consent of the Funding Lender, which may be withheld in the Funding Lender's sole and absolute discretion.

(b) Each LACDA Note shall be subject to mandatory prepayment in whole or in part upon prepayment of the related Borrower Note at the direction of the Funding Lender in accordance with the terms of the related Borrower Note, at a prepayment price equal to the outstanding principal balance of the related Borrower Note prepaid, plus accrued interest plus any other amounts payable under the related Borrower Note or the Borrower Loan Agreement.

(c) Pursuant to its policies and procedures, if interest on the Tax-Exempt LACDA Note is determined to be taxable pursuant to a Determination of Taxability, as defined in the Borrower Loan Agreement, the Tax-Exempt LACDA Note shall be subject to mandatory prepayment at the sole direction of the Funding Lender.

**Section 3.2 Notice of Prepayment.** Notice of prepayment of a LACDA Note shall be deemed given to the extent that notice of prepayment of the related Borrower Note is timely and properly given to Funding Lender in accordance with the terms of the related Borrower Note and the Borrower Loan Agreement, and no separate notice of prepayment of such LACDA Note is required to be given. Notwithstanding any provision of this Funding Loan Agreement or the Tax-Exempt LACDA Note to the contrary, the LACDA shall be permitted to direct payments of the Tax-Exempt Borrower Note prepayments to be transferred to a custodian or trustee selected by the LACDA, in lieu of application to prepay a like portion of the Tax-Exempt LACDA Note, so long as the LACDA simultaneously causes other funds to be applied to prepay such portion of the Tax-Exempt LACDA Note. The proceeding provisions shall apply only for purposes of preserving or "recycling" private activity bond volume cap in accordance with Section 146(i)96) of the Code.

## ARTICLE IV

### SECURITY

**Section 4.1 Security for the Funding Loan.** To secure the payment of the Funding Loan and each LACDA Note, to declare the terms and conditions on which the Funding Loan and the LACDA Notes are secured, and in consideration of the terms and provision of this Funding Loan Agreement and of the funding of the Funding Loan by the Funding Lender, the LACDA by these presents does grant, bargain, sell, remise, release, convey, assign, transfer, mortgage, hypothecate, pledge, set over and confirm to the Fiscal Agent and to the Funding Lender, as their interests may appear (except as limited herein), for the benefit of the holder from time to time of the LACDA Notes, a lien on and security interest in the following described property (excepting, however, in each case, the Unassigned Rights) (said property, rights and privileges being herein collectively called, the “Security”):

(a) All right, title and interest of the LACDA in, to and under the Borrower Loan Agreement and the Borrower Notes, including, without limitation, all rents, revenues and receipts derived by the LACDA from the Borrower relating to the Project and including, without limitation, all Pledged Revenues, Borrower Loan Payments and Additional Borrower Payments (except those related to the Unassigned Rights) derived by the LACDA under and pursuant to, and subject to the provisions of, the Borrower Loan Agreement; provided that the pledge and assignment made under this Funding Loan Agreement shall not impair or diminish the obligations of the LACDA under the provisions of the Borrower Loan Agreement;

(b) All right, title and interest of the LACDA in, to and under, together with all rights, remedies, privileges and options pertaining to, the Funding Loan Documents, and all other payments, revenues and receipts derived by the LACDA under and pursuant to, and subject to the provisions of, the Funding Loan Documents;

(c) Any and all moneys and investments from time to time on deposit in, or forming a part of, all funds and accounts created and held by the Fiscal Agent under this Funding Loan Agreement, subject to the provisions of this Funding Loan Agreement permitting the application thereof for the purposes and on the terms and conditions set forth herein; and

(d) Any and all other real or personal property of every kind and nature or description, which may from time to time hereafter, by delivery or by writing of any kind, be subjected to the lien of this Funding Loan Agreement as additional security by the LACDA or anyone on its part or with its consent, or which pursuant to any of the provisions hereof or of the Borrower Loan Agreement may come into the possession or control of the Fiscal Agent or the Funding Lender or a receiver appointed pursuant to this Funding Loan Agreement; and the Fiscal Agent or the Funding Lender is hereby authorized to receive any and all such property as and for additional security for the Funding Loan and the LACDA Notes and to hold and apply all such property subject to the terms hereof.

The pledge and assignment of and the security interest granted in the Security pursuant to this Section 4.1 for the payment of the principal of, Prepayment Premium, if any, and interest on each LACDA Note, in accordance with its terms and provisions, and for the payment of all other

amounts due hereunder, shall attach and be valid and binding from and after the time of the delivery of the LACDA Notes by the LACDA. The Security so pledged and then or thereafter received by the Fiscal Agent or the Funding Lender shall immediately be subject to the lien of such pledge and security interest without any physical delivery or recording 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 LACDA irrespective of whether such parties have notice thereof.

**Section 4.2 Delivery of Security.** To provide security for the payment of the Funding Loan and each LACDA Note, the LACDA has pledged and assigned its right, title and interest in the Security to the Fiscal Agent for the benefit of the holder from time to time of the LACDA Notes. In connection with such pledge, assignment, transfer and conveyance, the LACDA shall deliver to the Fiscal Agent the following documents or instruments promptly following their execution and, to the extent applicable, their recording or filing:

- (a) Each Borrower Note endorsed without recourse to the Fiscal Agent by the LACDA;
- (b) The originally executed Borrower Loan Agreement and Regulatory Agreement;
- (c) A copy of the executed Security Instrument and all other Borrower Loan Documents existing at the time of delivery of the Borrower Notes and an assignment for security of the Security Instrument from the LACDA to the Fiscal Agent, in recordable form;
- (d) Uniform Commercial Code financing statements or other chattel security documents giving notice of the Fiscal Agent's status as an assignee of the LACDA's security interest in any personal property forming part of the Project, in form suitable for filing; and
- (e) Uniform Commercial Code financing statements giving notice of the pledge by the LACDA of the Security pledged under this Funding Loan Agreement.

The LACDA shall deliver and deposit with the Fiscal Agent or the Funding Lender such additional documents, financing statements, and instruments as the Fiscal Agent, at the direction of the Funding Lender or the Funding Lender may reasonably require from time to time for the better perfecting and assuring to the Fiscal Agent of its lien and security interest in and to the Security, in each case at the expense of the Borrower.

## **ARTICLE V**

### **LIMITED LIABILITY**

**Section 5.1 Source of Payment of Funding Loan and Other Obligations.** The LACDA Notes are payable solely from the Pledged Revenues and any other revenues, funds or assets of the LACDA pledged and assigned under this Funding Loan Agreement and not from any other revenues, funds or assets of the LACDA. None of the LACDA, the State, or any political subdivision thereof (except the LACDA, to the limited extent set forth herein) nor any public agency shall in any event be liable for the payment of the principal of, Prepayment Premium (if any) or interest on the LACDA Notes and the Funding Loan or for the performance of any pledge, obligation or agreement of any kind whatsoever with respect thereto except as set forth herein, and

none of the Funding Loan or the LACDA Notes or any of the LACDA's agreements or obligations with respect to the Funding Loan, the LACDA Notes, or hereunder, 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. Neither the faith, revenues, credit nor taxing power of the LACDA, the State or any other political corporation or subdivision or agency thereof shall be pledged to the payment of the principal of, premium (if any), or interest on the LACDA Notes or this Funding Loan Agreement. The LACDA has no taxing power.

**Section 5.2 Exempt from Individual Liability.** No recourse for the payment of any part of the principal of, premium, if any, or interest on the LACDA Notes or for the satisfaction of any liability arising from, founded upon or existing by reason of the issuance, purchase or ownership of the LACDA Notes shall be had against the Board of Commissioners, the Board of Supervisors or any official, officer, member, agent or employee of the LACDA, as such, all such liability being expressly released and waived as a condition of and as a part of the consideration for the execution of this Funding Loan Agreement and the issuance of the LACDA Notes. No covenant, stipulation, obligation or agreement of the LACDA contained in this Funding Loan Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future member, commissioner, officer, agent or employee of the LACDA or the Board of Commissioners, or the Board of Supervisors in other than that person's official capacity. No member, commissioner, officer, agent or employee of the LACDA shall be individually or personally liable for the payment of the principal or redemption price of or interest on the LACDA Notes or be subject to any personal liability or accountability by reason of the issuance of the LACDA Notes. No covenant, condition or agreement contained herein shall be deemed to be a covenant, agreement or obligation of any present or future commissioner, officer, director, employee or agent of the LACDA in his individual capacity, and neither the commissioners, officers, directors, employee or agent of the LACDA in his or her individual capacity, and neither the commissioners, officers, directors, employees or agents of the LACDA executing the LACDA Note or this Funding Loan Agreement shall be liable personally on the LACDA Notes or under this Funding Loan Agreement or be subject to any personal liability or accountability by reason of the issuance of the LACDA Notes or the execution of this Funding Loan Agreement.

**Section 5.3 Limited Obligation.** Notwithstanding any other provision of this Funding Loan Agreement to the contrary:

**THE LACDA NOTES ARE ISSUED IN ACCORDANCE WITH THE ACT AND ARE LIMITED OBLIGATIONS OF THE GOVERNMENTAL LENDER PAYABLE SOLELY FROM THE REVENUES, INCOME AND RECEIPTS OF THE GOVERNMENTAL LENDER PLEDGED TO THE PAYMENT THEREOF AND NOT FROM ANY OTHER REVENUES, INCOME OR RECEIPTS OF THE GOVERNMENTAL LENDER. NEITHER THE GOVERNMENTAL LENDER NOR ANY OFFICIAL OR EMPLOYEE OF THE GOVERNMENTAL LENDER NOR ANY PERSON EXECUTING THE LACDA NOTES SHALL BE LIABLE PERSONALLY ON THE LACDA NOTES OR SUBJECT TO ANY PERSONAL LIABILITY OR ACCOUNTABILITY BY REASON OF ITS ISSUANCE. NONE OF THE GOVERNMENTAL LENDER, THE COUNTY OF LOS ANGELES, THE STATE, ANY POLITICAL SUBDIVISION THEREOF (EXCEPT THE GOVERNMENTAL LENDER**



**TO THE LIMITED EXTENT SET FORTH AS DESCRIBED IN THIS PARAGRAPH) OR ANY PUBLIC AGENCY SHALL IN ANY EVENT BE LIABLE FOR THE PAYMENT OF THE PRINCIPAL OF, PREMIUM (IF ANY) OR INTEREST ON THE LACDA NOTES OR FOR THE PERFORMANCE OF ANY PLEDGE, OBLIGATION OR AGREEMENT OF ANY KIND WHATSOEVER EXCEPT AS DESCRIBED IN THIS PARAGRAPH, AND NONE OF THE LACDA NOTES OR ANY OF THE GOVERNMENTAL LENDER'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 GOVERNMENTAL LENDER HAS NO TAXING POWER..**

## **ARTICLE VI**

### **CLOSING CONDITIONS; APPLICATION OF FUNDS**

**Section 6.1 Conditions Precedent to Closing.** Closing of the Funding Loan on the Closing Date shall be conditioned upon satisfaction or waiver by the Funding Lender and the LACDA in their sole discretion of each of the conditions precedent to closing set forth in this Funding Loan Agreement, including but not limited to the following:

(a) Receipt by the Funding Lender of the original executed LACDA Notes, authenticated by the Fiscal Agent;

(b) Receipt by the Fiscal Agent of the executed Borrower Notes, endorsed by the LACDA to the Fiscal Agent;

(c) Receipt by the Fiscal Agent of executed counterpart copies of this Funding Loan Agreement, the Borrower Loan Agreement, the Construction and Permanent Funding Agreement, the Regulatory Agreement, the Tax Certificate, the Security Instrument, and any UCC financing statement required by the Security Instrument;

(d) Receipt by the Fiscal Agent of a certified copy of the Resolution;

(e) Receipt by the Fiscal Agent and LACDA of an executed Required Transferee Representations from the Funding Lender;

(f) Delivery into escrow or to the Fiscal Agent, as appropriate, of all amounts required to be paid in connection with the origination of the Borrower Loan and the Funding Loan and any underlying real estate transfers or transactions, including the Costs of Funding Deposit, in accordance with Section 2.3(c)(ii) of the Borrower Loan Agreement;

(g) Receipt by the Funding Lender and the LACDA of a Tax Counsel Approving Opinion;

(h) Receipt by the Funding Lender and the LACDA of an Opinion of Counsel from Tax Counsel to the effect that the LACDA Notes are exempt from registration under the Securities

Act, and this Funding Loan Agreement is exempt from qualification under the Trust Indenture Act of 1939, as amended;

(i) Delivery of an opinion of counsel to the Borrower addressed to the LACDA to the effect that the Borrower Loan Documents and the Regulatory Agreement are valid and binding obligations of the Borrower, enforceable against the Borrower in accordance with their terms, subject to such exceptions and qualifications as are acceptable to the LACDA; and

(j) Receipt by the Funding Lender and the LACDA of any other documents or opinions that the Funding Lender, the LACDA or Tax Counsel may require in connection with the closing.

## ARTICLE VII

### FUNDS AND ACCOUNTS

**Section 7.1 Authorization to Create Funds and Accounts.** Except as provided in Section 7.3 hereof, no funds or accounts shall be established in connection with the Funding Loan at the time of closing and origination of the Funding Loan. The Funding Lender, the Fiscal Agent (as directed by the Funding Lender) and the Servicer, if any, and any designee of the Funding Lender or the Servicer, are authorized to establish and create from time to time such other funds and accounts or subaccounts as may be necessary for the deposit of moneys (including, without limitation, insurance proceeds and/or condemnation awards), if any, received by the LACDA, the Funding Lender, the Fiscal Agent or the Servicer pursuant to the terms hereof or any of the other Funding Loan Documents and not immediately transferred or disbursed pursuant to the terms of the Funding Loan Documents and/or the Borrower Loan Documents.

**Section 7.2 Investment of Funds.** Amounts held in any funds or accounts created under this Funding Loan Agreement shall be invested in Permitted Investments at the direction of the Borrower, subject in all cases to the restrictions of Section 8.7 hereof and of the Tax Certificate.

**Section 7.3 Establishment of Funds.** There are established with the Fiscal Agent the following funds and accounts:

- (a) The Funding Loan Payment Fund;
- (b) The Project Fund, and within the Project Fund a Note Proceeds Account, including a subaccount for each of the Tax-Exempt LACDA Note and the Taxable LACDA Note, and a Borrower Equity Account;
- (c) The Expense Fund;
- (d) The Closing Costs Fund; and
- (e) The Rebate Fund.

All money required to be deposited with or paid to the Fiscal Agent for the account of any of the funds or accounts created by this Funding Loan Agreement (except the Closing Costs Fund, the Expense Fund and the Rebate Fund) shall be held by the Fiscal Agent for the benefit of the

Funding Lender, and shall, while held by the Fiscal Agent, constitute part of the Pledged Revenues and be subject to the lien hereof.

All money to be deposited with or paid to the Fiscal Agent shall be wired to the Fiscal Agent pursuant to the wiring instructions contained in Exhibit F attached hereto. The Fiscal Agent shall provide Written Notice of any change to such wiring instructions to the Funding Lender and the Borrower no less than five Business Days prior to the next payment date for which such revised instructions will be applicable.

**Section 7.4 Funding Loan Payment Fund.** The LACDA and the Borrower shall have no interest in the Funding Loan Payment Fund or the moneys therein, which shall always be maintained by the Fiscal Agent completely separate and segregated from all other moneys held hereunder and from any other moneys of the LACDA and the Borrower.

The Fiscal Agent shall deposit into the Funding Loan Payment Fund any amounts received from the Borrower as payments of principal of, premium, if any, or interest on the Borrower Loan and any other amounts received by the Fiscal Agent that are subject to the lien and pledge of this Funding Loan Agreement, including any Pledged Revenues not required to be deposited to the Expense Fund or not otherwise specifically directed in writing to be deposited into other funds created by this Funding Loan Agreement.

The Fiscal Agent shall apply all amounts on deposit in the Funding Loan Payment Fund in the following order of priority:

First, to pay or provide for the payment of the interest then due on the Funding Loan to the registered owner of the LACDA Notes;

Second, to pay or provide for the payment or the prepayment of principal (and premium, if any) on the Funding Loan to the registered owner of the LACDA Notes, provided moneys have been transferred or deposited into the Funding Loan Payment Fund for such purpose; and

Third, to pay or provide for the payment of the Funding Loan on the Maturity Dates to the registered owner of the LACDA Notes.

**Section 7.5 Expense Fund.** The Fiscal Agent shall deposit in the Expense Fund the amounts required by the Regulatory Agreement or the Borrower Loan Agreement to be paid by the Borrower to the LACDA or the Fiscal Agent. Amounts on deposit in the Expense Fund shall be used to pay the fees and expenses of the LACDA and the Fiscal Agent, as and when the same become due. In that regard, moneys in the Expense Fund shall be withdrawn or maintained, as appropriate, by the Fiscal Agent to pay (i) on each June 1 and December 1, commencing December 1, 2021, or at the direction of the LACDA, the Ongoing LACDA Fee, (ii) on each June 1, commencing June 1, 2022, to the Fiscal Agent amounts due pursuant to subpart (a) of the definition of “Fiscal Agent’s Fees” herein, (iii) upon receipt, to the Fiscal Agent, any amounts due to the Fiscal Agent which have not been paid, other than amounts paid in accordance with clause (ii) hereof, and (iv) upon receipt, to, or at the direction of, the LACDA, any amounts owing the LACDA by the Borrower and then due and unpaid, other than amounts paid in accordance with clause (i) hereof.

In the event that the amounts on deposit in the Expense Fund are not equal to the amounts payable from the Expense Fund as provided in the preceding paragraph on any date on which such amounts are due and payable, the Fiscal Agent shall give notice to the Borrower of such deficiency and of the amount of such deficiency and request payment within two Business Days to the Fiscal Agent of the amount of such deficiency.

Written notice of any insufficiency, which results in the LACDA not receiving the Ongoing LACDA Fee on the applicable due date, shall be provided by the Fiscal Agent to the LACDA (with a copy to the Borrower and the Funding Lender) within 10 days of the respective due date.

Upon payment by the Borrower of such deficiency, the amounts for which such deficiency was requested shall be paid by the Fiscal Agent.

Notwithstanding anything herein to the contrary, the Fiscal Agent, on behalf of the LACDA, shall prepare and submit a written invoice to the Borrower for payment of the Ongoing LACDA Fee not later than 30 days prior to the due date for payment of such Ongoing LACDA Fee, and shall remit moneys received by the Borrower to the LACDA for payment of such fee.

**Section 7.6 Closing Costs Fund.** On the Closing Date, the Borrower shall deposit or cause to be deposited with the Fiscal Agent, for deposit in the Closing Costs Fund, the amount of \$5,000. Amounts in the Closing Costs Fund shall be disbursed by the Fiscal Agent to pay LACDA Closing Costs on the Closing Date or as soon as practicable thereafter as follows: moneys on deposit in the Closing Costs Fund shall be applied to: (a) pay as stated in a completed requisition in the form of Exhibit D and (b) pay the California Debt and Investment Advisory Commission (“CDIAC”) the CDIAC fee of up to \$5,000 upon receipt of an invoice therefor. Any interest earnings on amounts on deposit in the Closing Costs Fund shall remain in the Closing Costs Fund. Any moneys remaining in the Closing Costs Fund (including investment proceeds) after the earlier of (i) the payment of all costs of issuance as certified in writing to the Fiscal Agent by the Borrower or (ii) a period of six months after the Closing Date, shall be paid to the Borrower Equity Account of the Project Fund or as directed by the Borrower and the Closing Costs Fund shall be closed.

**Section 7.7 Project Fund.**

(a) All proceeds of the Funding Loan provided by the Funding Lender shall be deposited to the applicable series subaccount of the Note Proceeds Account of the Project Fund. The Fiscal Agent shall disburse moneys in the Project Fund for the acquisition and construction of the Project, to pay other Qualified Project Costs and to pay other costs related to the Project as further provided herein.

Not less than 95% of the moneys deposited in and credited to the Tax-Exempt LACDA Note subaccount of the Note Proceeds Account and the Remaining Funding Loan Proceeds Account of the Project Fund, representing the proceeds of the Funding Loan evidenced by the Tax-Exempt LACDA Note, including investment income thereon, will be expended for Qualified Project Costs (the “95% Requirement”). The amounts on deposit in the Tax-Exempt LACDA Note subaccount of the Note Proceeds Account and the Remaining Funding Loan Proceeds Account of the Project Fund shall not be applied to the payment of LACDA Closing Costs.

Before any payment shall be made from the Project Fund, the Regulatory Agreement shall have been executed and submitted to a title company for recordation in the official records of the County of Los Angeles and there shall be filed with the Fiscal Agent a Written Requisition of the Borrower substantially in the form attached hereto as Exhibit C and approved by the Funding Lender pursuant to the terms, conditions and provisions of the Construction and Permanent Funding Agreement.

In addition to the above, in connection with a Written Requisition:

(i) Only the signature of an authorized officer of the Funding Lender shall be required on a Written Requisition during any period in which a default by the Borrower has occurred and is then continuing under the Borrower Loan (notice of which default has been given in writing by an authorized officer of the Funding Lender to the Fiscal Agent and the LACDA, and the Fiscal Agent shall be entitled to conclusively rely on any such Written Notice as to the occurrence and continuation of such a default).

(ii) The Fiscal Agent shall disburse amounts in the Project Fund (first from the Borrower Equity Account and second from any other account or subaccount of the Project Fund) for the payment of interest due on the LACDA Notes upon receipt from the Funding Lender of a statement detailing the amount due (and without any need for a Written Requisition or any approval by the Borrower), provided that the Fiscal Agent shall provide written notice of such disbursements to the LACDA.

(iii) The Fiscal Agent may conclusively rely on all Written Requisitions, the execution of the Written Requisitions by the Authorized Borrower Representative and the approval of all Written Requisitions by the Funding Lender, as required by this Section, as conditions of payment from the Project Fund, which Written Requisitions constitute, as to the Fiscal Agent, irrevocable determinations that all conditions to payment of the specified amounts from the Project Fund have been satisfied. These documents shall be retained by the Fiscal Agent, subject at all reasonable times to examination by the Borrower, the LACDA, the Funding Lender and the agents and representatives thereof upon reasonable notice to the Fiscal Agent. The Fiscal Agent is not required to inspect the Project or the construction work or to make any independent investigation with respect to the matters set forth in any Written Requisition or other statements, orders, certifications, and approvals received by the Fiscal Agent. The Fiscal Agent is not required to obtain completion bonds, lien releases or otherwise supervise the acquisition, construction, renovation, equipping, improvement and installation of the Project.

(b) Upon receipt of each Written Requisition submitted by the Borrower and approved in writing by the Funding Lender, the Fiscal Agent shall promptly, but in any case within three Business Days, make payment from the appropriate account and subaccount within the Project Fund in accordance with such Written Requisition. The Fiscal Agent shall have no duty to determine whether any requested disbursement from the Project Fund complies with the terms, conditions and provisions of the Funding Loan Documents or, in the case of disbursements from the Tax-Exempt LACDA Note subaccount of the Note Proceeds Account, constitutes payment of Qualified Project Costs or complies with the 95% Requirement. The approval in writing of a Written Requisition by the Funding, shall be deemed a certification and, insofar as the Fiscal Agent

and the LACDA are concerned, shall constitute conclusive evidence that all of the terms, conditions and requirements of the Funding Loan Documents applicable to such disbursement have been fully satisfied or waived and the Written Requisition from the Borrower shall, insofar as the Fiscal Agent and the LACDA, as applicable, are concerned, constitute conclusive evidence that the costs described in the Written Requisition constitute Qualified Project Costs or other permitted Project costs.

The Fiscal Agent shall immediately provide Written Notice to the Borrower, the Funding Lender and the LACDA if there are not sufficient funds available to or on deposit with the Fiscal Agent to make the disbursements as and when required by this Section 7.7(b). Except as provided in the next sentence, all such payments shall be made by check or draft payable, or by wire transfer, either (i) directly to the person, firm or corporation to be paid, (ii) to the Borrower and such person, firm or corporation, or (iii) upon receipt by the Funding Lender of evidence that the Borrower has previously paid such amount and Written Direction to the Fiscal Agent as to such as evidenced by the Funding Lender's approval of the Written Requisition, to the Borrower. Upon the occurrence of an Event of Default of the Borrower of which the Fiscal Agent has knowledge as provided herein, which is continuing under the Funding Loan Documents, with the Written Consent of the Funding Lender, the Fiscal Agent may apply amounts on deposit in the Project Fund to the payment of principal of and interest on the Funding Loan. If a Written Requisition signed by the Authorized Borrower Representative and countersigned by an authorized officer of the Funding Lender and the LACDA is received by the Fiscal Agent, the requested disbursement shall be paid by the Fiscal Agent as soon as practicable, but in no event later than three Business Days following receipt thereof by the Fiscal Agent. Upon final disbursement of all amounts on deposit in the Project Fund, the Fiscal Agent shall close the Project Fund.

(c) Prior to the Conversion Date, the Funding Lender shall disburse directly to the Funding Lender on the first Business Day of each month, the accrued interest under the Funding Loan and the Funding Lender will provide the Fiscal Agent with written notice of the amount disbursed pursuant to this Section 7.7(c).

(d) Immediately prior to any mandatory prepayment of the Funding Loan pursuant to the terms hereof, any amounts then remaining in the Project Fund shall, at the written direction of the Funding Lender, be transferred to the Funding Loan Payment Fund to be applied to the prepayment of the Funding Loan pursuant hereto.

(e) Amounts on deposit in the Project Fund shall be invested in Permitted Investments directed in writing by the Borrower. Investment Income earned on amounts on deposit in each account of the Project Fund shall be retained in and credited to and become a part of the amounts on deposit in that account of the Project Fund.

(f) Amounts on deposit in the Funding Loan Payment Fund, Expense Fund, Rebate Fund and Closing Costs Fund shall be invested in Permitted Investments directed in writing by the Borrower. Investment Income earned on amounts on deposit in each account of the Funding Loan Payment Fund, Expense Fund, Rebate Fund and Closing Costs Fund shall be retained in and credited to and become a part of the amounts on deposit in that account of the Funding Loan Payment Fund, Expense Fund, Rebate Fund and Closing Costs Fund.

The Fiscal Agent may make any and all investments permitted under this Funding Loan Agreement through its own trust or banking department or any affiliate and may pay said department reasonable, customary fees for placing such investments. The Fiscal Agent and its affiliates may act as principal, agent, sponsor, advisor or depository with respect to Permitted Investments under this Funding Loan Agreement. The Fiscal Agent shall not be liable for any losses from investments made by the Fiscal Agent in accordance with this Funding Loan Agreement.

The LACDA, the Funding Lender and the Borrower (by its execution of the Borrower Loan Agreement) acknowledge that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the LACDA or the Funding Lender the right to receive brokerage confirmations of security transactions as they occur, the LACDA and the Funding Lender will not receive such confirmations to the extent permitted by law. The Fiscal Agent shall furnish the Borrower, the Funding Lender and the LACDA (to the extent requested by such parties) periodic cash transaction statements which shall include detail for all investment transactions, if any, made by the Fiscal Agent hereunder.

The amounts received upon the sale of the Tax-Exempt LACDA Note and interest and other investment earnings on those amounts shall be allocated and used for financing Qualified Project Costs of each building and related land in the Project so that the aggregate basis of each such building and related land, within the meaning of Section 42(h)(4) of the Code, shall be financed 50% or more from those amounts.

**Section 7.8 Rebate Fund.** The Fiscal Agent shall deposit or transfer to the credit of the Rebate Fund each amount delivered to the Fiscal Agent by the Borrower for deposit thereto and each amount directed by the Borrower to be transferred thereto pursuant to Section 5.35 of the Borrower Loan Agreement.

## ARTICLE VIII

### REPRESENTATIONS AND COVENANTS

**Section 8.1 General Representations.** The LACDA makes the following representations as the basis for the undertakings on its part herein contained:

(a) The LACDA is a public body, corporate and politic, organized and existing under the laws of the State, and has the power and authority to (i) enter into the Funding Loan Documents to which it is a party and the transactions contemplated thereby, (ii) incur the indebtedness represented by the LACDA Notes and the Funding Loan and apply the proceeds of such indebtedness to finance the Project and (iii) carry out its other obligations under this Funding Loan Agreement and the LACDA Notes, and by proper action has duly authorized the LACDA's execution and delivery of, and its performance under, such Funding Loan Documents and all other agreements and instruments relating thereto.

(b) The LACDA is not in default under or in violation of, and the execution and delivery of the Funding Loan Documents to which it is a party and its compliance with the terms and conditions thereof will not conflict or constitute a default under or a violation of, (i) the Act,

(ii) to its knowledge, any other existing laws, rules, regulations, judgments, decrees and orders applicable to it, or (iii) to its knowledge, the provisions of any agreements and instruments to which the LACDA is a party, a default under or violation of which would prevent it from entering into the Funding Loan Agreement, executing and delivering the LACDA Notes, financing the Project, executing and delivering the other Funding Loan Documents to which it is a party or consummating the transactions contemplated thereby. The LACDA makes no representations as to the necessity of registering the LACDA Notes or the Borrower Notes pursuant to any securities laws or complying with any other requirements of securities laws.

(c) To the knowledge of the LACDA, no litigation, inquiry or investigation of any kind in or by any judicial or administrative court or agency is pending or, to the knowledge of the LACDA, threatened against the LACDA with respect to (i) the organization and existence of the LACDA, (ii) its authority to execute or deliver the Funding Loan Documents to which it is a party, (iii) the validity or enforceability of any such Funding Loan Documents or the transactions contemplated thereby, (iv) the title of any officer of the LACDA who executed such Funding Loan Documents or (v) any authority or proceedings relating to the execution and delivery of such Funding Loan Documents on behalf of the LACDA, and no such authority or proceedings have been repealed, revoked, rescinded or amended but are in full force and effect.

(d) The revenues and receipts to be derived from the Borrower Loan Agreement, the Borrower Notes and this Funding Loan Agreement have not been pledged previously by the LACDA to secure any of its notes or bonds other than the Funding Loan as evidenced by the LACDA Notes.

THE GOVERNMENTAL LENDER MAKES NO REPRESENTATION, COVENANT OR AGREEMENT AS TO THE FINANCIAL POSITION OR BUSINESS CONDITION OF THE BORROWER OR THE PROJECT AND DOES NOT REPRESENT OR WARRANT AS TO ANY STATEMENTS, MATERIALS, REPRESENTATIONS OR CERTIFICATIONS FURNISHED BY THE BORROWER IN CONNECTION WITH THE FUNDING LOAN OR THE BORROWER LOAN OR AS TO THE CORRECTNESS, COMPLETENESS OR ACCURACY THEREOF.

**Section 8.2 No Encumbrance on Security.** The LACDA will not knowingly create or knowingly permit the creation of any mortgage, pledge, lien, charge or encumbrance of any kind on the Security or any part thereof prior to or on a parity with the lien of this Funding Loan Agreement, except as expressly permitted or contemplated by the Funding Loan Documents.

**Section 8.3 Repayment of Funding Loan.** Solely from amounts pledged therefor, and subject to the provisions of Article V hereof, the LACDA will duly and punctually repay, or cause to be repaid, the Funding Loan, as evidenced by the LACDA Note, as and when the same shall become due, all in accordance with the terms of the LACDA Note and this Funding Loan Agreement.

**Section 8.4 Servicer.** The Funding Lender may appoint a Servicer to service and administer the Funding Loan and/or the Borrower Loan on behalf of the Funding Lender and the Fiscal Agent, including, without limitation the fulfillment of rights and responsibilities granted by LACDA to Funding Lender pursuant to Section 2.1 of the Borrower Loan Agreement.



### **Section 8.5 Borrower Loan Agreement Performance.**

(a) The Funding Lender, the Fiscal Agent and the Servicer, if any, on behalf of the LACDA, may (but shall not be required or obligated to) perform and observe any agreement or covenant of the LACDA under the Borrower Loan Agreement, all to the end that the LACDA's rights under the Borrower Loan Agreement may be unimpaired and free from default.

(b) The LACDA will promptly notify or cause to be notified the Borrower, the Fiscal Agent, the Servicer, if any, and the Funding Lender in writing of the occurrence of any Borrower Loan Agreement Default, provided that the LACDA has received Written Notice or otherwise has knowledge of such event.

### **Section 8.6 Maintenance of Records; Inspection of Records.**

(a) The Fiscal Agent shall keep and maintain adequate records pertaining to any funds and accounts established hereunder by the Fiscal Agent, including all deposits to and disbursements from said funds and accounts and shall keep and maintain the registration books for the LACDA Notes and interests therein. The Fiscal Agent shall retain in its possession all certifications and other documents presented to it, all such records and all records of principal, interest and Prepayment Premium paid on the Funding Loan, subject to the inspection of the Funding Lender and the LACDA and their representatives at all reasonable times and upon reasonable prior notice.

(b) The LACDA and the Funding Lender will at any and all times, upon the reasonable request of the Servicer, if any, the Borrower, the Fiscal Agent, the LACDA or the Funding Lender, afford and procure a reasonable opportunity by their respective representatives to inspect the books, records, reports and other papers of the LACDA or the Funding Lender, as appropriate, relating to the Project and the Funding Loan, if any, and to make copies thereof.

**Section 8.7 Tax Covenants.** The LACDA covenants to and for the benefit of the Fiscal Agent and the Funding Lender that, notwithstanding any other provisions of this Funding Loan Agreement or of any other instrument, it will (subject to the limited liability provisions hereof):

(a) Require the Borrower to execute the Regulatory Agreement as a condition of funding the Borrower Loan;

(b) Not knowingly take or cause to be taken any action or actions, or knowingly fail to take any action or actions, which would cause the interest payable on the Tax-Exempt LACDA Note to be includable in gross income for federal income tax purposes;

(c) Whenever and so often as requested by Funding Lender, the LACDA (at the sole cost and expense of the Borrower) shall do and perform all acts and things permitted by law and necessary or desirable in order to assure that interest paid by the LACDA on the Tax-Exempt LACDA Note will be excluded from the gross income of the holder of the Tax-Exempt LACDA Note, for federal income tax purposes, pursuant to Section 103 of the Code, except in the event where any owner of the Tax-Exempt LACDA Note or a portion thereof is a "substantial user" of the facilities financed with the Funding Loan or a "related person" within the meaning of Section 147(a) of the Code;

(d) Not knowingly take any action or, solely in reliance upon the covenants and representations of the Borrower in the Borrower Loan Agreement, in the Regulatory Agreement and in the Tax Certificate, knowingly permit or suffer any action to be taken if the result of the same would be to cause the LACDA Notes to be “federally guaranteed” within the meaning of Section 149(b) of the Code and the Regulations;

(e) Require the Borrower to agree, solely by causing the Borrower to execute and deliver the Borrower Loan Agreement, not to commit any act and not to make any use of the proceeds of the Funding Loan funded with the proceeds of the Tax-Exempt LACDA Note, or any other moneys which may be deemed to be proceeds of the Funding Loan funded with the proceeds of the Tax-Exempt LACDA Note pursuant to the Code, which would cause the Tax-Exempt LACDA Note to be an “arbitrage bond” within the meaning of Sections 103(b) and 148 the Code, and to comply with the requirements of the Code throughout the term of the Tax-Exempt LACDA Note; and

(f) Require the Borrower, solely by causing the Borrower to execute and deliver the Borrower Loan Agreement and the Tax Certificate, to take all steps necessary to compute and pay any rebatable arbitrage in accordance with Section 148(f) of the Code.

In furtherance of the covenants in this Section 8.7, the LACDA and the Borrower shall execute, deliver and comply with the provisions of the Tax Certificate, which are by this reference incorporated into this Funding Loan Agreement and made a part of this Funding Loan Agreement as if set forth in this Funding Loan Agreement in full. In the event of any conflict between this Funding Loan Agreement and the Tax Certificate, the requirements of the Tax Certificate shall control.

For purposes of this Section 8.7 the LACDA’s compliance shall be based solely on matters within the LACDA’s knowledge and control and no acts, omissions or directions of the Borrower, the Fiscal Agent, the Funding Lender or any other Persons shall be attributed to the LACDA.

In complying with the foregoing covenants, the LACDA may rely from time to time on a Tax Counsel No Adverse Effect Opinion or other appropriate opinion of Tax Counsel.

**Section 8.8 Performance by the Borrower.** From and after the Conversion Date, without relieving the LACDA from the responsibility for performance and observance of the agreements and covenants required to be performed and observed by it hereunder, the Borrower, on behalf of the LACDA, may (but is under no obligation to) perform any such agreement or covenant, but only with the prior written consent of the Funding Lender and only if no Borrower Loan Agreement Default or Potential Default under (and as such term is defined in) the Borrower Loan Agreement exists.

**Section 8.9 Maintenance of Records.** The Funding Lender shall keep and maintain adequate records pertaining to the funds and accounts, if any, established hereunder, including all deposits to and disbursements from said funds and accounts and will provide information and records relating thereto to the LACDA upon written request.

## ARTICLE IX

### DEFAULT

**Section 9.1 Default Under Borrower Loan Agreement; Acceleration.** No default by the Borrower under the Borrower Loan Agreement shall constitute an event of default with respect to the LACDA Notes. The LACDA's, the Fiscal Agent's, the Borrower's and the Funding Lender's remedies with respect to a default under the Funding Loan Documents shall be as set forth under the Funding Loan Documents. The Funding Lender may, upon the acceleration of the Borrower's obligations under the Funding Loan Documents, direct the Fiscal Agent to accelerate the maturity of the LACDA Notes and apply any funds available hereunder for such purpose as provided herein (after paying the fees and expenses of the Fiscal Agent and the LACDA). The principal amount of the respective LACDA Note remaining outstanding shall be deemed paid upon transfer, to or at the direction of the Funding Lender, of the Funding Loan Documents and all security therefor free and clear of the lien of this Funding Loan Agreement.

The LACDA shall cooperate with the Funding Lender and the Fiscal Agent in exercising rights and remedies under the Funding Loan Documents, but only upon being satisfactorily indemnified by the Borrower for any fees or expenses relating thereto as provided in the Borrower Loan Agreement and the Regulatory Agreement.

**Section 9.2 Limitation of Liability to Pledged Revenues.** Notwithstanding anything contained in this Funding Loan Agreement, the LACDA shall not be required to advance any moneys derived from the proceeds of taxes collected by the County, by the State or by any political subdivision thereof or from any source of income of any of the foregoing other than the Pledged Revenues for any of the purposes mentioned in this Funding Loan Agreement, whether for the payment of the principal of or interest on the LACDA Notes or for any other purpose of this Funding Loan Agreement.

## ARTICLE X

### AMENDMENT; AMENDMENT OF BORROWER LOAN AGREEMENT AND OTHER DOCUMENTS

**Section 10.1 Amendment of Funding Loan Agreement.** Any of the terms of this Funding Loan Agreement and the LACDA Notes may be amended or waived only by an instrument signed by the Funding Lender, the Fiscal Agent and the LACDA; provided, however, no such amendment which materially affects the rights, duties, obligations or other interests of the Borrower shall be made without the consent of the Borrower and, provided further, that if the Borrower is in default under any Funding Loan Document, no Borrower consent shall be required unless such amendment has a material adverse effect on the rights, duties, obligations or other interests of the Borrower. All of the terms of this Funding Loan Agreement shall be binding upon the successors and assigns of and all persons claiming under or through the LACDA, the Fiscal Agent or any such successor or assign, and shall inure to the benefit of and be enforceable by the successors and assigns of the LACDA, the Funding Lender and the Fiscal Agent.

**Section 10.2 Amendments Require Funding Lender Consent.** Neither the LACDA nor the Fiscal Agent shall consent to any amendment, change or modification of the Borrower Loan Agreement or any other Borrower Loan Document or Funding Loan Document (except the Tax Certificate and the Regulatory Agreement) without the prior Written Consent of the Funding Lender, or the Fiscal Agent at the direction of the Funding Lender.

**Section 10.3 Consents and Opinions.** No amendment to this Funding Loan Agreement or any other Funding Loan Document entered into under this Article X or any amendment, change or modification otherwise permitted under this Article X shall become effective unless and until (i) the Funding Lender shall have approved the same in writing in its sole discretion and, in the case of this Funding Loan Agreement, the Fiscal Agent should have also approved the same in writing and, and (ii) to the extent requested by the Funding Lender, the Funding Lender and the Fiscal Agent shall have received, at the expense of the Borrower, a Tax Counsel No Adverse Effect Opinion and an Opinion of Counsel to the effect that any such proposed amendment is authorized and complies with the provisions of this Funding Loan Agreement and is a legal, valid and binding obligation of the parties thereto, subject to normal exceptions relating to bankruptcy, insolvency and equitable principles limitations.

## ARTICLE XI

### THE FISCAL AGENT

**Section 11.1 Appointment of Fiscal Agent; Acceptance.** The LACDA hereby appoints U.S. Bank National Association, as Fiscal Agent hereunder. The Fiscal Agent shall signify its acceptance of the duties and obligations imposed upon it by this Funding Loan Agreement by executing this Funding Loan Agreement.

#### **Section 11.2 Certain Duties and Responsibilities of Fiscal Agent.**

(a) The Fiscal Agent undertakes to perform such duties and only such duties as are specifically set forth in this Funding Loan Agreement, and no implied covenants or obligations shall be read into this Funding Loan Agreement against the Fiscal Agent.

(b) If an event of default exists hereunder or under any Borrower Loan Document, the Fiscal Agent shall exercise such of the rights and powers vested in it by this Funding Loan Agreement, and subject to Section 11.2(c)(iii) hereof, use the same degree of care and skill in their exercise, as a prudent corporate trust officer would exercise or use under the circumstances in the conduct of corporate trust business.

(c) No provision of this Funding Loan Agreement shall be construed to relieve the Fiscal Agent from liability for its own negligent action, its own negligent failure to act, or its own willful misconduct, in each case, as finally adjudicated by a court of law, except that:

(i) This subsection shall not be construed to limit the effect of subsection (a) of this Section;

(ii) The Fiscal Agent shall not be liable for any error of judgment made in good faith, unless it shall be proved that the Fiscal Agent was negligent in ascertaining the pertinent facts;

(iii) The Fiscal Agent shall not be liable with respect to any action taken or omitted to be taken by it in accordance with the direction of the Funding Lender relating to the time, method and place of conducting any proceeding for any remedy available to the Fiscal Agent, or exercising any power conferred upon the Fiscal Agent under this Funding Loan Agreement; and

(iv) No provision of this Funding Loan Agreement shall require the Fiscal Agent to expend or risk its own funds or otherwise incur any financial liability in the performance of any of its duties hereunder, or in the exercise of any of its rights or powers, if it shall have reasonable grounds for believing that repayment of such funds or adequate indemnity against such risk or liability is not assured to it in its sole discretion.

Subject to its rights to indemnification pursuant to Section 11.4 hereof, the Fiscal Agent is directed to enter into the Borrower Loan Documents to which it is a party and other related documents, solely in its capacity as Fiscal Agent.

(d) Whether or not therein expressly so provided, every provision of this Funding Loan Agreement and the other Funding Loan Documents relating to the conduct or affecting the liability of or affording protection to the Fiscal Agent shall be subject to the provisions of this Section.

(e) The Fiscal Agent may conclusively rely, as to the truth of the statements and the correctness of the opinions expressed therein, upon certificates or opinions furnished to the Fiscal Agent and conforming to the requirements of this Funding Loan Agreement; but in the case of any such certificates or opinions which by any provision hereof are specifically required to be furnished to the Fiscal Agent, the Fiscal Agent shall be under a duty to examine the same to determine whether or not they conform to the requirements of this Funding Loan Agreement.

(f) The permissive rights of the Fiscal Agent to do things enumerated in this Funding Loan Agreement shall not be construed as a duty.

(g) The rights of the Fiscal Agent and limitations of liability enumerated herein and in Section 11.4 shall extend to actions taken or omitted in its role as assignee of the LACDA under the Borrower Loan Agreement and the other Funding Loan Documents.

**Section 11.3 Notice of Defaults.** Upon the occurrence of any default hereunder or under any Borrower Loan Document and provided that a Responsible Officer of the Fiscal Agent is aware of or has received Written Notice of the existence of such default, promptly, and in any event within 15 days, the Fiscal Agent shall transmit to the LACDA, the Borrower, the Equity Investor, the Servicer, if any, and the Funding Lender, in the manner and at the addresses for notices set forth in Section 12.1 hereof, notice of such default hereunder known to the Fiscal Agent pursuant to Section 11.4(g) hereof, unless such default shall have been cured or waived.

**Section 11.4 Certain Rights of Fiscal Agent.** Except as otherwise provided in Section 11.1 hereof:

(a) The Fiscal Agent may rely and shall be protected in acting or refraining from acting upon any resolution, certificate, statement, instrument, opinion, report, notice, request, direction, consent, order, bond, note, debenture, coupon or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or parties;

(b) Any request or direction of the LACDA mentioned herein shall be sufficiently evidenced by a certificate or order executed by an Authorized LACDA Representative;

(c) Whenever in the administration of this Funding Loan Agreement or any Borrower Loan Document the Fiscal Agent shall deem it desirable that a matter be proved or established prior to taking, suffering or omitting any action hereunder, the Fiscal Agent (unless other evidence be herein specifically prescribed) may, in the absence of bad faith on its part, rely upon a Written Certificate of the LACDA, the Funding Lender, the Servicer or the Borrower, as appropriate;

(d) The Fiscal Agent shall be under no obligation to exercise any of the rights or powers vested in it by this Funding Loan Agreement or any Borrower Loan Document at the request or direction of the Funding Lender, pursuant to this Funding Loan Agreement, unless the Funding Lender shall have offered to the Fiscal Agent in writing security or indemnity reasonably satisfactory to the Fiscal Agent against the costs, expenses and liabilities which might be incurred by it in compliance with such request or direction, except costs, expenses and liabilities which are adjudicated to have resulted from its own negligence or willful misconduct, provided that nothing contained in this subparagraph (d) shall be construed to require such security or indemnity for the performance by the Fiscal Agent of its obligations under Article VIII hereof;

(e) The Fiscal Agent shall not be bound to make any investigation into the facts or matters stated in any resolution, certificate, statement, instrument, opinion, report, notice, request, direction, consent, order, bond, note, debenture, coupon or other paper or document but the Fiscal Agent, in its discretion, may make such further inquiry or investigation into such facts or matters as it may see fit, and, if the Fiscal Agent shall determine to make such further inquiry or investigation, it shall be entitled to examine the books and records of the LACDA, if any, and of the Borrower, in either case personally or by agent or attorney after reasonable notice and during normal business hours;

(f) The Fiscal Agent may execute any of its powers hereunder or perform any duties hereunder either directly or by or through agents or attorneys and pay reasonable compensation thereto and the Fiscal Agent shall not be responsible for any misconduct or negligence on the part of any agent or attorney appointed with due care by it hereunder. The Fiscal Agent may act upon the advice of counsel of its choice concerning all matters hereof and the Fiscal Agent shall not be responsible for any loss or damage resulting from any action or inaction taken in good faith reliance upon said advice; and

(g) The Fiscal Agent shall not be required to take notice or be deemed to have notice of any default hereunder or under any Borrower Loan Document except for failure by the Borrower to make payments of principal, interest, premium, if any, or Ongoing LACDA Fee when due,

unless a Responsible Officer of the Fiscal Agent shall be specifically notified by a Written Notice of such default by the LACDA, the Servicer or the Funding Lender, and all notices or other instruments required by this Funding Loan Agreement or under any Borrower Loan Document to be delivered to the Fiscal Agent, must, in order to be effective, be delivered in writing to a Responsible Officer of the Fiscal Agent at the Office of the Fiscal Agent, and in the absence of such Written Notice so delivered the Fiscal Agent may conclusively assume there is no default as aforesaid.

**Section 11.5 Not Responsible for Recitals.** The recitals contained herein and in the LACDA Notes shall be taken as the statements of the LACDA, and the Fiscal Agent assumes no responsibility for their correctness. The Fiscal Agent makes no representations as to the value or condition of the Pledged Revenues, the Security or any part thereof, or as to the title of the LACDA thereto or as to the security afforded thereby or hereby, or as to the validity or sufficiency of this Funding Loan Agreement or of the Funding Loan.

The Fiscal Agent 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 funding of the Funding Loan.

The Fiscal Agent shall not be required to monitor the financial condition of the Borrower or the physical condition of the Project. Unless otherwise expressly provided, the Fiscal Agent shall be under no obligation to analyze, review or make any credit decisions with respect to any financial statements, reports, notices, certificates or documents received hereunder but shall hold such financial statements reports, notices, certificates and documents solely for the benefit of, and review by, the Funding Lender and such other parties to whom the Fiscal Agent may provide such information pursuant to this Funding Loan Agreement.

The Fiscal Agent makes no representations as to and shall have no responsibility for the sufficiency of the insurance required under any of the Borrower Loan Documents.

**Section 11.6 May Hold Funding Loan and the LACDA Note.** The Fiscal Agent in its individual or any other capacity may become the owner or pledgee of the Funding Loan and the LACDA Notes and may otherwise deal with the LACDA, the Funding Lender and the Borrower with the same rights it would have if it were not Fiscal Agent.

**Section 11.7 Moneys Held in Trust.** Moneys held by the Fiscal Agent in trust hereunder need not be segregated from other funds except to the extent required by law. The Fiscal Agent shall be under no liability for interest on any moneys received by it hereunder except as otherwise provided herein.

**Section 11.8 Compensation and Reimbursement.** Under the Borrower Loan Agreement, the Borrower has agreed to, except as otherwise expressly provided herein, reimburse the Fiscal Agent as provided in this Funding Loan Agreement or the Borrower Loan Agreement, upon its request for all reasonable expenses, disbursements and advances incurred or made by the Fiscal Agent in accordance with any provision of this Funding Loan Agreement (including the reasonable fees, expenses and disbursements of its agents and counsel), except any such expense,

disbursement or advance as may be attributable to the Fiscal Agent's negligence or willful misconduct, both as finally adjudicated by a court of law.

When the Fiscal Agent incurs expenses or renders service in connection with any bankruptcy or insolvency proceeding, such expenses (including the fees and expenses of its counsel) and the compensation for such services are intended to constitute expenses of administration under any bankruptcy law or law relating to creditors rights generally.

(a) The LACDA has no obligation to pay the Fiscal Agent for services rendered.

(b) As security for the performance of the obligations of the Borrower under this Section and for the payment of such compensation, expenses, reimbursements and indemnity, the Fiscal Agent shall have the right to use and apply any moneys held by it as Pledged Revenues.

(c) The Fiscal Agent's rights to compensation and reimbursement shall survive its resignation or removal, the payment of the Funding Loan or the Borrower Loan or the release of this Funding Loan Agreement.

**Section 11.9 Fiscal Agent Required; Eligibility.** Any successor Fiscal Agent shall at all times be a trust company, a state banking corporation or a national banking association with the authority to accept trusts in the State approved in writing by the LACDA and either (a) have a combined capital and surplus of at least \$50,000,000 as set forth in its most recent published annual report of condition, (b) be a wholly owned subsidiary of a bank holding company, or a wholly owned subsidiary of a company that is a wholly owned subsidiary of a bank holding company, having a combined capital surplus of at least \$50,000,000 as set forth in its most recent published annual report of condition, have at least \$500,000,000 of trust assets under management and have a combined capital surplus of at least \$2,000,000 as set forth in its most recent published annual report of condition, or (c) be otherwise acceptable to the Funding Lender and the LACDA in their sole and absolute discretion.

**Section 11.10 Resignation and Removal; Appointment of Successor.**

(a) No resignation or removal of the Fiscal Agent hereunder and no appointment of a successor Fiscal Agent pursuant to this Article shall become effective until the written acceptance by the successor Fiscal Agent of such appointment.

(b) The Fiscal Agent may resign at any time by giving 60 days' Written Notice thereof to the LACDA, the Borrower, the Servicer, if any, and the Funding Lender. If an instrument of acceptance by a successor Fiscal Agent shall not have been delivered to the Fiscal Agent within 45 days after the giving of such notice of resignation, the resigning Fiscal Agent may petition any court of competent jurisdiction for the appointment of a successor Fiscal Agent.

(c) The Fiscal Agent may be removed at any time with 30 days' notice by (i) the LACDA, with the Written Consent of the Funding Lender, (ii) the Borrower (unless the Borrower is in default under any of the Borrower Loan Documents), with the Written Consent of the Funding Lender and the LACDA, or (iii) the Funding Lender by Written Notice delivered to the Fiscal Agent, the LACDA and the Borrower.



(d) If the Fiscal Agent shall resign, be removed or become incapable of acting, or if a vacancy shall occur in the Office of the Fiscal Agent for any cause, the LACDA shall promptly appoint a successor Fiscal Agent, with the consent of the Funding Lender. In case all or substantially all of the Pledged Revenues and Security shall be in the possession of a receiver or trustee lawfully appointed, such receiver or trustee may similarly appoint a successor to fill such vacancy until a new Fiscal Agent shall be so appointed by the LACDA. If, within 60 days after such resignation, removal or incapability or the occurrence of such vacancy, the LACDA has failed to so appoint a successor Fiscal Agent, then a successor Fiscal Agent shall be appointed by the Funding Lender (from any of the institutions approved by the LACDA to serve as a fiscal agent or trustee) with Written Notice thereof delivered to the LACDA, the Borrower, the Servicer, if any, and the retiring Fiscal Agent, and the successor Fiscal Agent so appointed shall, forthwith upon its acceptance of such appointment, become the successor Fiscal Agent and supersede the successor Fiscal Agent appointed by such receiver or Fiscal Agent. If no successor Fiscal Agent shall have been appointed by the LACDA or the Funding Lender and accepted appointment in the manner hereinafter provided, the Fiscal Agent may petition any court of competent jurisdiction for the appointment of a successor Fiscal Agent.

(e) The retiring Fiscal Agent shall cause Written Notice of each resignation and each removal of the Fiscal Agent and each appointment of a successor Fiscal Agent to be provided to the Funding Lender. Each notice shall include the name of the successor Fiscal Agent and the address of the office of the successor Fiscal Agent.

#### **Section 11.11 Acceptance of Appointment by Successor.**

(a) Every successor Fiscal Agent appointed hereunder shall execute, acknowledge and deliver to the LACDA and to the retiring Fiscal Agent an instrument accepting such appointment, and thereupon the resignation or removal of the retiring Fiscal Agent shall become effective and such successor Fiscal Agent, without any further act, deed or conveyance, shall become vested with all the estates, properties, rights, powers and duties of the retiring Fiscal Agent; notwithstanding the foregoing, on request of the LACDA or the successor Fiscal Agent, such retiring Fiscal Agent shall, upon payment of its charges, execute and deliver an instrument conveying and transferring to such successor Fiscal Agent all the estates, properties, rights, powers and duties of the retiring Fiscal Agent, and shall duly assign, transfer and deliver to such successor Fiscal Agent all property and money held by such retiring Fiscal Agent hereunder. Upon request of any such successor Fiscal Agent, the LACDA shall execute any and all instruments for more fully and certainly vesting in and confirming to such successor Fiscal Agent all such estates, properties, rights and powers.

(b) No successor Fiscal Agent shall accept its appointment unless at the time of such acceptance such successor Fiscal Agent shall be qualified and eligible under this Article, to the extent operative.

**Section 11.12 Merger, Conversion, Consolidation or Succession to Business.** Any corporation into which the Fiscal Agent may be merged or with which it may be consolidated, or any corporation resulting from any merger, conversion or consolidation to which the Fiscal Agent shall be a party, or any corporation succeeding to all or substantially all of the corporate trust business of the Fiscal Agent, shall be the successor of the Fiscal Agent hereunder, provided such

corporation shall be otherwise qualified and eligible under this Article, to the extent operative, without the execution or filing of any paper or any further act on the part of any of the parties hereto. Notwithstanding the foregoing, any such successor Fiscal Agent shall cause Written Notice of such succession to be delivered to the LACDA and Funding Lender within 30 days of such succession.

**Section 11.13 Appointment of Co-Fiscal Agent.** It is the purpose of this Funding Loan Agreement that there shall be no violation of any laws of any jurisdiction (including particularly the laws of the State) denying or restricting the right of banking corporations or associations to transact business as Fiscal Agent in such jurisdiction. It is recognized that in case of litigation under this Funding Loan Agreement, the Borrower Loan Agreement, any other Borrower Loan Document or the Regulatory Agreement, and in particular in case of the enforcement of any of them on default, or in case the Fiscal Agent 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 granted to the Fiscal Agent or hold title to the properties, in trust, as herein provided, or take any other action which may be desirable or necessary in connection therewith, it may be necessary that the Fiscal Agent appoint an additional individual or institution as a separate or co-fiscal agent. The following provisions of this Section are adopted to these ends.

The Fiscal Agent is hereby authorized to appoint an additional individual or institution as a separate or co-fiscal agent hereunder, upon Written Notice to the LACDA, the Funding Lender and the Borrower, and with the consent of the LACDA and the Funding Lender, but without the necessity of further authorization or consent, in which event each and every remedy, power, right, claim, demand, cause of action, immunity, estate, title, interest and lien expressed or intended by this Funding Loan Agreement, any Borrower Loan Document, the Regulatory Agreement or the Borrower Loan Agreement to be exercised by or vested in or conveyed to the Fiscal Agent with respect thereto shall be exercisable by and vest in such separate or co-fiscal agent but only to the extent necessary to exercise such powers, rights and remedies, and every covenant and obligation necessary to the exercise thereof by such separate or co-fiscal agent shall run to and be enforceable by either of them.

Should any instrument in writing from the LACDA be required by the separate fiscal agent or co-fiscal agent appointed by the Fiscal Agent for more fully and certainly vesting in and confirming to him or it such properties, rights, powers, duties and obligations, any and all such instruments in writing shall, on request of the Fiscal Agent, be executed, acknowledged and delivered by the LACDA. In case any separate fiscal agent or co-fiscal agent, or a successor to either, shall die, become incapable of acting, resign or be removed, all the estates, properties, rights, powers, duties and obligations of such separate fiscal agent or co-fiscal agent, so far as permitted by law, shall vest in and be exercised by the Fiscal Agent until the appointment of a successor to such separate fiscal agent or co-fiscal agent.

**Section 11.14 Loan Servicing.** The LACDA and the Fiscal Agent acknowledge that the Funding Lender shall have the right to appoint a Servicer to service and administer the Borrower Loan as set forth in a Servicing Agreement. The LACDA and the Fiscal Agent shall not be responsible for monitoring the performance of any Servicer or for any acts or omissions of such Servicer. The Funding Lender may, in its sole discretion, terminate or replace the Servicer.

**Section 11.15 No Recourse Against Officers or Employees of Fiscal Agent.** No recourse with respect to any claim related to any obligation, duty or agreement contained in this Funding Loan Agreement or any other Funding Loan Document shall be had against any officer or employee, as such, of the Fiscal Agent, it being expressly understood that the obligations, duties and agreements of the Fiscal Agent contained in this Funding Loan Agreement and the other Funding Loan Documents are solely corporate in nature.

## ARTICLE XII

### MISCELLANEOUS

**Section 12.1 Notices.** All notices, demands, requests and other communications required or permitted to be given by any provision of this Funding Loan Agreement shall be in writing and sent by first class, regular, registered or certified mail, commercial delivery service, overnight courier, telegraph, telex, telecopier or facsimile transmission, air or other courier, or hand delivery to the party to be notified addressed as follows:

If to the LACDA: Los Angeles County Development Authority  
700 West Main Street  
Alhambra, CA 91801-3312  
Attention: Matt Lust, Housing Investment and Finance  
Division  
Telephone: (626) 586-1784  
Facsimile: (213) 943-3815

With a copy to: Behnaz Tashakorian  
Principal Deputy County Counsel  
Office of the County Counsel  
Government Services Division  
500 W. Temple St., Suite 638  
Los Angeles, CA 90012  
Telephone: (213) 972-5724

If to the Fiscal Agent: U.S. Bank National Association  
633 West 5th Street, 24th Floor  
Los Angeles, CA 90071  
Ref: LA MF (West Carson Villas 2021E)  
Facsimile: (213) 615-6199

If to the Borrower: PV West Carson, LP  
[To Come]  
Attention: [To Come]  
Telephone: [To Come]  
Email: [To Come]

With a copy to: Gubb & Barshay LLP  
505 14<sup>th</sup> Street, Suite 450  
Oakland, CA 94612  
Attention: Nicole Kline  
Email: nkline@gubbandbarshay.com

With a copy to  
the Equity Investor: BF West Carson Villas LLLP  
c/o Boston Financial Investment Management, LP  
101 Arch Street, 13<sup>th</sup> Floor  
Boston, MA 02110  
Attention: Kristen M. Cassetta, Esq.

With a copy to: Holland & Knight LLP  
10 St. James Avenue, 11<sup>th</sup> Floor  
Boston, MA 02116  
Attention: Kristen M. Cassetta, Esq.

If to the Funding Lender  
prior to the Conversion Date: Umpqua Bank  
One Capitol Mall  
Suite 610  
Sacramento, California 95814  
Attention: Monica Sharp

With a copy to: Davis Wright Tremaine LLP  
865 S. Figueroa Street  
Suite 2400  
Los Angeles, California 90017  
Attention: Nancy Clapp, Esq.

If to the Funding Lender,  
following the Conversion Date: California Community Reinvestment Corporation  
Suite 1000  
100 West Broadway  
Glendale, CA 91210  
Attention: President

With a copy to: Davis Wright Tremaine LLP  
865 S. Figueroa Street  
Suite 2400  
Los Angeles, California 90017  
Attention: Nancy Clapp, Esq.

Any such notice, demand, request or communication shall be deemed to have been given and received for all purposes under this Funding Loan Agreement: (i) three Business Days after the same is deposited in any official depository or receptacle of the United States Postal Service

first class, or, if applicable, certified mail, return receipt requested, postage prepaid; (ii) on the date of transmission when delivered by telecopier or facsimile transmission, telex, telegraph or other telecommunication device, provided any telecopy or other electronic transmission received by any party after 4:00 p.m., local time, as evidenced by the time shown on such transmission, shall be deemed to have been received the following Business Day; (iii) on the next Business Day after the same is deposited with a nationally recognized overnight delivery service that guarantees overnight delivery; and (iv) on the date of actual delivery to such party by any other means; provided, however, if the day such notice, demand, request or communication shall be deemed to have been given and received as aforesaid is not a Business Day, such notice, demand, request or communication shall be deemed to have been given and received on the next Business Day. Any facsimile signature by a Person on a document, notice, demand, request or communication required or permitted by this Funding Loan Agreement shall constitute a legal, valid and binding execution thereof by such Person.

Any party to this Funding Loan Agreement may change such party's address for the purpose of notice, demands, requests and communications required or permitted under this Funding Loan Agreement by providing written notice of such change of address to all of the parties by written notice as provided herein.

**Section 12.2 Term of Funding Loan Agreement.** This Funding Loan Agreement shall be in full force and effect until all payment obligations of the LACDA hereunder have been paid in full and the Funding Loan has been retired or the payment thereof has been provided for; except that on and after payment in full of the LACDA Note, this Funding Loan Agreement shall be terminated, without further action by the parties hereto; provided however that the rights of the LACDA to indemnity, non-liability and payment of all reasonable fees and expenses shall survive the cancellation and termination of this Funding Loan Agreement pursuant to this Section.

**Section 12.3 Successors and Assigns.** All covenants and agreements in this Funding Loan Agreement by the LACDA shall bind its successors and assigns, whether so expressed or not. Except as otherwise provided herein, the terms of this Funding Loan Agreement and the Funding Loan Documents shall bind and inure to the benefit of the heirs, successors and assigns of the parties hereto.

**Section 12.4 Legal Holidays.** In any case in which the date of payment of any amount due hereunder or the date on which any other act is to be performed pursuant to this Funding Loan Agreement shall be a day that is not a Business Day, then payment of such amount or such act need not be made on such date but may be made on the next succeeding Business Day, and such later payment or such act shall have the same force and effect as if made on the date of payment or the date fixed for prepayment or the date fixed for such act, and no additional interest shall accrue for the period from and after such date and prior to the date of payment.

**Section 12.5 Governing Law.** This Funding Loan Agreement shall be governed by and shall be enforceable in accordance with the laws of the State.

**Section 12.6 Severability.** If any provision of this Funding Loan Agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions shall not in any way be affected or impaired. In case any covenant, stipulation, obligation or

agreement contained in the LACDA Notes or in this Funding Loan Agreement shall for any reason be held to be usurious or in violation of law, then such covenant, stipulation, obligation or agreement shall be deemed to be the covenant, stipulation, obligation or agreement of the LACDA or the Funding Lender only to the full extent permitted by law.

**Section 12.7 Execution in Several Counterparts.** This Funding Loan Agreement may be contemporaneously executed in several counterparts, all of which shall constitute one and the same instrument and each of which shall be, and shall be deemed to be, an original.

**Section 12.8 Nonrecourse Obligation of the Borrower.** Except as otherwise provided in the Borrower Loan Agreement, any obligations of the Borrower under this Funding Loan Agreement are without recourse to the Borrower or to the Borrower's partners or members, as the case may be, and the provisions of Section 11.1 of the Borrower Loan Agreement are by this reference incorporated herein.

**Section 12.9 Waiver of Trial by Jury.** TO THE MAXIMUM EXTENT PERMITTED UNDER APPLICABLE LAW, EACH OF BORROWER, THE FISCAL AGENT AND THE FUNDING LENDER, BUT NOT THE GOVERNMENTAL LENDER (A) COVENANTS AND AGREES NOT TO ELECT A TRIAL BY JURY WITH RESPECT TO ANY ISSUE ARISING OUT OF THIS FUNDING LOAN AGREEMENT OR THE RELATIONSHIP BETWEEN SUCH PARTIES THAT IS TRIABLE OF RIGHT BY A JURY AND (B) WAIVES ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO SUCH ISSUE TO THE EXTENT THAT ANY SUCH RIGHT EXISTS NOW OR IN THE FUTURE. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS SEPARATELY GIVEN BY EACH PARTY, BUT NOT THE GOVERNMENTAL LENDER, KNOWINGLY AND VOLUNTARILY WITH THE BENEFIT OF COMPETENT LEGAL COUNSEL. IF FOR ANY REASON THIS WAIVER IS DETERMINED TO BE UNENFORCEABLE, ALL DISPUTES WILL BE RESOLVED BY JUDICIAL REFERENCE PURSUANT TO THE PROCEDURES SET FORTH IN THE SECURITY INSTRUMENT.

**Section 12.10 Electronic Transactions.** The transactions described in this Funding Loan Agreement may be conducted and the related documents may be stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

**Section 12.11 Reference Date.** This Funding Loan Agreement is dated for reference purposes only as of September 1, 2021 and will not be effective and binding upon the parties hereto unless and until the Closing Date occurs.

**Section 12.12 Recycling Transactions.** Notwithstanding any provision of this Funding Loan Agreement or the LACDA Note to the contrary, the LACDA shall be permitted to direct payments of the Borrower Note prepayments to be transferred to a custodian or trustee selected by the LACDA, in lieu of application to prepay a like portion of the Tax-Exempt LACDA Note, so long as the LACDA simultaneously causes other funds to be applied to prepay such portion of the Tax-Exempt LACDA Note. The preceding provisions shall apply only for purposes of preserving or "recycling" private activity bond volume cap in accordance with Section 146(i)(6) of the Code.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Funding Lender, the Fiscal Agent and the LACDA have caused this Funding Loan Agreement to be duly executed as of the date first written above.

UMPQUA BANK, as Funding Lender

By: \_\_\_\_\_  
Monica Sharp  
Vice President

[Signature Page – Funding Loan Agreement – West Carson Villas]



LOS ANGELES COUNTY DEVELOPMENT  
AUTHORITY, as LACDA

By \_\_\_\_\_  
Executive Director or Designee

\_\_\_\_\_  
Print Name

Approved as to form:

Rodrigo A. Castro-Silva, County Counsel

\_\_\_\_\_  
Senior Deputy

[Signature Page – Funding Loan Agreement – West Carson Villas]

**U.S. BANK NATIONAL ASSOCIATION, as  
Fiscal Agent**

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

[Signature Page – Funding Loan Agreement – West Carson Villas]

**EXHIBIT A-1**

**FORM OF TAX-EXEMPT LACDA NOTE**

**THIS LACDA NOTE MAY BE OWNED ONLY BY AN “APPROVED TRANSFEREE” (AS SUCH TERM IS DEFINED IN THE FUNDING LOAN AGREEMENT REFERENCED BELOW), AND THE HOLDER HEREOF, BY THE ACCEPTANCE OF THIS LACDA NOTE: (A) REPRESENTS THAT IT IS AN APPROVED TRANSFEREE, AND (B) ACKNOWLEDGES THAT IT CAN ONLY TRANSFER THIS LACDA NOTE OR ANY INTEREST HEREIN TO ANOTHER APPROVED TRANSFEREE IN ACCORDANCE WITH THE TERMS OF THE FUNDING LOAN AGREEMENT.**

**LOS ANGELES COUNTY DEVELOPMENT AUTHORITY  
MULTIFAMILY HOUSING MORTGAGE REVENUE NOTE  
(West Carson Villas)  
2021 Series H-1**

**DATED [CLOSING DATE]**

\$31,768,000

FOR VALUE RECEIVED, the undersigned LOS ANGELES COUNTY DEVELOPMENT AUTHORITY (together with any assigns or successors thereto, “Obligor”) promises to pay to the order of UMPQUA BANK, an Oregon banking corporation (“Holder”) the maximum principal sum of THIRTY-ONE MILLION SEVEN HUNDRED SIXTY-EIGHT THOUSAND DOLLARS (31,768,000), on [Tax-Exempt Maturity Date], or earlier as provided herein, together with interest thereon at the rates, at the times and in the amounts provided below.

Obligor shall pay to the Holder on or before each date on which payment is due under that certain Funding Loan Agreement, dated as of September 1, 2021 (the “Funding Loan Agreement”), among Obligor, U.S. Bank National Association, as fiscal agent (the “Fiscal Agent”), and Holder, an amount in immediately available funds sufficient to pay the principal amount of and Prepayment Premium, if any, on this LACDA Note (this “LACDA Note”) then due and payable, whether by maturity, acceleration, prepayment or otherwise. In the event that amounts held derived from proceeds of the Borrower Loan, condemnation awards or insurance proceeds or investment earnings thereon are applied to the payment of principal due on this LACDA Note in accordance with the Funding Loan Agreement, the principal amount due hereunder shall be reduced to the extent of the principal amount of this LACDA Note so paid. Capitalized terms not otherwise defined herein shall have the meaning assigned in the Funding Loan Agreement or in the Borrower Loan Agreement.

Obligor shall pay to the Holder on or before each date on which interest on this LACDA Note is payable interest on the unpaid balance hereof in an amount in immediately available funds sufficient to pay the interest on this LACDA Note then due and payable in the amounts and at the rate or rates set forth in the Funding Loan Agreement.

The Funding Loan and this LACDA Note are pass-through obligations relating to a construction and permanent loan (the “Borrower Loan”) made by Obligor from proceeds of the Funding Loan to PV West Carson, LP, a California limited partnership, as borrower (the “Borrower”), under that certain Borrower Loan Agreement, dated as of September 1, 2021 (as the same may be modified, amended or supplemented from time to time, the “Borrower Loan Agreement”), between the Obligor and the Borrower. The portion of the Borrower Loan related to this LACDA Note is evidenced by the Tax-Exempt Borrower Note (as defined in the Borrower Loan Agreement). Reference is made to the Borrower Loan Agreement and to the Tax-Exempt Borrower Note for complete payment and prepayment terms of the Tax-Exempt Borrower Note, payments on which are passed-through under this LACDA Note.

Notwithstanding any provision of this LACDA Note or the Funding Loan Agreement to the contrary, the Obligor shall be permitted to direct Borrower Note prepayments to be transferred to a custodian or trustee selected by the Obligor, in lieu of application to prepay a like portion of this LACDA Note, so long as the Obligor simultaneously causes other funds to be applied to prepay such portion of this LACDA Note. The preceding provisions shall apply only for purposes of preserving or “recycling” private activity bond volume cap in accordance with Section 146(i)(6) of the Code.

**THIS NOTE IS ISSUED IN ACCORDANCE WITH THE ACT AND IS A LIMITED OBLIGATION OF THE OBLIGOR PAYABLE SOLELY FROM THE REVENUES, INCOME AND RECEIPTS OF THE OBLIGOR PLEDGED TO THE PAYMENT THEREOF AND NOT FROM ANY OTHER REVENUES, INCOME OR RECEIPTS OF THE OBLIGOR. NEITHER THE OBLIGOR NOR ANY OFFICIAL OR EMPLOYEE OF THE OBLIGOR NOR ANY PERSON EXECUTING THIS NOTE SHALL BE LIABLE PERSONALLY ON THIS NOTE OR SUBJECT TO ANY PERSONAL LIABILITY OR ACCOUNTABILITY BY REASON OF ITS ISSUANCE. NONE OF THE OBLIGOR, THE COUNTY OF LOS ANGELES, THE STATE, ANY POLITICAL SUBDIVISION THEREOF (EXCEPT THE OBLIGOR TO THE LIMITED EXTENT SET FORTH AS DESCRIBED IN THIS PARAGRAPH) OR ANY PUBLIC AGENCY SHALL IN ANY EVENT BE LIABLE FOR THE PAYMENT OF THE PRINCIPAL OF, PREMIUM (IF ANY) OR INTEREST ON THIS NOTE OR FOR THE PERFORMANCE OF ANY PLEDGE, OBLIGATION OR AGREEMENT OF ANY KIND WHATSOEVER EXCEPT AS DESCRIBED IN THIS PARAGRAPH, AND NONE OF THIS NOTE OR ANY OF THE OBLIGOR’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 OBLIGOR HAS NO TAXING POWER.**

**THIS LACDA NOTE HAS BEEN ISSUED IN ACCORDANCE WITH THE ACT.**

This LACDA Note is subject to the express condition that at no time shall interest be payable on this LACDA Note or the Funding Loan at a rate in excess of the Maximum Rate provided in the Funding Loan Agreement; and Obligor shall not be obligated or required to pay, nor shall the Holder be permitted to charge or collect, interest at a rate in excess of such Maximum

Rate. If by the terms of this LACDA Note or of the Funding Loan Agreement, Obligor is required to pay interest at a rate in excess of such Maximum Rate, the rate of interest hereunder or thereunder shall be deemed to be reduced immediately and automatically to such Maximum Rate, and any such excess payment previously made shall be immediately and automatically applied to the unpaid balance of the principal sum hereof and not to the payment of interest.

Amounts payable hereunder representing late payments, penalty payments or the like shall be payable to the extent allowed by law.

This LACDA Note is subject to all of the terms, conditions, and provisions of the Funding Loan Agreement, including those respecting prepayment and the acceleration of maturity, and those respecting limitations on liability in Article V of the Funding Loan Agreement.

The rights and remedies of the Holder hereof during the occurrence of a default are as set forth in the Funding Loan Agreement. All of the covenants, conditions and agreements contained in the Funding Loan Documents are hereby made part of this LACDA Note.

No delay or omission on the part of the Holder in exercising any remedy, right or option under this LACDA Note or the Funding Loan Documents shall operate as a waiver of such remedy, right or option. In any event a waiver on any one occasion shall not be construed as a waiver or bar to any such remedy, right or option on a future occasion. The rights, remedies and options of the Holder under this LACDA Note and the Funding Loan Documents are and shall be cumulative and are in addition to all of the rights, remedies and options of the Holder at law or in equity or under any other agreement.

Obligor shall pay all costs of collection on demand by the Holder, including without limitation, reasonable attorneys' fees and disbursements, which costs may be added to the indebtedness hereunder, together with interest thereon, to the extent allowed by law, as set forth in the Funding Loan Agreement, but solely from the Pledged Revenues, the Security, or amounts provided by the Borrower.

This LACDA Note may not be changed orally. Presentment for payment, notice of dishonor, protest and notice of protest are hereby waived. The acceptance by the Holder of any amount after the same is due shall not constitute a waiver of the right to require prompt payment, when due, of all other amounts due hereunder. The acceptance by the Holder of any sum in an amount less than the amount then due shall be deemed an acceptance on account only and upon condition that such acceptance shall not constitute a waiver of the obligation of Obligor to pay the entire sum then due, and Obligor's failure to pay such amount then due shall be and continue to be a default notwithstanding such acceptance of such amount on account, as aforesaid. Consent by the Holder to any action of Obligor which is subject to consent or approval of the Holder hereunder shall not be deemed a waiver of the right to require such consent or approval to future or successive actions.

IN WITNESS WHEREOF, the undersigned has duly executed and delivered this LACDA Note or caused this LACDA Note to be duly executed and delivered by its authorized representative as of the date first set forth above.

LOS ANGELES COUNTY DEVELOPMENT  
AUTHORITY

By \_\_\_\_\_  
Chair of the Board of Commissioners

ATTEST:

CELIA ZAVALA  
Executive Officer of the  
Board of Commissioners

\_\_\_\_\_  
Deputy

CERTIFICATE OF AUTHENTICATION

This LACDA Note is the LACDA Note described in the within mentioned Funding Loan Agreement.

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

U.S. BANK NATIONAL ASSOCIATION, as  
Fiscal Agent

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

**EXHIBIT A-2**

**FORM OF TAXABLE LACDA NOTE**

**THIS LACDA NOTE MAY BE OWNED ONLY BY AN “APPROVED TRANSFEREE” (AS SUCH TERM IS DEFINED IN THE FUNDING LOAN AGREEMENT REFERENCED BELOW), AND THE HOLDER HEREOF, BY THE ACCEPTANCE OF THIS LACDA NOTE: (A) REPRESENTS THAT IT IS AN APPROVED TRANSFEREE, AND (B) ACKNOWLEDGES THAT IT CAN ONLY TRANSFER THIS LACDA NOTE OR ANY INTEREST HEREIN TO ANOTHER APPROVED TRANSFEREE IN ACCORDANCE WITH THE TERMS OF THE FUNDING LOAN AGREEMENT.**

**LOS ANGELES COUNTY DEVELOPMENT AUTHORITY  
MULTIFAMILY HOUSING MORTGAGE REVENUE NOTE  
(West Carson Villas)  
2021 Taxable Series H-2  
DATED [CLOSING DATE]**

[\$Taxable Max Par]

FOR VALUE RECEIVED, the undersigned LOS ANGELES COUNTY DEVELOPMENT AUTHORITY (together with any assigns or successors thereto, “Obligor”) promises to pay to the order of UMPQUA BANK, an Oregon banking corporation (“Holder”) the maximum principal sum of [Taxable Par Written Out] (\$[Taxable Max Par]), on [Taxable Par Maturity Date], or earlier as provided herein, together with interest thereon at the rates, at the times and in the amounts provided below.

Obligor shall pay to the Holder on or before each date on which payment is due under that certain Funding Loan Agreement, dated as of September 1, 2021 (the “Funding Loan Agreement”), among Obligor, U.S. Bank National Association, as fiscal agent (the “Fiscal Agent”), and Holder, an amount in immediately available funds sufficient to pay the principal amount of and Prepayment Premium, if any, on this LACDA Note (this “LACDA Note”) then due and payable, whether by maturity, acceleration, prepayment or otherwise. In the event that amounts held derived from proceeds of the Borrower Loan, condemnation awards or insurance proceeds or investment earnings thereon are applied to the payment of principal due on this LACDA Note in accordance with the Funding Loan Agreement, the principal amount due hereunder shall be reduced to the extent of the principal amount of this LACDA Note so paid. Capitalized terms not otherwise defined herein shall have the meaning assigned in the Funding Loan Agreement or in the Borrower Loan Agreement.

Obligor shall pay to the Holder on or before each date on which interest on this LACDA Note is payable interest on the unpaid balance hereof in an amount in immediately available funds sufficient to pay the interest on this LACDA Note then due and payable in the amounts and at the rate or rates set forth in the Funding Loan Agreement.

The Funding Loan and this LACDA Note are pass-through obligations relating to a construction and permanent loan (the “Borrower Loan”) made by Obligor from proceeds of the



Funding Loan to PV West Carson, LP, a California limited partnership, as borrower (the “Borrower”), under that certain Borrower Loan Agreement, dated as of September 1, 2021 (as the same may be modified, amended or supplemented from time to time, the “Borrower Loan Agreement”), between the Obligor and the Borrower. The portion of the Borrower Loan related to this LACDA Note is evidenced by the Taxable Borrower Note (as defined in the Borrower Loan Agreement). Reference is made to the Borrower Loan Agreement and to the Taxable Borrower Note for complete payment and prepayment terms of the Taxable Borrower Note, payments on which are passed-through under this LACDA Note.

**THIS NOTE IS ISSUED IN ACCORDANCE WITH THE ACT AND IS A LIMITED OBLIGATION OF THE OBLIGOR PAYABLE SOLELY FROM THE REVENUES, INCOME AND RECEIPTS OF THE OBLIGOR PLEDGED TO THE PAYMENT THEREOF AND NOT FROM ANY OTHER REVENUES, INCOME OR RECEIPTS OF THE OBLIGOR. NEITHER THE OBLIGOR NOR ANY OFFICIAL OR EMPLOYEE OF THE OBLIGOR NOR ANY PERSON EXECUTING THIS NOTE SHALL BE LIABLE PERSONALLY ON THIS NOTE OR SUBJECT TO ANY PERSONAL LIABILITY OR ACCOUNTABILITY BY REASON OF ITS ISSUANCE. NONE OF THE OBLIGOR, THE COUNTY OF LOS ANGELES, THE STATE, ANY POLITICAL SUBDIVISION THEREOF (EXCEPT THE OBLIGOR TO THE LIMITED EXTENT SET FORTH AS DESCRIBED IN THIS PARAGRAPH) OR ANY PUBLIC AGENCY SHALL IN ANY EVENT BE LIABLE FOR THE PAYMENT OF THE PRINCIPAL OF, PREMIUM (IF ANY) OR INTEREST ON THIS NOTE OR FOR THE PERFORMANCE OF ANY PLEDGE, OBLIGATION OR AGREEMENT OF ANY KIND WHATSOEVER EXCEPT AS DESCRIBED IN THIS PARAGRAPH, AND NONE OF THIS NOTE OR ANY OF THE OBLIGOR’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 OBLIGOR HAS NO TAXING POWER.**

**THIS LACDA NOTE HAS BEEN ISSUED IN ACCORDANCE WITH THE ACT.**

This LACDA Note is subject to the express condition that at no time shall interest be payable on this LACDA Note or the Funding Loan at a rate in excess of the Maximum Rate provided in the Funding Loan Agreement; and Obligor shall not be obligated or required to pay, nor shall the Holder be permitted to charge or collect, interest at a rate in excess of such Maximum Rate. If by the terms of this LACDA Note or of the Funding Loan Agreement, Obligor is required to pay interest at a rate in excess of such Maximum Rate, the rate of interest hereunder or thereunder shall be deemed to be reduced immediately and automatically to such Maximum Rate, and any such excess payment previously made shall be immediately and automatically applied to the unpaid balance of the principal sum hereof and not to the payment of interest.

Amounts payable hereunder representing late payments, penalty payments or the like shall be payable to the extent allowed by law.

This LACDA Note is subject to all of the terms, conditions, and provisions of the Funding Loan Agreement, including those respecting prepayment and the acceleration of maturity, and those respecting limitations on liability in Article V of the Funding Loan Agreement.

The rights and remedies of the Holder hereof during the occurrence of a default are as set forth in the Funding Loan Agreement. All of the covenants, conditions and agreements contained in the Funding Loan Documents are hereby made part of this LACDA Note.

No delay or omission on the part of the Holder in exercising any remedy, right or option under this LACDA Note or the Funding Loan Documents shall operate as a waiver of such remedy, right or option. In any event a waiver on any one occasion shall not be construed as a waiver or bar to any such remedy, right or option on a future occasion. The rights, remedies and options of the Holder under this LACDA Note and the Funding Loan Documents are and shall be cumulative and are in addition to all of the rights, remedies and options of the Holder at law or in equity or under any other agreement.

Obligor shall pay all costs of collection on demand by the Holder, including without limitation, reasonable attorneys' fees and disbursements, which costs may be added to the indebtedness hereunder, together with interest thereon, to the extent allowed by law, as set forth in the Funding Loan Agreement, but solely from the Pledged Revenues, the Security, or amounts provided by the Borrower.

This LACDA Note may not be changed orally. Presentment for payment, notice of dishonor, protest and notice of protest are hereby waived. The acceptance by the Holder of any amount after the same is due shall not constitute a waiver of the right to require prompt payment, when due, of all other amounts due hereunder. The acceptance by the Holder of any sum in an amount less than the amount then due shall be deemed an acceptance on account only and upon condition that such acceptance shall not constitute a waiver of the obligation of Obligor to pay the entire sum then due, and Obligor's failure to pay such amount then due shall be and continue to be a default notwithstanding such acceptance of such amount on account, as aforesaid. Consent by the Holder to any action of Obligor which is subject to consent or approval of the Holder hereunder shall not be deemed a waiver of the right to require such consent or approval to future or successive actions.

IN WITNESS WHEREOF, the undersigned has duly executed and delivered this LACDA Note or caused this LACDA Note to be duly executed and delivered by its authorized representative as of the date first set forth above.

LOS ANGELES COUNTY DEVELOPMENT  
AUTHORITY

By \_\_\_\_\_  
Chair of the Board of Commissioners

ATTEST:

CELIA ZAVALA  
Executive Officer of the  
Board of Commissioners

\_\_\_\_\_  
Deputy

CERTIFICATE OF AUTHENTICATION

This LACDA Note is the LACDA Note described in the within mentioned Funding Loan Agreement.

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

U.S. BANK NATIONAL ASSOCIATION, as  
Fiscal Agent

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

**EXHIBIT B**

**FORM OF REQUIRED TRANSFEREE REPRESENTATIONS**

[ \_\_\_\_\_, 20\_\_ ]

Los Angeles County Development Authority  
Alhambra, California

Hawkins Delafield & Wood LLP  
Los Angeles, California

U.S. Bank National Association  
Los Angeles, California

\$31,768,000  
Los Angeles County Development Authority  
Multifamily Housing Mortgage Revenue  
Note  
(West Carson Villas)  
2021 Series H-1

[\$Taxable Max Par]  
Los Angeles County Development Authority  
Multifamily Housing Mortgage Revenue  
Note  
(West Carson Villas)  
2021 Taxable Series H-2

1. The undersigned, as owner (the “Holder”) of the above-referenced notes (the “LACDA Notes”) evidencing a loan (the “Funding Loan”) in the aggregate maximum principal amount of \$[Aggregate Par], from Holder to the Los Angeles County Development Authority (the “LACDA”) pursuant to a Funding Loan Agreement, dated as of September 1, 2021 (the “Funding Loan Agreement”) among the Holder, U.S. Bank National Association, as fiscal agent (the “Fiscal Agent”), and the LACDA, hereby represents that:

1. The Holder proposes to make loans in the aggregate principal amounts not to exceed the amounts set forth in the LACDA Notes issued pursuant to that certain Funding Loan Agreement. The Holder understands that the LACDA Notes are not rated by any rating agency and are secured only by the Funding Loan Agreement and the revenues therefrom, and will be sold to the Holder with the only above-addressed parties relying upon the representations and warranties of the Holder set forth herein. The Holder acknowledges that no offering document has been prepared in connection with the making of the Funding Loan. The Holder has requested and received all materials which the Holder has deemed relevant in connection with its making of the Funding Loan (the “Due Diligence Information”). The Holder has reviewed the documents executed in conjunction with the making of the LACDA Notes, including, without limitation, the Funding Loan Agreement and the Borrower Loan Agreement.

2. The Holder hereby waives the requirement of any “due diligence investigation or inquiry” by the LACDA, by each official of the LACDA, by each employee of the LACDA, by each member of the governing board of the LACDA, and by counsel to the LACDA, the Fiscal Agent, counsel to the Fiscal Agent and Tax Counsel in connection with the authorization, execution and delivery of the LACDA Notes and Holder’s making the Funding Loan. The Holder

recognizes and agrees that the LACDA, by each official of the LACDA, each employee of the LACDA, each member of the governing board of the LACDA, counsel to the LACDA, the Fiscal Agent, counsel to the Fiscal Agent and Tax Counsel have made no representations or statements (expressed or implied) with respect to the accuracy or completeness of any of the materials reviewed by the Holder in connection with the Holder's making the Funding Loan. In making its decision to make the Funding Loan, the Holder is relying upon its own examination of the LACDA, the Borrower, the Development and the terms of the Funding Loan.

3. The Holder has been provided an opportunity to ask questions of, and the Holder has received answers from, representatives of the LACDA and the Borrower regarding the terms and conditions of the LACDA Notes, and the Holder has obtained all additional information requested by it in connection with the LACDA Notes.

4. The Holder has sufficient knowledge and experience in business and financial matters in general, and making loans such as the Funding Loan in particular, and is capable of evaluating the merits and risks involved in making the Funding Loan. The Holder is able to bear the economic risk of, and an entire loss of funds advanced under, the LACDA Notes.

5. The Holder is making the Funding Loan solely for its own account and has no present intention to resell or distribute the LACDA Notes, provided that the Holder reserves the right to transfer or dispose of the LACDA Notes, at any time, and from time to time, in its complete and sole discretion, subject, however, to the restrictions described in paragraphs 6 through 8 of this Letter. The Holder hereby agrees that the LACDA Notes may only be transferred in whole and in accordance with the Funding Loan Agreement, including Section 2.5 and Section 2.6 thereof, to a single holder, which must execute and deliver to the parties addressed above a form of this Representation Letter.

6. The Holder agrees that it will offer, sell, pledge, transfer or exchange the LACDA Notes (or any legal or beneficial interest therein) only (i) in accordance with an available exemption from the registration requirements of Section 5 of the Securities Act of 1933, as amended (the "Securities Act"), (ii) in accordance with any applicable state securities laws, and (iii) in accordance with the transfer restrictions set forth in the LACDA Notes and the Funding Loan Agreement. The Holder acknowledges that, except as otherwise expressly provided for in the Funding Loan Agreement written consent of the LACDA is required in order to transfer the LACDA Notes.

7. The Holder is an Approved Transferee.

8. If the Holder transfers the Funding Loan (or any legal or beneficial interest therein), the Holder or its agent will obtain for the benefit of each of you from any subsequent holder the Required Transferee Representations in the form of this letter or such other materials as are required by the LACDA Notes and the Funding Loan Agreement to effect such sale and purchase. The Holder understands and agrees that the Fiscal Agent is not authorized to register any transfer of the LACDA Notes prior to receipt of such letter and the written consent of the LACDA, to the extent such consent is required under the Funding Loan Agreement.

9. The Holder agrees not to sell participating interests in the Notes (other than as permitted in Section 2.6(a)(ii) of the Funding Loan Agreement) without the prior written consent of the LACDA.

10. Neither the Fiscal Agent, Tax Counsel, counsel to the LACDA, the LACDA, its governing body, or any of its employees or agents will have any responsibility to the Holder for the accuracy or completeness of information obtained by the Holder from any source regarding the Development, the LACDA or the Borrower or their financial conditions or regarding the LACDA Notes, the provisions for payment thereof, or the sufficiency of any security therefor, including, without limitation, any information specifically provided by any of such parties contained in the Due Diligence Information. The Holder acknowledges that, as between Holder and all of such parties: (a) the Holder has assumed responsibility for obtaining such information and making such review as the Holder has deemed necessary or desirable in connection with its decision to make the Funding Loan; and (b) the Due Diligence Information and any additional information specifically requested from the LACDA or the Borrower and provided to the Holder prior to closing constitute all the information and review, with the investigation made by Holder (including specifically the Holder's investigation of the LACDA, the Development and the Borrower) prior to its making the Funding Loan, that Holder has deemed necessary or desirable in connection with its decision to make the Funding Loan.

11. The Holder understands that (a) the LACDA Notes have not been registered with any federal or state securities agency or commission, and (b) no credit rating has been sought or obtained with respect to the LACDA Notes, and the Holder acknowledges that the LACDA Notes is speculative with a high degree of risk.

12. The Holder acknowledges that each of the LACDA Notes is a limited obligation of the LACDA, payable solely from the revenues or other amounts provided by or at the direction of the Borrower, and is not an obligation payable from the general revenues or other funds of the LACDA, the State of California or any political subdivision of the State of California. The Holder acknowledges that the LACDA is issuing the LACDA Notes on a conduit, nonrecourse basis and has no continuing obligations with respect thereto except as expressly set forth in the Funding Loan Agreement.

13. The Holder has the authority to make the Funding Loan and to execute this letter and other documents and instruments required to be executed by the Holder in connection with making the Funding Loan. The individual who is executing this letter on behalf of the undersigned is a duly appointed, qualified and acting officer of the Holder and authorized to cause the Holder to make the certifications, representations and warranties contained herein by the execution of this letter on behalf of the Holder.

14. The Holder acknowledges that no offering document has been produced in connection with the Funding Loan.

15. The Holder agrees to indemnify and hold harmless the LACDA, the LACDA's officials, officers, directors, employees, agents, attorneys, accountants, advisors, consultants, servants and the members of the governing board of the LACDA past, present and future with respect to any claim asserted against any of them that is based upon the Holder's sale, transfer or

other disposition by it of the Funding Loan in violation of the provisions hereof or of the Funding Loan Agreement or any inaccuracy in any statement made by the Holder in this Letter.

Capitalized terms used herein and not otherwise defined have the meanings given such terms in the Funding Loan Agreement.

[Remainder of page intentionally left blank.]



**UMPQUA BANK, as Holder**

By \_\_\_\_\_  
Monica Sharp  
Vice President

[Signature Page to Required Transferee Representations]

**EXHIBIT C**

**FORM OF WRITTEN REQUISITION  
(Project Fund)**

Draw # \_\_\_\_\_

U.S. Bank National Association, as Fiscal Agent  
Los Angeles, California

Re: Los Angeles County Development Authority Multifamily Housing Mortgage Revenue Note (West Carson Villas), 2021 Series H-1 and Los Angeles County Development Authority Multifamily Housing Mortgage Revenue Note (West Carson Villas), 2021 Taxable Series H-2, each dated [Closing Date]

This requisition is being delivered to you in accordance with the Funding Loan Agreement dated as of September 1, 2021 (the "Funding Loan Agreement") among Umpqua Bank, an Oregon banking corporation (the "Funding Lender"), the Los Angeles County Development Authority (the "LACDA") and U.S. Bank National Association, as fiscal agent (the "Fiscal Agent") pursuant to which the above-referenced notes (the "LACDA Notes") were issued. Capitalized terms not defined herein shall have the meanings assigned thereto in the Funding Loan Agreement.

1. You are requested to disburse funds in the amount of \$ \_\_\_\_\_ from the [Tax-Exempt LACDA Note subaccount of the Note Proceeds Account][and/or] [Taxable LACDA Note subaccount of the Note Proceeds Account] [and/or \$ \_\_\_\_\_ from the [Borrower Equity Account]] of the Project Fund as Draw # \_\_\_\_\_ pursuant to Section 7.7 of the Funding Loan Agreement in the amount(s) and to the person(s) as follows:

[Insert grid (see below) summarizing all funds, including amount, source and payee, which are being requisitioned from the Fiscal Agent pursuant to this requisition.]

2. The undersigned certifies that:

(i) the obligation stated on this Requisition has been incurred in or about the acquisition, construction or equipping of the Project, each item is a proper charge against the Project Fund, and the obligation has not been the basis for a prior requisition that has been paid;

(ii) [for requisitions from the Tax-Exempt LACDA Note subaccount of the Note Proceeds Account][this Requisition contains no items representing any LACDA Closing Costs or any other amount constituting an issuance cost under Section 147(g) of the Code and] payment of the costs referenced herein will not violate any representation, warranty or covenant of the Borrower in the Borrower Loan Agreement, the Regulatory Agreement or the Tax Certificate;]

(iii) [for requisitions from the Tax-Exempt LACDA Note subaccount of the Note Proceeds Account]not less than 95% of the sum of: (a) the amounts requisitioned by

this Requisition to be funded from the Tax-Exempt LACDA Note subaccount of the Note Proceeds Account of the Project Fund; plus (b) all amounts previously disbursed from the Tax-Exempt LACDA Note subaccount of the Note Proceeds Account of the Project Fund have been or will be applied by the Borrower to pay Qualified Project Costs (as defined in the Regulatory Agreement);

(iv) the Borrower acknowledges that fees, charges or profits (including, without limitation, developer fees) payable to the Borrower or a “related person” (within the meaning of Section 144(a)(3) of the Code) are not deemed to be Qualified Project Costs; and

(v) as of the date hereof, no event or condition has happened or is happening or exists that constitutes, or that with notice or lapse of time or both, would constitute, an Event of Default under the Funding Loan Agreement or under the Borrower Loan Agreement.

3. You hereby authorize the Funding Lender to use the wire instructions contained in Exhibit F of the Funding Loan Agreement to wire the funds to the Fiscal Agent, and the Funding Lender may continue to rely on these instructions until it shall have received any written notice of modification or revocation from you.

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

**PV West Carson, LP,**  
a California limited partnership

By: WCV MGP, LLC,  
a California limited liability company

By: PATH Ventures,  
a California nonprofit public benefit  
corporation, its sole member and manager

By: \_\_\_\_\_  
Ernesto Espinoza  
Deputy Executive Director

APPROVED AS TO SECTION ABOVE:

**UMPQUA BANK**

By \_\_\_\_\_  
Monica Sharp  
Vice President

Date \_\_\_\_\_

[Signature Page to Project Fund Requisition]

## **EXHIBIT D**

### **FORM OF CLOSING COSTS REQUISITION**

U.S. Bank National Association, as Fiscal Agent  
Los Angeles, CA

Re: Los Angeles County Development Authority Multifamily Housing Mortgage Revenue Note (West Carson Villas), 2021 Series H-1 and Los Angeles County Development Authority Multifamily Housing Mortgage Revenue Note (West Carson Villas), 2021 Taxable Series H-2, each dated [Closing Date]

The undersigned, an Authorized Representative of PV West Carson, LP, a California limited partnership (the “Borrower”), hereby certifies to you that he/she is authorized and empowered to submit this requisition to you and that attached hereto as Schedule “A” is a schedule of issuance costs incurred in connection with the closing of the funding loan evidenced by the above described LACDA Notes (the “LACDA Notes”), including the names and addresses of the payees and the specific amounts payable to each such payee, and that to the best of the undersigned’s information and belief, such amounts are true and correct.

This requisition is being delivered to you in accordance with the Funding Loan Agreement dated as of September 1, 2021 (the “Funding Loan Agreement”) among Umpqua Bank, an Oregon banking corporation (the “Funding Lender”), the Los Angeles County Development Authority (the “LACDA”) and U.S. Bank National Association, as Fiscal Agent pursuant to which the LACDA Notes were issued and delivered. You are hereby instructed to withdraw from the Closing Costs Fund created under the Funding Loan Agreement the amounts shown across from each payee listed on Schedule “A” hereto and pay such amounts to each such payee by wire transfer or by such other means as is acceptable to you and any such payee.

Very truly yours,

Date: \_\_\_\_\_

**PV West Carson, LP,**  
a California limited partnership

By: WCV MGP, LLC,  
a California limited liability company

By: PATH Ventures,  
a California nonprofit public benefit  
corporation, its sole member and manager

By: \_\_\_\_\_  
Ernesto Espinoza  
Deputy Executive Director

**UMPQUA BANK**

By \_\_\_\_\_  
Monica Sharp  
Vice President

Date \_\_\_\_\_

SCHEDULE "A"

**Note:** Los Angeles County Development Authority Multifamily Housing Mortgage Revenue Note (West Carson Villas), 2021 Series H-1 and Los Angeles County Development Authority Multifamily Housing Mortgage Revenue Note (West Carson Villas), 2021 Taxable Series H-2, each dated [Closing Date]

**Payee:**

**Amount:**

**Method of Payment:**

**Description of Expense:**

## EXHIBIT E

### MULTI-FAMILY BOND POLICIES AND PROCEDURES

#### BOND SECURITY, BOND RATING AND CREDIT ENHANCEMENT

##### A. Bond Security

LACDA issues bonds solely on a conduit basis. Repayment of principal and interest on bonds issued by LACDA will not be secured by any assets of the County of Los Angeles or LACDA but by the proceeds generated by the collateral or the collateral itself.

##### B. Bond Rating and Credit Enhancement Requirements

LACDA requires that bonds for which it acts as issuer be both credit enhanced and have a minimum rating in the “A” category by Standard and Poor’s (equivalent Moody’s or other bona fide agency rating also acceptable), except as noted below. LACDA reserves the right to impose these minimum requirements on bond issues for which LACDA or the County holds a TEFRA hearing.

Credit enhancement may take any number of forms, including a letter of credit (LOC), mortgage backed security (MBS), collateral pledge, bond insurance, etc. The bond rating must be obtained by the closing of the bond issue.

For bond issues that do not meet these minimum requirements, the following requirements shall apply:

1. There may not be more than one bondholder initially and not more than one subsequently.
2. The bonds must be purchased by a “Sophisticated Investor” which is an entity meeting the definition of a “Qualified Institutional Buyer” as defined in Section 144A(a) of the Securities Act of 1933, as amended, or an institutional “Accredited Investor” as described in Rule 501(a)(1), (2), (3) or (8) promulgated under the Securities Act of 1933, as amended.
3. The bondholder must provide an investor letter in a form acceptable to LACDA wherein it acknowledges having sufficient knowledge and experience to evaluate the real estate investment.
4. LACDA must approve all transfers of bond ownership.
5. Subsequent bondholders must be a Sophisticated Investor and sign an investor letter and certify that they have reviewed the financial feasibility of the project and understand the risks.
6. There must always be a trustee, selected by LACDA.



7. The developer must indemnify LACDA, County of Los Angeles, staff, directors, officials, officers, and employees against any lawsuit initiated by the bondholder or any party, regardless of whether or not the developer is negligent.
8. Unrated bonds will not be issued to finance any portion of a continuing care retirement facility.
9. The developer entity shall not be related to the bondholder.
10. The following redemption provisions would apply:
  - A default under the loan agreement would not be defined as a bond default, even though full payments were not being made on the bonds.
  - The bondholder would be free to work out a loan default situation with the current project owner or through foreclosure of the project and its sale to a new owner, while keeping the bonds and regulatory agreement outstanding.
  - In the event a workout cannot be achieved, the documents would allow the bondholder to cause a mandatory redemption of the bonds through a deemed redemption mechanism.
  - If the interest on the bonds ever were determined to be taxable, bonds would be subject to mandatory redemption at the sole direction of LACDA.

**EXHIBIT F**

**FISCAL AGENT WIRING INSTRUCTIONS**

Bank Name: U.S. Bank National Association  
Bank City and State: 60 Livingston Avenue, St. Paul, MN 55101  
ABA Number: 091000022  
Account Name: U.S. Bank Trust  
Account Number: \_\_\_\_\_  
For Further Credit  
Account Name: LACDA (West Carson Villas) 2021  
Reference: TMF Analyst (\_\_\_\_\_)

**BORROWER LOAN AGREEMENT**

between

**LOS ANGELES COUNTY DEVELOPMENT AUTHORITY,**  
as LACDA,

and

**PV WEST CARSON, LP,**  
a California limited partnership,  
as Borrower

Dated as of September 1, 2021

Relating to:

\$31,768,000  
Los Angeles County Development Authority  
Multifamily Housing Mortgage Revenue Note  
(West Carson Villas)  
2021 Series H-1

and

[\$Taxable Par]  
Los Angeles County Development Authority  
Multifamily Housing Mortgage Revenue Note  
(West Carson Villas)  
2021 Taxable Series H-2

The interest of the LACDA in this Borrower Loan Agreement (except for certain rights described herein) has been pledged and assigned to U.S. Bank National Association, as fiscal agent (the “Fiscal Agent”) and to Umpqua Bank, as funding lender (the “Funding Lender”), under that certain Funding Loan Agreement, of even date herewith, by and among the Los Angeles County Development Authority (the “LACDA”), the Fiscal Agent and the Funding Lender, under which the Funding Lender is originating a loan to the LACDA the proceeds of which are to be used to fund the Borrower Loan made under this Borrower Loan Agreement.

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EXHIBIT A MULTI FAMILY BOND POLICIES AND PROCEDURES

## **BORROWER LOAN AGREEMENT**

**THIS BORROWER LOAN AGREEMENT** (this “Borrower Loan Agreement”) is entered into as of the first day of September 1, 2021, between the **LOS ANGELES COUNTY DEVELOPMENT AUTHORITY**, a public body, corporate and politic, organized and existing under the laws of the State of California (together with its successors and assigns, the “LACDA”) and **PV WEST CARSON, LP**, a California limited partnership (together with its successors and assigns, the “Borrower”).

### **WITNESSETH:**

#### **RECITALS**

WHEREAS, pursuant to Chapter 1 of Part 2 of Division 24 of the Health and Safety Code of the State of California, as amended (the “Act”), the LACDA is empowered to issue bonds and other evidence to assist in the financing of one or more multifamily rental housing projects authorized under the Act for such payments and upon such terms and conditions as the LACDA may deem advisable in accordance with the provisions of the Act; and

WHEREAS, the Act authorizes the LACDA: (a) to make loans to provide financing for multifamily residential housing located within the County of Los Angeles (the “County”); (b) to issue its revenue bonds, notes or other evidence of indebtedness for the purpose of obtaining moneys to make such loans and provide such financing, to establish necessary reserve funds and to pay administrative costs and other costs incurred in connection with the incurrence of such indebtedness of the LACDA; and (c) to pledge all or any part of the revenues and receipts to be received by the LACDA from or in connection with such loans, in order to secure the payment of the principal or prepayment amount of and interest on such bonds, debentures, notes or other evidence of indebtedness; and

WHEREAS, the Borrower has applied to the LACDA for a loan (the “Borrower Loan”), for the acquisition, construction, development, equipping and/or operation of a 111-unit (including one manager unit) multifamily rental housing development located at 22801-22905 South Vermont Avenue, Los Angeles, California 90502, in unincorporated Los Angeles County, to be known as West Carson Villas (the “Project”); and

WHEREAS, the Borrower’s repayment obligations under this Borrower Loan Agreement are evidenced by the Borrower Notes, as defined herein; and

WHEREAS, the Borrower has requested the LACDA to enter into that certain Funding Loan Agreement, of even date herewith (the “Funding Loan Agreement”), among the LACDA, Umpqua Bank, an Oregon banking corporation (the “Funding Lender”), and U.S. Bank National Association, as fiscal agent (the “Fiscal Agent”), under which the Funding Lender will make a loan (the “Funding Loan”) to the LACDA, the proceeds of which will be loaned under this Borrower Loan Agreement to the Borrower to finance the acquisition, construction, development, equipping and/or operation of the Project; and;

WHEREAS, the Borrower Loan is secured by, among other things, that certain Construction and Permanent Deed of Trust with Absolute Assignment of Leases and Rents,



Security Agreement and Fixture Filing (as amended, restated and/or supplemented from time to time, the “Security Instrument”), dated of even date herewith, to be made by the Borrower for the benefit of the LACDA and assigned to the Fiscal Agent to secure the Funding Loan, encumbering the Project, and will be advanced to the Borrower pursuant to this Borrower Loan Agreement and the Construction and Permanent Funding Agreement (as defined herein); and

WHEREAS, pursuant to that certain Loan Purchase Agreement dated as of even date herewith (the “Loan Purchase Agreement”), by and among the Borrower, the Funding Lender and California Community Reinvestment Corporation (“CCRC”), CCRC has agreed, subject to the satisfaction of the terms and conditions set forth therein, to purchase up to \$[CCRC Purchase Amount] in aggregate principal amount of the Funding Loan related to the Tax-Exempt LACDA Note from the Funding Lender, and upon completion of such purchase on the Conversion Date in accordance with the Loan Purchase Agreement, for all purposes of this Borrower Loan Agreement, CCRC will become the Funding Lender. In connection therewith, the Funding Lender will assign its rights, interests and obligations under this Borrower Loan Agreement, the Tax-Exempt LACDA Note, the Funding Loan Agreement, the Construction and Permanent Funding Agreement, the Tax-Exempt Borrower Note, the Security Instrument (if any) and certain other documents executed in connection with the Borrower Loan related to the Tax-Exempt Borrower Note to CCRC as of the Conversion Date (as defined herein).

NOW, THEREFORE, in consideration of the premises and the mutual representations, covenants and agreements herein contained, the parties hereto do hereby agree as follows:

## ARTICLE I

### DEFINITIONS; PRINCIPLES OF CONSTRUCTION

**Section 1.01. Specific Definitions.** For all purposes of this Borrower Loan Agreement, except as otherwise expressly provided or unless the context otherwise requires:

(a) Unless specifically defined herein, all capitalized terms shall have the meanings ascribed thereto in the Construction and Permanent Funding Agreement or, if not defined in the Construction and Permanent Funding Agreement, in the Funding Loan Agreement.

(b) All accounting terms not otherwise defined herein shall have the meanings assigned to them, and all computations herein provided for shall be made, in accordance with GAAP.

(c) All references in this instrument to designated “Articles,” “Sections” and other subdivisions are to the designated Articles, Sections and subdivisions of this instrument as originally executed.

(d) All references in this instrument to a separate instrument are to such separate instrument as the same may be amended or supplemented from time to time pursuant to the applicable provisions thereof.

(e) Unless otherwise specified, (i) all references to Sections and schedules are to those in this Borrower Loan Agreement, (ii) the words “hereof,” “herein” and “hereunder” and words of similar import refer to this Borrower Loan Agreement as a whole and not to any particular provision, (iii) all definitions are equally applicable to the singular and plural forms of the terms defined and (iv) the word “including” means “including but not limited to.”

**Section 1.02. Definitions.** The following terms, when used in this Borrower Loan Agreement (including when used in the above recitals), shall have the following meanings:

“*Act*” shall mean Chapter 1 of Part 2 of Division 24 of the Health and Safety Code of the State, as now in effect and as it may from time to time hereafter be amended and supplemented.

“*Act of Bankruptcy*” shall mean the filing of a petition in bankruptcy (or any other commencement of a bankruptcy or similar proceeding) under any applicable bankruptcy, insolvency, reorganization, or similar law, now or hereafter in effect; provided that, in the case of an involuntary proceeding, such proceeding is not dismissed within 90 days after the commencement thereof.

“*ADA*” shall have the meaning set forth in Section 4.01(II) hereof.

“*Additional Borrower Payments*” shall mean, prior to the Conversion Date, the payments payable pursuant to Section 2.05 (Additional Borrower Payments), Section 2.06 (Overdue Payments; Payments in Default), Section 5.14 (Expenses) and Section 4 of Exhibit A of the Borrower Note (LIBOR Rate Price Adjustment) and from and after the Conversion Date, the payments payable pursuant to Section 2.05 (Additional Borrower Payments), Section 2.06 (Overdue Payments; Payments in Default) and Section 5.14 (Expenses) and Section 10 (Prepayments) of the Borrower Note.

[“*Agreement of Environmental Indemnification*” shall mean, the Unsecured Hazardous Materials Certificate and Indemnity, of even date herewith, executed by the Borrower for the benefit of the Funding Lender, the LACDA and the other indemnified parties referenced therein, as contemplated under the terms of the Loan Purchase Agreement.]

“*Appraisal*” shall mean an appraisal of the Project and Improvements, which appraisal shall be (i) performed by a qualified appraiser licensed in the State selected by the Funding Lender, and (ii) satisfactory to the Funding Lender (including, without limitation, as adjusted pursuant to any internal review thereof by the Funding Lender) in all respects.

“*Architect*” shall mean any licensed architect, space planner or design professional that the Borrower may engage from time to time, with the approval of the Funding Lender, to design any portion of the Improvements, including the preparation of the Plans and Specifications.

“*Architect’s Agreement*” shall mean any agreement that the Borrower and any Architect from time to time may execute pursuant to which the Borrower engages such Architect to design any portion of the Improvements, including the preparation of the Plans and Specifications, as approved by the Funding Lender.

“*Authorized Borrower Representative*” shall mean a person at the time designated and authorized to act on behalf of the Borrower by a written certificate furnished to the LACDA, the Funding Lender, the Fiscal Agent and the Servicer and containing the specimen signature of such person and signed on behalf of the Borrower by its Borrower Controlling Entity which certificate may designate one or more alternates.

“*Bankruptcy Code*” shall mean the United States Bankruptcy Reform Act of 1978, as amended from time to time, or any substitute or replacement legislation.

“*Bankruptcy Event*” shall mean (i) the filing of a petition by the Borrower, the General Partner, the Guarantor or any other person or entity which is in any manner obligated to the Funding Lender under or in connection with the Loan Documents (each, a “*Bankruptcy Party*”) for relief under the Bankruptcy Code, or under any other present or future state or federal law regarding bankruptcy, reorganization or other debtor relief law; (ii) the failure of any Bankruptcy Party to effect a full dismissal of any involuntary petition under the Bankruptcy Code or under any other debtor relief law that is filed against such Bankruptcy Party or in any way restrains or limits such Bankruptcy Party, the LACDA or the Funding Lender regarding the Borrower Loan or the Project prior to the earlier of the entry of any court order granting relief sought in such involuntary petition or 30 days after the date of filing of such involuntary petition; (iii) the filing of any pleading or an answer by any Bankruptcy Party in any involuntary proceeding under the Bankruptcy Code or other debtor relief law which admits the jurisdiction of the court or the petition’s material allegations regarding the Borrower’s insolvency; (iv) a general assignment by any Bankruptcy Party for the benefit of creditors; or (v) any Bankruptcy Party applying for, or the appointment of, a receiver, trustee, custodian or liquidator of any Bankruptcy Party or any of its property.

“*Bankruptcy Proceeding*” shall have the meaning set forth in Section 4.01(h) hereof.

“*Beneficiary Parties*” shall mean, collectively, the Funding Lender, the Servicer, the Fiscal Agent and the LACDA.

“*Borrower*” shall have the meaning set forth in the recitals to this Borrower Loan Agreement.

“*Borrower Affiliate*” shall mean, as to the Borrower, its general partners or the Guarantor, (i) any entity that directly or indirectly owns, controls, or holds with power to vote, 20% or more of the outstanding voting securities of the Borrower, its general partners or the Guarantor, (ii) any corporation 20% or more of whose outstanding voting securities are directly or indirectly owned, controlled or held with power to vote by the Borrower, its general partners or the Guarantor, (iii) any partner, shareholder or, if a limited liability company, member of the Borrower, its general partners or the Guarantor, or (iv) any other person that is related (to the third degree of consanguinity) by blood or marriage to the Borrower, its general partners or the Guarantor (to the extent any of the Borrower, its general partners or the Guarantor is a natural person).

“*Borrower Controlling Entity*” shall mean, if the Borrower is a partnership, any general partner or managing partner of the Borrower, or if the Borrower is a limited liability company, the

manager or managing member of the Borrower, or if the Borrower is a not for profit corporation, the shareholders thereof.

*“Borrower Deferred Equity”* shall mean all Equity Deposits (as defined in the Construction and Permanent Funding Agreement) with the exception of the Borrower Initial Equity.

*“Borrower Initial Equity”* shall have the meaning ascribed to the term “First Capital Contribution” in the Construction and Permanent Funding Agreement.

*“Borrower Loan”* shall mean the mortgage loan made by the LACDA to the Borrower pursuant to this Borrower Loan Agreement, in the maximum principal amount of the Borrower Loan Amount, as evidenced by the Borrower Notes.

*“Borrower Loan Agreement”* shall mean this Borrower Loan Agreement.

*“Borrower Loan Amount”* shall mean \$[Aggregate Par], the original aggregate maximum principal amount of the Borrower Notes.

*“Borrower Loan Documents”* shall have the meaning ascribed to the term “Loan Documents” in the Construction and Permanent Funding Agreement.

*“Borrower Loan Payment Date”* shall mean (i) the date upon which regularly scheduled Borrower Loan Payments are due pursuant to the Borrower Notes, (ii) the scheduled maturity dates under the Borrower Notes, and (iii) any other date on which any Borrower Note is prepaid or paid, whether at the scheduled maturity or upon the acceleration of the maturity thereof.

*“Borrower Loan Payments”* shall mean the monthly loan payments payable pursuant to the Borrower Notes.

*“Borrower Loan Proceeds”* shall mean proceeds of the Borrower Loan, to be disbursed in accordance with Section 2.10 of this Borrower Loan Agreement and the Construction and Permanent Funding Agreement.

*“Borrower Notes”* shall mean, collectively, the Tax-Exempt Borrower Note and the Taxable Borrower Note, and *“Borrower Note”* shall mean one of such Borrower Notes.

*“Borrower Payment Obligations”* shall mean all payment obligations of the Borrower under the Borrower Loan Documents, including, but not limited to, the Borrower Loan Payments and the Additional Borrower Payments.

*“Business Day”* shall mean any day other than (i) a Saturday or a Sunday, (ii) a day on which the Fiscal Agent or federally insured depository institutions in the State or in New York, New York are authorized or obligated by law, regulation, governmental decree or executive order to be closed, or (iii) a State holiday when the LACDA is authorized or obligated to be closed.

*“Calculation Period”* shall mean three consecutive full Calendar Months occurring prior to the Conversion Date, as the same may be extended in accordance with Section 3.01 hereof.

“*Calendar Month*” shall mean each of the 12 calendar months of the year.

“*CC&R’s*” shall mean any covenants, conditions, restrictions, maintenance agreements or reciprocal easement agreements affecting the Project or the Subject Property.

“*CCRC*” shall mean the California Community Reinvestment Corporation, a California nonprofit public benefit corporation, and its successors and assigns.

“*City*” shall mean the City of Los Angeles, California.

“*Closing Date*” shall mean [Closing Date], the date that the initial Borrower Loan Proceeds are disbursed hereunder.

“*Code*” shall mean the Internal Revenue Code of 1986, as amended, as in effect on the Closing Date or (except as otherwise referenced herein) as it may be amended to apply to obligations issued on the Closing Date, together with applicable proposed, temporary and final regulations promulgated, and applicable official public guidance published, under the Code.

“*Collateral*” shall mean all collateral described in (i) this Borrower Loan Agreement (including, without limitation, all property in which the LACDA and/or the Funding Lender is granted a security interest pursuant to any provision of this Borrower Loan Agreement), (ii) the Construction and Permanent Funding Agreement, (iii) Security Instrument, or (iv) any other Borrower Loan Document, which Collateral shall include the Project, all of which collateral (exclusive of the Unassigned Rights) is pledged and assigned to the Fiscal Agent and the Funding Lender under the Funding Loan Agreement to secure the Funding Loan.

“*Complete*” means achievement of Completion of the Project.

“*Completion*” shall have the meaning set forth in Section 5.25 hereof.

“*Completion Date*” shall mean the “Construction Completion Deadline”, as defined in the Construction and Permanent Funding Agreement.

“*Computation Date*” shall have the meaning ascribed thereto in Section 1.148-3(e) of the Regulations.

“*Condemnation*” shall mean any action or proceeding or notice relating to any proposed or actual condemnation or other taking, or conveyance in lieu thereof, of all or any part of the Project, whether direct or indirect.

“*Construction and Permanent Funding Agreement*” means that certain Construction and Permanent Funding Agreement of even date herewith, between the Funding Lender and the Borrower, setting forth certain provisions relating to disbursement of the Borrower Loan during construction, insurance and other matters, as such agreement may be amended, modified, supplemented and replaced from time to time.

“*Construction Consultant*” means any construction consultant or inspector appointed or retained by the Funding Lender in connection with its review and oversight of the progress of construction of the Project in accordance with the Plans and Specifications.

“*Construction Contract*” shall have the meaning given to that term in the Construction and Permanent Funding Agreement.

“*Construction Schedule*” shall mean a schedule of construction progress with the anticipated commencement and completion dates of each phase of construction, and the anticipated date and amounts of each Disbursement for the same, as approved by the Funding Lender, as assignee of the LACDA.

“*Contractor*” shall mean any licensed general contractor or subcontractor that the Borrower may directly engage from time to time, with the approval of the Funding Lender, to construct any portion of the Improvements.

“*Contractual Obligation*” shall mean, for any Person, any debt or equity security issued by that Person, and any indenture, mortgage, deed of trust, contract, undertaking, instrument or agreement (written or oral) to which such Person is a party or by which it is bound, or to which it or any of its assets is subject.

“*Conversion Conditions*” shall have the meaning given to that term in the Loan Purchase Agreement.

“*Conversion Date*” shall have the meaning given to that term in the Loan Purchase Agreement.

“*Cost Breakdown*” shall mean the “Approved Budget” (as that term is defined in the Construction and Permanent Funding Agreement), as the same may be amended from time to time in accordance with the Construction and Permanent Funding Agreement.

“*Costs of Funding*” shall mean the LACDA’s Closing Fee and the fees, costs, expenses and other charges incurred in connection with the funding of the Borrower Loan and the Funding Loan, including, without limitation, the Funding Lender’s fees and expenses, the negotiation and preparation of this Borrower Loan Agreement and each of the other Borrower Loan Documents and Funding Loan Documents and shall include, but shall not be limited to, the following: (i) counsel fees (including but not limited to Tax Counsel, counsel to the LACDA, the Borrower’s counsel, the Fiscal Agent’s counsel and the Funding Lender’s counsel); (ii) financial advisor fees incurred in connection with the closing of the Borrower Loan and the Funding Loan; (iii) certifying and authenticating agent fees and expenses related to funding of the Funding Loan; (iv) any recording fees; (v) any additional fees charged by the LACDA, including the fees and expenses of the LACDA’s financial advisor, or the Fiscal Agent; and (vi) costs incurred in connection with any required public notices generally and costs of any public hearing related to the Funding Loan and the financing of the Project with the proceeds thereof.

“*Costs of Funding Deposit*” shall mean the amount required to be deposited by the Borrower with the Title Company or the Fiscal Agent to pay Costs of Funding in connection with the closing of the Borrower Loan and the Funding Loan on the Closing Date.

“*Cost of Improvements*” shall mean the costs for the Improvements, as set forth on the Cost Breakdown.

“*County*” shall mean Los Angeles County, California.

“*Date of Disbursement*” shall mean the date of a Disbursement.

“*Day*” or “*Days*” shall mean calendar days unless expressly stated to be Business Days.

“*Debt*” shall mean, as to any Person, any of such Person’s liabilities, including all indebtedness (whether recourse and nonrecourse, short term and long term, direct and contingent), all committed and unfunded liabilities, and all unfunded liabilities, that would appear upon a balance sheet of such Person prepared in accordance with GAAP.

“*Default Rate*” shall have the meaning given to that term in the Construction and Permanent Funding Agreement.

“*Determination of Taxability*” shall mean (i) a determination by the Commissioner or any District Director of the Internal Revenue Service, (ii) a private ruling or Technical Advice Memorandum concerning the Tax-Exempt LACDA Note issued by the National Office of the Internal Revenue Service in which the LACDA (at the expense of the Borrower) and the Borrower were afforded the opportunity to participate, (iii) a determination by any court of competent jurisdiction, (iv) the enactment of legislation or (v) receipt by the Funding Lender, at the request of the LACDA, the Borrower or the Funding Lender, of an opinion of Tax Counsel, in each case to the effect that the interest on the Tax-Exempt LACDA Note is includable in gross income for federal income tax purposes of any holder or any former holder of all or a portion of the Tax-Exempt LACDA Note, other than a holder who is a “substantial user” of the Project or a “related person” (as such terms are defined in Section 147(a) of the Code); provided, however, that no such Determination of Taxability under clause (i) or (iii) shall be deemed to have occurred if the LACDA (at the sole expense of the Borrower), the Funding Lender (at the sole expense of the Borrower) or the Borrower is contesting such determination, has elected to contest such determination in good faith and is proceeding with all applicable dispatch to prosecute such contest until the earliest of (a) a final determination from which no appeal may be taken with respect to such determination, (b) abandonment of such appeal by the LACDA or the Borrower, as the case may be, or (c) one year from the date of initial determination.

“*Developer Fee*” shall have the meaning set forth in the Construction and Permanent Funding Agreement.

“*Disbursement*” shall mean a disbursement of Borrower Loan Proceeds and Other Borrower Moneys pursuant to this Borrower Loan Agreement.

“*Engineer*” shall mean any licensed civil, structural, mechanical, electrical, soils, environmental or other engineer that the Borrower may engage from time to time, with the approval of the Funding Lender, to perform any engineering services with respect to any portion of the Improvements.

“*Engineer’s Contract*” shall mean any agreement that the Borrower and any Engineer from time to time may execute pursuant to which the Borrower engages such Engineer to perform any engineering services with respect to any portion of the Improvements, as approved by the Funding Lender.

“*Equipment*” shall have the meaning given to the term “Personal Property” in the Security Instrument.

“*Equity Contributions*” shall mean the equity to be contributed by the Equity Investor to the Borrower, in accordance with and subject to the terms, conditions and adjustments of the Partnership Agreement.

“*Equity Investor*” shall mean BF West Carson Villas, LLLP, a Delaware limited liability limited partnership, as the investor limited partner of the Borrower, and such entity’s successors and assigns in accordance with the terms of the Construction and Permanent Funding and the Partnership Agreement.

“*ERISA*” shall mean the Employment Retirement Income Security Act of 1974, as amended from time to time, and the rules and regulations promulgated thereunder.

“*ERISA Affiliate*” shall mean all members of a controlled group of corporations and all trades and business (whether or not incorporated) under common control and all other entities which, together with the Borrower, are treated as a single employer under any or all of Section 414(b), (c), (m) or (o) of the Code.

“*Event of Default*” shall mean any Event of Default set forth in Section 8.01 of this Borrower Loan Agreement. An Event of Default shall “exist” if a Potential Default shall have occurred and be continuing beyond any applicable cure period.

“*Excess Revenues*” shall have the meaning ascribed thereto in Section 2.02(e) hereof.

“*Exchange Act*” shall mean the Securities Exchange Act of 1934, as amended.

“*Expenses of the Project*” shall mean, for any period, the current expenses, paid or accrued, for the operation, maintenance and current repair of the Project, as calculated in accordance with GAAP, and shall include, without limiting the generality of the foregoing, salaries, wages, employee benefits, cost of materials and supplies, costs of routine repairs, renewals, replacements and alterations occurring in the usual course of business, costs and expenses properly designated as capital expenditures (*e.g.*, repairs which would not be payable from amounts on deposit in a repair and replacement fund held pursuant to the Borrower Loan Documents), a management fee (however characterized) not to exceed \$\_\_ per unit per month, costs of billings and collections, costs of insurance, costs of audits, routine accounting service providers, resident service providers, taxes, and direct assessments. Expenses of the Project shall not include any payments, however characterized, on account of any subordinate financing in respect of the Project or other indebtedness, allowance for depreciation, amortization or other non-cash items, gains and losses or prepaid expenses not customarily prepaid.



“*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” shall mean the acquisition price in a bona fide arm’s length transaction (as referenced above) if (i) the investment is a certificate of deposit that is acquired in accordance with applicable regulations under the Code, (ii) 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, (iii) 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 (iv) the investment is an interest in any commingled investment fund in which the LACDA and related parties do not own more than a 10% beneficial interest therein if the return paid by the fund is without regard to the source of investment.

“*Fiscal Agent*” shall mean the fiscal agent from time to time under and pursuant to the Funding Loan Agreement. Initially, the Fiscal Agent is U.S. Bank National Association.

“*Funding Lender*” shall mean initially Umpqua Bank, an Oregon banking corporation; provided, however, that upon CCRC’s purchase of the Funding Loan on the Conversion Date pursuant to the terms and conditions of the Loan Purchase Agreement, CCRC shall be the Funding Lender for all purposes under the Funding Loan Documents and each of their successors and assigns as holder of the LACDA Notes.

“*Funding Loan*” shall mean the Funding Loan in the original aggregate maximum principal amount of \$[Aggregate Par] made by the Funding Lender to the LACDA under the Funding Loan Agreement, the proceeds of which are to be used by the LACDA to make the Borrower Loan.

“*Funding Loan Agreement*” shall mean the Funding Loan Agreement, of even date herewith, by and among the Funding Lender, the LACDA and the Fiscal Agent, 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.

“*Funding Loan Documents*” shall have the meaning given to that term in the Funding Loan Agreement.

“*GAAP*” shall mean generally accepted accounting principles as in effect on the date of the application thereof and consistently applied throughout the periods covered by the applicable financial statements.

“*General Partner*” shall mean, collectively, (i) WCV MGP, LLC, a California limited liability company and/or (ii) any other Person that the partners of the Borrower, with the prior written approval of the Funding Lender (or as otherwise permitted without the Funding Lender’s approval pursuant to the Borrower Loan Documents), selected to be a general partner of the Borrower.

“*Governmental Authority*” shall mean (i) any governmental municipality or political subdivision thereof, (ii) any governmental or quasi-governmental agency, authority, board, bureau, commission, department, instrumentality or public body, or (iii) any court, administrative tribunal or public utility, agency, commission, office or authority of any nature whatsoever for any governmental unit (federal, state, county, district, municipal, city or otherwise), now or hereafter in existence.

“*Gross Income*” shall mean all receipts, revenues, income and other moneys received or collected by or on behalf of the Borrower and derived from the ownership or operation of the Project, if any, and all rights to receive the same, whether in the form of accounts, accounts receivable, contract rights or other rights, and the proceeds of such rights, and whether now owned or held or hereafter coming into existence and proceeds received upon the foreclosure sale of the Project. Gross Income shall not include loan proceeds, equity or capital contributions, or tenant security deposits being held by the Borrower in accordance with applicable law.

“*Gross Proceeds*” shall mean, without duplication, the aggregate of:

(a) the net amount (after payment of all expenses of originating the Funding Loan) of Funding Loan representing the proceeds of the Tax-Exempt LACDA Note received by the LACDA as a result of the origination of the Funding Loan;

(b) all amounts received by the LACDA as a result of the investment of the Funding Loan representing the proceeds of the Tax-Exempt LACDA Note;

(c) any amounts held in any fund or account to the extent that the LACDA reasonably expects to use the amounts in such fund to pay any portion of the Funding Loan representing the proceeds of the Tax-Exempt LACDA Note; and

(d) any securities or obligations pledged by the LACDA or by the Borrower as security for the payment of any portion of the Funding Loan representing the proceeds of the Tax-Exempt LACDA Note.

“*Guarantor*” shall mean [Guarantor] or any other person or entity which may hereafter become a guarantor of any of the Borrower’s obligations under the Borrower Loan.

“*Guaranty*” shall mean, collectively, (i) the Repayment Guaranty, dated as of the date of this Borrower Loan Agreement, by the Guarantor for the benefit of the Funding Lender and (ii) the Completion Guaranty dated as of the date of this Borrower Loan Agreement, by the Guarantor for the benefit of the Funding Lender.

“*Hazardous Materials Laws*” has the meaning given to such term in the [Construction and Permanent Funding Agreement].

“*Improvements*” shall mean the 111-unit (including one manager unit) multifamily residential project to be acquired and constructed upon the Land and known or to be known as West Carson Villas and all other buildings, structures, fixtures, wiring, systems, equipment and other improvements and personal property to be constructed and/or installed at or on the Land in accordance with the Cost Breakdown and the Plans and Specifications.

“*Indemnified Party*” shall have the meaning set forth in Sections 5.15.1 and 5.15.1 hereof, respectively.

“*Installment Computation Date*” shall mean any Computation Date other than the first Computation Date or the final Computation Date.

“*Interest Rate*” shall mean, with respect to a Borrower Note, the rate of interest accruing on the Borrower Loan pursuant to such Borrower Note.

“*LACDA*” shall have the meaning set forth in the recitals to this Borrower Loan Agreement.

“*LACDA Notes*” shall mean, collectively, the Tax-Exempt LACDA Note and the Taxable LACDA Note, and “*LACDA Note*” means one of such LACDA Notes.

“*LACDA’s Closing Fee*” shall mean the LACDA’s issuance fee payable by the Borrower to the LACDA on or before the Closing Date from amounts in the Closing Costs Fund or otherwise by the Borrower, and the Ongoing LACDA Fee, all as set forth in Section 7(n) of the Regulatory Agreement.

“*Land*” shall mean the real property described on Exhibit A to the Security Instrument.

“*Late Charge*” shall mean the amount due and payable as a late charge on overdue payments under the Borrower Notes.

“*Legal Action*” shall mean an action, suit, investigation, inquiry, proceeding or arbitration at law or in equity or before or by any foreign or domestic court, arbitrator or other Governmental Authority.

“*Legal Requirements*” shall mean statutes, laws, rules, orders, regulations, ordinances, judgments, decrees and injunctions of Governmental Authorities affecting all or part of the Project or any property (including the Project) of the Borrower or the construction, use, alteration or operation thereof, whether now or hereafter enacted and in force, and all permits, licenses and authorizations and regulations relating thereto, and all covenants, agreements, restrictions and encumbrances contained in any instrument, either of record or known to the Borrower, at any time in force affecting all or part of the Project, including any that may (i) require repairs, modifications or alterations in or to all or part of the Project, or (ii) in any way limit the use and enjoyment thereof.

“*Liabilities*” shall have the meaning set forth in Section 5.15(b) hereof.

“*Licenses*” shall have the meaning set forth in Section 4.01(v) hereof.

“*Lien*” shall mean any interest, or claim thereof, in the Project securing an obligation owed to, or a claim by, any Person other than the owner of the Project, whether such interest is based on common law, statute or contract, including the lien or security interest arising from a deed of trust, mortgage, deed to secure debt, assignment, encumbrance, pledge, security agreement, conditional sale or trust receipt or a lease, consignment or bailment for security purposes. The term “*Lien*”

shall include reservations, exceptions, encroachments, easements, rights of way, covenants, conditions, restrictions, leases and other title exceptions and encumbrances affecting the Project.

“*Loan Purchase Agreement*” shall mean that certain Loan Purchase Agreement dated as of even date herewith, by and among the Borrower, the Funding Lender and CCRC, pursuant to which the Funding Lender has agreed to sell and CCRC has agreed to purchase, subject to the satisfaction of the terms and conditions set forth therein, up to \$[CCRC Purchase Amount] in principal amount of the Funding Loan related to the Tax-Exempt LACDA Note on the Conversion Date.

“*Management Agreement*” shall mean the management agreement between the Borrower and the Manager, pursuant to which the Manager is to manage the Project, as same may be amended, restated, replaced, supplemented or otherwise modified from time to time.

“*Manager*” shall mean, initially, [Manager], or any other management company to be employed by the Borrower and approved by the Funding Lender in accordance with the terms of the Construction and Permanent Funding Agreement, this Borrower Loan Agreement or any of the other Borrower Loan Documents.

“*Material Adverse Change*” shall mean any set of circumstances or events which (a) has or could reasonably be expected to have any material adverse effect whatsoever upon the validity or enforceability of this Borrower Loan Agreement or any other Borrower Loan Document; (b) is or could reasonably be expected to be material and adverse to the business, properties, assets, financial condition, results of operations of the Borrower, General Partner, Guarantor or the Subject Property; (c) could reasonably be expected to impair materially the ability of the Borrower, General Partner or Guarantor to duly and punctually pay or perform any of their respective obligations under any of the Borrower Loan Documents to which they are a party; or (d) impairs materially or could reasonably be expected to impair materially any rights of or benefits available to the LACDA under this Borrower Loan Agreement or any other Borrower Loan Document, including, without limitation, the ability of the LACDA or, upon the assignment of the Borrower Loan to it, of the Funding Lender, to the extent permitted, to enforce its legal remedies pursuant to this Borrower Loan Agreement or any other Borrower Loan Document.

“*Moody’s*” shall mean Moody’s Investors Service, Inc., or its successor.

“*Net Operating Income*” shall mean: (i) the Gross Income, less (ii) the Expenses of the Project.

“*Nonpurpose Investment*” shall mean any investment property (as defined in Section 148(b) of the Code) that is acquired with the Gross Proceeds of the Funding Loan and which is not acquired to carry out the governmental purpose of the Funding Loan.

“*Ongoing LACDA Fee*” shall have the meaning given to that term in the Funding Loan Agreement.

“*Other Borrower Monies*” shall mean monies of the Borrower other than Borrower Loan Proceeds and includes, but is not limited to, the Subordinate Debt, Net Operating Income, the Borrower’s Equity Contributions and any other funds contributed by or loaned to the Borrower for application to the Costs of the Improvements or other costs associated with the Project.

“*Other Charges*” shall mean all maintenance charges, impositions other than Taxes, and any other charges, including vault charges and license fees for the use of vaults, chutes and similar areas adjoining the Project, now or hereafter levied or assessed or imposed against the Project or any part thereof.

“*Partnership Agreement*” shall mean that certain Amended and Restated Agreement of Limited Partnership of the Borrower dated as of the Closing Date entered into by the General Partner, the Equity Investor and the Special Limited Partner, as the same may be amended, restated or modified in accordance with its terms.

“*Patriot Act*” shall mean the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act (USA PATRIOT ACT) of 2001, as the same may be amended from time to time, and corresponding provisions of future laws.

“*Patriot Act Offense*” shall have the meaning set forth in Section 4.01(vv) hereof.

“*Permanent Period*” shall mean the period of time from the Conversion Date to the Maturity Date (as defined in the Funding Loan Agreement).

“*Permanent Period Amount*” shall mean the principal amount of the Borrower Loan as of the Conversion Date, as determined in accordance with the Loan Purchase Agreement.

“*Permitted Encumbrances*” shall have the meaning given to that term in the Construction and Permanent Funding Agreement.

“*Permitted Lease*” shall mean (i) a lease and occupancy agreement pursuant to the form approved by the Funding Lender, to a residential tenant in compliance with the Legal Requirements and the Borrower Loan Documents, providing for an initial term of not less than six months nor more than two years and (ii) a lease for use of office and/or community spaces by an entity or organization providing services to the Borrower or its tenants.

“*Person*” shall mean a natural person, a partnership, a joint venture, an unincorporated association, a limited liability company, a corporation, a trust, any other legal entity, or any Governmental Authority.

“*Plan*” shall mean (i) an employee benefit or other plan established or maintained by the Borrower or any ERISA Affiliate or to which the Borrower or any ERISA Affiliate makes or is obligated to make contributions and (ii) which is covered by Title IV of ERISA or Section 302 of ERISA or Section 412 of the Code.

“*Plans and Specifications*” shall mean the “Plans” (as defined in the Construction and Permanent Funding Agreement) and all approved changes thereto pursuant to the approval process set forth in the Construction and Permanent Funding Agreement, for the construction of the Project, as approved by the Funding Lender.

“*Potential Default*” shall mean the occurrence of an event which, under this Borrower Loan Agreement or any other Borrower Loan Document, would, but for the giving of notice or passage of time, or both, be an Event of Default.

“*Prepayment Premium*” shall mean any premium payable by the Borrower pursuant to the Borrower Loan Documents in connection with a prepayment of the Borrower Notes (including any prepayment premium as set forth in the Borrower Notes).

“*Project*” shall mean the Subject Property and Improvements thereon owned by the Borrower and encumbered by the Security Instrument, together with all rights pertaining to such real property and Improvements, as more particularly described in the Granting Clauses of the Security Instrument and referred to therein as the “Subject Property.”

“*Project Agreements and Licenses*” shall mean any and all Construction Contracts, Engineer’s Contracts, Architect’s Agreements and Management Agreements, and all other rights, licenses, permits, franchises, authorizations, approvals and agreements relating to use, occupancy, operation or leasing of the Project or the Subject Property.

“*Provided Information*” shall have the meaning set forth in Section 9.01(a)(i) hereof.

“*Qualified Project Costs*” shall mean costs paid with respect to the Project that meet each of the following requirements: (i) the costs are properly chargeable to capital account (or would be so chargeable with a proper election by the Borrower or but for a proper election by the Borrower to deduct such costs) in accordance with general federal income tax principles and in accordance with United States Treasury Regulations Section 1.103-8(a)(1), provided, however, that only such portion of interest accrued during construction of the Project shall be eligible to be a Qualified Project Cost as bears the same ratio to all such interest as the Qualified Project Costs bear to all costs of the acquisition and construction of the Project; and provided further that interest accruing after the date of completion of the Project shall not be a Qualified Project Cost; and provided still further that if any portion of the Project is being constructed by a Borrower Affiliate or persons or entities treated as related to the Borrower within the meaning of Sections 1504, 267 and 707 of the Code (whether as a general contractor or a subcontractor), Qualified Project Costs shall include only (A) the actual out-of-pocket costs incurred by such Borrower Affiliate, person or entity in constructing the Project (or any portion thereof), (B) any reasonable fees for supervisory services actually rendered by such Borrower Affiliate, person or entity, and (C) any overhead expenses incurred by such Borrower Affiliate, person or entity which are directly attributable to the work performed on the Project, and shall not include, for example, intercompany profits resulting from members of an affiliated group (within the meaning of Section 1504 of the Code) participating in the construction of the Project or payments received by such Borrower Affiliate, person or entity due to early completion of the Project (or any portion thereof); (ii) the costs are paid with respect to a qualified residential rental project or projects within the meaning of Section 142(d) of the Code; (iii) the costs are paid after the earlier of 60 days prior to the date of a declaration, [Official Intent Date], of “official intent” to reimburse costs paid with respect to the Project (within the meaning of Section 1.150-2 of the United States Treasury Regulations) or the date of issue of the Tax-Exempt LACDA Note; and (iv) if the costs of the acquisition and construction were previously paid and are to be reimbursed with proceeds of the LACDA Notes such costs were (A) costs of issuance of the LACDA Notes, (B) preliminary capital expenditures (within the meaning of United States Treasury Regulations Section 1.150-2(f)(2)) with respect to the Project (such as architectural, engineering and soil testing services) incurred before commencement of acquisition or construction of the Project that do not exceed 20% of the issue price of the LACDA Notes (as defined in United States Treasury Regulations Section 1.148-1), or

(C) capital expenditures with respect to the Project that are reimbursed no later than 18 months after the later of the date the expenditure was paid or the date the Project is placed in service (but no later than three years after the expenditure is paid); provided, however, that (w) Costs of Funding shall not be deemed to be Qualified Project Costs; (x) fees, charges or profits (including, without limitation, Developer Fee) payable to the Borrower or a “related person” (within the meaning of Section 144(a)(3) of the Code) shall not be deemed to be Qualified Project Costs; (y) letter of credit fees and municipal bond insurance premiums which represent a transfer of credit risk and are allocable to the construction period of the Project shall be allocated between Qualified Project Costs and other costs and expenses to be paid from the proceeds of the Funding Loan; and (z) letter of credit fees and municipal bond insurance premiums which do not represent a transfer of credit risk (including, without limitation, letter of credit fees payable to a “related person” to the Borrower) shall not constitute Qualified Project Costs.

“*Rebate Amount*” shall mean, for any given period, the amount determined by the Rebate Analyst as required to be rebated or paid as a yield reduction payment to the United States of America with respect to the Funding Loan.

“*Rebate Analyst*” shall mean the rebate analyst selected by the Borrower and acceptable to the LACDA and the Funding Lender. The initial Rebate Analyst shall be Hawkins Delafield & Wood LLP.

“*Rebate Analyst’s Fee*” shall mean the fee of the Rebate Analyst. The Rebate Analyst’s Fee is payable by the Borrower to the Rebate Analyst.

“*Rebate Fund*” shall mean the Rebate Fund created pursuant to Section 5.35 hereof.

“*Regulatory Agreement*” shall mean that certain Regulatory Agreement and Declaration of Restrictive Covenants, of even date herewith, among the LACDA, the Fiscal Agent and the Borrower, as the same may be amended, modified or supplemented from time to time.

“*Related Documents*” shall mean, collectively, any agreement or other document (other than the Borrower Loan Documents) granting a security interest (including each agreement that is the subject of any Borrower Loan Document), the Partnership Agreement, and any other agreement, instrument or other document (not constituting a Borrower Loan Document) relating to or executed in connection with the transactions contemplated by this Borrower Loan Agreement.

“*Replacement Reserve Agreement*” shall mean the Replacement Reserve Agreement, dated as of the date hereof, between the Borrower and CCRC, as the same may be amended, restated or supplemented from time to time.

“*Replacement Reserve Fund Requirement*” shall mean Borrower’s funding obligations from time to time under the Replacement Reserve Agreement.

“*Retainage*” shall have the meaning ascribed thereto in the Construction and Permanent Funding Agreement.

“*Secondary Market Disclosure Document*” shall have the meaning set forth in Section 9.01(b) hereof.

“*Secondary Market Transaction*” shall have the meaning set forth in Section 9.01(a) hereof.

“*Securities*” shall have the meaning set forth in Section 9.01(a) hereof.

“*Securities Act*” shall mean the Securities Act of 1933, as amended.

“*Security Documents*” shall mean the Security Instrument, the Replacement Reserve Agreement, this Borrower Loan Agreement, the Agreement of Environmental Indemnification, and such other security instruments that the Funding Lender may reasonably request.

“*Security Instrument*” shall have the meaning set forth in the recitals to this Borrower Loan Agreement, as the same may be modified, amended or restated from time to time.

“*Servicer*” shall mean the Servicer contracting with or appointed by the Funding Lender to service the Borrower Loan. The initial Servicer shall be Umpqua Bank, and from and after the Conversion Date, the Servicer shall be CCRC.

“*Servicing Agreement*” shall mean any servicing agreement or master servicing agreement, between the Servicer and the Funding Lender relating to the servicing of the Borrower Loan and any amendments thereto or any replacement thereof.

“*S&P*” shall mean S&P Global Ratings, a division of Standard & Poor’s Financial Services LLC, and its successors.

“*Special Limited Partner*” shall mean BFIM Special Limited Partner, Inc., a Florida corporation, and its permitted successors and assigns.

“*State*” shall mean the State in which the Project is located.

“*Subject Property*” shall have the meaning given to such term in the Security Instrument.

“*Subordinate Debt*” shall mean, individually and collectively as the context shall require, [To come]

“*Subordinate Lender*” shall mean individually and collectively as the context shall require, each of the lenders of the Subordinate Debt.

“*Subordinate Loan Documents*” shall mean, collectively, all instruments, agreements and other documents evidencing, securing or otherwise relating to the Subordinate Debt or executed and delivered by the Borrower and/or the Subordinate Lender in connection with the Subordinate Debt.

“*Substantial Completion Date*” shall mean the date when the Project is Substantially Complete.

“*Substantially Complete*” or “*Substantially Completed*” shall mean the completion of the construction and equipping of the Improvements free and clear of all liens other than Permitted



Encumbrances in accordance with the Plans and Specifications to the satisfaction of the Funding Lender and its Construction Consultant, except for such defects or departures which do not, in the opinion of the Funding Lender and its Construction Consultant, adversely affect either the value of the work in place or the full utilization of the applicable portion of the Improvements for which it is intended, and the issuance and delivery to the Funding Lender of a Certificate of Substantial Completion by Architect and copies of all permits and approvals of Governmental Authorities for the occupancy of all apartment units comprising the Improvements including, and not by way of limitation, a temporary certificate of occupancy must have been newly issued or have remained in effect.

“*Taxable Borrower Note*” shall mean that certain Promissory Note (Taxable) dated as of the date hereof in the original maximum principal amount of \$[Taxable Par] made by the Borrower and payable to the LACDA, as endorsed and assigned to the Fiscal Agent, as it may be amended, supplemented or replaced from time to time.

“*Taxable LACDA Note*” shall mean that certain Los Angeles County Development Authority Multifamily Housing Mortgage Revenue Note (West Carson Villas), 2021 Taxable Series H-2, dated the Closing Date, in the original maximum principal amount of \$[Taxable Par], made by the LACDA and payable to the Funding Lender, as it may be amended, supplemented or replaced from time to time.

“*Tax Counsel*” shall have the meaning set forth in the Funding Loan Agreement.

“*Taxes*” shall mean all real estate and personal property taxes, assessments, water rates or sewer rents, now or hereafter levied or assessed or imposed against all or part of the Project.

“*Tax-Exempt Borrower Note*” shall mean that certain Promissory Note (Tax-Exempt) dated as of the date hereof, in the original maximum principal amount of \$31,768,000 made by the Borrower and payable to the LACDA, as endorsed and assigned to the Fiscal Agent, as it may be amended, supplemented or replaced from time to time.

“*Tax-Exempt LACDA Note*” shall mean that certain Los Angeles County Development Authority Multifamily Housing Mortgage Revenue Note (West Carson Villas), 2021 Series H-1, dated the Closing Date, in the original maximum principal amount of \$31,768,000, made by the LACDA and payable to the Funding Lender, as it may be amended, supplemented or replaced from time to time.

“*Term*” shall mean the term of this Borrower Loan Agreement pursuant to Section 10.13.

“*Termination Date*” shall mean [Termination Date], as the same may be extended in accordance with the Loan Purchase Agreement.

“*Title Company*” shall mean Commonwealth Land Title Company.

“*Title Insurance Policy*” shall mean the mortgagee title insurance policy, in form acceptable to the Funding Lender, issued with respect to the Subject Property and insuring the lien of the Security Instrument.

“*Transfer*” shall mean any sale, assignment, lease, conveyance, pledge, encumbrance, hypothecation or other disposition of any real or personal property which is prohibited by, or requires the consent of the beneficiary under, the Construction and Permanent Funding Agreement or the Security Instrument.

“*UCC*” shall mean the Uniform Commercial Code as in effect in the State.

“*Unassigned Rights*” shall have the meaning given to that term in the Funding Loan Agreement.

“*Unit*” shall mean a residential apartment unit within the Improvements.

“*Written Consent*” and “*Written Notice*” shall mean a written consent or notice signed by an Authorized Borrower Representative or an Authorized LACDA Representative or an authorized representative of the Funding Lender, as appropriate.

## ARTICLE II

### GENERAL

**Section 2.01. Origination of Borrower Loan.** In order to provide funds for the purposes provided herein, the LACDA agrees that it will, pursuant to the Law and in accordance with the Act, enter into the Funding Loan Agreement and accept the Funding Loan from the Funding Lender. The proceeds of the Funding Loan shall be advanced by the Funding Lender to the Fiscal Agent, and then from the Fiscal Agent to the Borrower in accordance with the terms of the Construction and Permanent Funding Agreement, the Funding Loan Agreement and this Borrower Loan Agreement.

The LACDA hereby assigns to the Funding Lender all of its rights, power and authority (other than with respect to the Unassigned Rights) to take certain actions and exercise certain remedies with respect to the Borrower Loan, and for the other purposes set forth in this Borrower Loan Agreement and to do all other acts necessary or incidental to the performance and execution thereof to the extent those actions and remedies are not delegated to the Fiscal Agent. This assignment is coupled with an interest and is irrevocable except as expressly set forth herein. Accordingly, references to the rights of the Funding Lender to take actions under this Borrower Loan Agreement shall refer to the Funding Lender as assignee to the extent those actions and remedies are not delegated to the Fiscal Agent. The Funding Lender may, in its discretion, designate Servicer to fulfill the rights and responsibilities granted by the LACDA to the Funding Lender pursuant to this Section 2.01. Notwithstanding the foregoing, disbursements of the Borrower Loan shall be made from the Project Fund held under the Funding Loan Agreement by the Fiscal Agent.

### **Section 2.02. Security for the Funding Loan.**

(a) As security for the Funding Loan, the LACDA has pledged and assigned to the Fiscal Agent and Funding Lender, as applicable, under and pursuant to the Funding Loan Agreement (i) the Borrower Notes and all of its right, title and interest in and to this Borrower Loan Agreement and the Borrower Loan Documents (except for the Unassigned

Rights) and all revenues and receipts therefrom and the security therefor (including the Security Instrument) and (ii) the amounts on deposit from time to time in any and all funds established under the Funding Loan Agreement. All revenues and assets pledged and assigned thereby shall immediately be subject to the lien of such pledge without any physical delivery thereof or any further act, except in the case of the Borrower Notes, which shall be delivered to the Funding Lender. The Borrower hereby acknowledges and consents to such assignment to the Fiscal Agent and Funding Lender, as applicable.

(b) With respect to the Unassigned Rights, subject to the limitations set forth in this Section 2.02, the LACDA may:

(i) *Tax Covenants.* Seek specific performance of, and enforce, the tax covenants of the Funding Loan Agreement, the Regulatory Agreement, the Tax Certificate and this Borrower Loan Agreement, seek injunctive relief against acts which may be in violation of any of the tax covenants, and enforce the Borrower's obligation to pay amounts for credit to the Rebate Fund;

(ii) *Regulatory Agreement.* Seek specific performance of the obligations of the Borrower or any other owner of the Project under the Regulatory Agreement and injunctive relief against acts which may be in violation of the Regulatory Agreement or otherwise in accordance with the provisions of the Regulatory Agreement; provided, however, that the LACDA may enforce any right it may have under the Regulatory Agreement for monetary damages (which term shall not be deemed to include fees, expenses and indemnification obligations payable by the Borrower to the LACDA under the Regulatory Agreement or this Borrower Loan Agreement) only against Excess Revenues (defined below), if any, of the Borrower, unless the Funding Lender otherwise specifically consents in writing to the use of other funds; and

(iii) *Unassigned Rights.* Take whatever action at law or in equity which appears necessary or desirable to enforce the other Unassigned Rights, provided, however, that the LACDA or any person under its control may only enforce any right it may have for monetary damages (which term shall not be deemed to include fees, expenses and indemnification obligations payable by the Borrower to the LACDA under the Regulatory Agreement or this Borrower Loan Agreement) against Excess Revenues, if any, of the Borrower, unless the Funding Lender otherwise specifically consents in writing to the enforcement against other funds of the Borrower.

(c) In no event shall the LACDA, except at the express written direction of the Funding Lender:

(i) prosecute its action to a lien on the Project; or

(ii) 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 under, the Borrower Loan or of causing the Borrower to file a

petition seeking reorganization, arrangement, adjustment or composition of or in respect of the Borrower under any applicable liquidation, insolvency, bankruptcy, rehabilitation, composition, reorganization, conservation or other similar law in effect now or in the future; or

(iii) interfere with the exercise by the Fiscal Agent, the Funding Lender or the Servicer of any of their rights under the Borrower Loan Documents upon the occurrence of an event of default by the Borrower under the Borrower Loan Documents or the Funding Loan Documents; or

(iv) take any action to accelerate or otherwise enforce payment or seek other remedies with respect to the Borrower Loan or the Funding Loan.

(d) The LACDA shall provide Written Notice to the Funding Lender and the Servicer immediately upon taking any action at law or in equity to exercise any remedy or direct any proceeding under the Borrower Loan Documents or the Funding Loan Documents.

(e) As used in this Section 2.02, the term “Excess Revenues” means, for any period, the net cash flow of the Borrower available for distribution to shareholders, members or partners (as the case may be) for such period, after the payment of all interest expense, the amortization of all principal of all indebtedness coming due during such period (whether by maturity, mandatory sinking fund payment, acceleration or otherwise), the payment of all fees, costs and expenses on an occasional or recurring basis in connection with the Borrower Loan or the Funding Loan, the payment of all operating, overhead, ownership and other expenditures of the Borrower directly or indirectly in connection with the Project (whether any such expenditures are current, capital or extraordinary expenditures), and the setting aside of all reserves for taxes, insurance, water and sewer charges or other similar impositions, capital expenditures, repairs and replacements and all other amounts which the Borrower is required to set aside pursuant to agreement, but excluding depreciation and amortization of intangibles.

### **Section 2.03. Loan; Borrower Notes; Conditions to Closing.**

(a) The Funding Loan shall be funded by deposits to the Project Fund under the Funding Loan Agreement by the Funding Lender upon satisfaction of the conditions set forth in the Construction and Permanent Funding Agreement, in one or more installments not to exceed the Borrower Loan Amount in accordance with the disbursement procedures set forth in the Construction and Permanent Funding Agreement and the Funding Loan Agreement. Upon funding of each installment of the Funding Loan, the LACDA shall be deemed to have made the Borrower Loan to the Borrower in a like principal amount. The Borrower Loan advances and Funding Loan advances shall be allocated first to the Tax-Exempt Borrower Note and the Tax-Exempt LACDA Note and, once the foregoing have been fully funded, then to the Taxable Borrower Note and the Taxable LACDA Note. The Borrower Loan shall mature and be payable at the times and in the amounts required under the terms hereof and of the Borrower Notes. The proceeds of the Borrower Loan shall be used by the Borrower to pay costs of the acquisition, construction, development, equipping

and/or operation of the Project. The Borrower hereby accepts the Borrower Loan and acknowledges that the LACDA has contracted with the Funding Lender to fund the Borrower Loan in the manner set forth herein and in the Construction and Permanent Funding Agreement. The LACDA acknowledges that the Borrower Loan shall be funded by the Funding Lender to the Fiscal Agent for the account of the LACDA.

(b) The Borrower hereby accepts the Borrower Loan. As evidence of its obligation to repay the Borrower Loan, simultaneously with its execution and delivery of this Borrower Loan Agreement, the Borrower hereby agrees to execute and deliver the Borrower Notes. The Borrower Loan shall mature and be payable at the times and in the amounts required under the terms hereof and of the Borrower Notes. The LACDA shall assign the Borrower Notes to the Fiscal Agent on the Closing Date as a condition to closing of the Borrower Loan and the Funding Loan.

(c) Closing of the Borrower Loan on the Closing Date shall be conditioned upon satisfaction or waiver by the LACDA and the Funding Lender each in its sole discretion of each of the conditions precedent to closing set forth in this Borrower Loan Agreement and the Funding Loan Agreement, including, but not limited to, the following:

(i) evidence of proper recordation of the Security Instrument, an assignment of the Security Instrument from the LACDA to the Fiscal Agent, the Regulatory Agreement, and each of the other documents specified for recording in instructions delivered to the Title Company by counsel to the Funding Lender (or that such documents have been delivered to an authorized agent of the Title Company for recordation under binding recording instructions from Funding Lender's counsel or such other counsel as may be acceptable to the Funding Lender);

(ii) delivery to the Fiscal Agent or into escrow with the Title Company (or separate escrow company, if applicable) of all amounts required to be paid in connection with the origination of the Borrower Loan and the Funding Loan and any underlying real estate transfers or transactions, including the Costs of Funding Deposit and the Borrower Initial Equity, all as specified in written instructions delivered to the Title Company by counsel to the Funding Lender (or such other counsel as may be acceptable to the Funding Lender) and as specified in a closing memorandum of the Funding Lender; and

(iii) payment of all fees payable in connection with the closing of the Borrower Loan including the LACDA's Closing Fee and the initial fees and expenses of the Fiscal Agent.

In addition, closing of the Borrower Loan shall be subject to the delivery of an opinion of counsel to the Borrower addressed to the LACDA and the Funding Lender, dated the Closing Date, in form and substance acceptable to Tax Counsel, regarding the due execution by the Borrower of, and the enforceability against the Borrower of, the Borrower Loan Documents.

#### **Section 2.04. Borrower Loan Payments.**

(a) The Borrower shall make the Borrower Loan Payments in accordance with the Borrower Notes. Each such payment shall be made to the Fiscal Agent or Servicer, as applicable, by deposit to such account as the Fiscal Agent or Servicer, as applicable, may designate by Written Notice to the Borrower. Payments made to the Fiscal Agent shall be deposited into the Funding Loan Payment Fund established under the Funding Loan Agreement. Whenever any Borrower Loan Payment shall be stated to be due on a day that is not a Business Day, such payment shall be due on the first Business Day immediately thereafter. In addition, the Borrower shall make Borrower Loan Payments in accordance with the Borrower Notes in the amounts and at the times necessary to make all payments due and payable on the Funding Loan. All payments made by the Borrower hereunder or by the Borrower under the other Borrower Loan Documents, shall be made irrespective of, and without any deduction for, any set-offs or counterclaims, but such payment shall not constitute a waiver of any such set-offs or counterclaims.

(b) Unless there is no Servicer, payments of principal and interest on the Borrower Notes shall be paid to the Servicer and the Servicer shall then remit such funds to the Fiscal Agent. If there is no Servicer, payments of principal and interest on the Borrower Notes shall be paid directly to the Fiscal Agent.

#### **Section 2.05. Additional Borrower Payments.**

(a) The Borrower shall pay the following amounts:

(i) to the Servicer or the Funding Lender, the Rebate Amount then due, if any, to be deposited in the Rebate Fund as specified in Section 5.35 hereof and the Rebate Analyst's Fee, and any other costs incurred to calculate such Rebate Amount (to the extent such costs are not included in the Borrower Loan Payment);

(ii) to the Fiscal Agent for remittance to the LACDA, the Ongoing LACDA Fee and, on demand, all fees, charges, costs, advances, indemnities and expenses, including agent and counsel fees, of the LACDA incurred by the LACDA at any time in connection with the Borrower Loan Documents, the Funding Loan Documents, or the Project, including, without limitation, reasonable counsel fees and expenses incurred in connection with the interpretation, performance, or amendment and all counsel fees and expenses relating to the enforcement of the Borrower Loan Documents or the Funding Loan Documents or any other documents relating to the Project or the Borrower Loan or in connection with questions or other matters arising under such documents or in connection with any federal or state tax audit, or any taxes and assessments with respect to the Project, as and when the same become due;

(iii) [reserved];

(iv) all Costs of Funding and fees, charges and expenses, including agent and counsel fees incurred in connection with the origination of the Borrower Loan and the Funding Loan, as and when the same become due;

(v) to the Funding Lender, on demand, all charges, costs, advances, indemnities and expenses, including agent and counsel fees, of the Funding Lender incurred by the Funding Lender at any time in connection with the Borrower Loan, the Funding Loan or the Project, including, without limitation, reasonable counsel fees and expenses incurred in connection with the interpretation, performance, or amendment and all counsel fees and expenses relating to the enforcement of the Borrower Loan Documents or the Funding Loan Documents or any other documents relating to the Project or the Borrower Loan or in connection with questions or other matters arising under such documents or in connection with any federal or state tax audit;

(vi) any Late Charge due and payable under the terms of the Borrower Note and Section 2.06 hereof; provided, however, that all payments made pursuant to this subsection (vi) shall be made to the Servicer, and if there is no Servicer, such payments shall be made to the Fiscal Agent on behalf of the Funding Lender;

(vii) to the Fiscal Agent, all fees, charges, costs, advances, indemnities and expenses, including agent and counsel fees, of Fiscal Agent incurred under the Borrower Loan Documents or the Funding Loan Documents as and when the same become due; and

(viii) to the entity entitled thereto, when due and payable, all taxes and assessments levied by public agencies on the Project.

(b) The Borrower shall pay to the party entitled thereto as expressly set forth in this Borrower Loan Agreement or the other Borrower Loan Documents or Funding Loan Documents:

(i) all expenses incurred in connection with the enforcement of any rights under this Borrower Loan Agreement or any other Borrower Loan Document, the Regulatory Agreement, or any Funding Loan Document by the LACDA, the Funding Lender, the Fiscal Agent or the Servicer;

(ii) all other payments of whatever nature that the Borrower has agreed to pay or assume under the provisions of this Borrower Loan Agreement or any other Borrower Loan Document or Funding Loan Document; and

(iii) all expenses, costs and fees relating to inspections of the Project required by the LACDA, the Funding Lender, the Fiscal Agent, the Servicer or the Construction Consultant, in accordance with the Borrower Loan Documents or the Funding Loan Documents or to reimburse such parties for such expenses, costs and fees.

(c) The Borrower shall pay to the LACDA the LACDA's Closing Fee and the Ongoing LACDA Fee, as such terms are defined in and at the times and in the amounts specified in Section 7(n) the Regulatory Agreement.

**Section 2.06. Overdue Payments; Payments in Default.** If any Borrower Payment Obligation is not paid by or on behalf of the Borrower when due, the Borrower shall pay to the Servicer, a Late Charge in the amount and to the extent set forth in the Borrower Notes, if any.

**Section 2.07. Calculation of Interest Payments and Deposits to Real Estate Related Reserve Funds.** The Borrower acknowledges as follows: (a) calculation of all interest payments shall be made by the Funding Lender in accordance with the terms of the respective Borrower Note; (b) deposits with respect to the Taxes and Other Charges shall be calculated by the Servicer or if there is no Servicer, the Funding Lender in accordance with the Construction and Permanent Funding Agreement; and (c) deposits with respect to any replacement reserve funds required by the Funding Lender shall be calculated by the Servicer in accordance with the Replacement Reserve Agreement. In the event and to the extent that the Servicer or the Funding Lender, pursuant to the terms hereof, shall determine at any time that there exists a deficiency in amounts previously owed but not paid with respect to deposits to such replacement reserve fund, such deficiency shall be immediately due and payable hereunder following Written Notice to the Borrower.

**Section 2.08. Grant of Security Interest; Application of Funds.** To the extent not inconsistent with the Construction and Permanent Funding Agreement and the Security Instrument and as security for payment of the Borrower Payment Obligations and the performance by the Borrower of all other terms, conditions and provisions of the Borrower Loan Documents, the Borrower hereby pledges and assigns to the Fiscal Agent and the Funding Lender, and grants to the Fiscal Agent and the Funding Lender, a security interest in, all the Borrower's right, title and interest in and to all Rents and all payments to or moneys held in the funds and accounts created and held by the Funding Lender, Fiscal Agent or the Servicer for the Project. This Borrower Loan Agreement is, among other things, intended by the parties to be a security agreement for purposes of the UCC. Upon the occurrence and during the continuance of an Event of Default hereunder, the Fiscal Agent, the Funding Lender and the Servicer shall apply or cause to be applied any sums held by the Fiscal Agent, the Funding Lender and the Servicer with respect to the Project in any manner and in any order determined by the Funding Lender, in the Funding Lender's sole and absolute discretion, unless otherwise specifically provided herein.

**Section 2.09. Marshalling; Payments Set Aside.** The LACDA, the Fiscal Agent and the Funding Lender shall be under no obligation to marshal any assets in favor of the Borrower or any other Person or against or in payment of any or all of the proceeds. To the extent that the Borrower makes a payment or payments or transfers any assets to the LACDA, the Fiscal Agent or the Funding Lender, or the LACDA, the Fiscal Agent or the Funding Lender enforces its liens, and such payment or payments or transfers, or the proceeds of such enforcement or any part thereof are subsequently invalidated, declared to be fraudulent or preferential, set aside or required to be repaid to a trustee, receiver or any other party in connection with any insolvency proceeding, or otherwise, then: (i) any and all obligations owed to the LACDA, the Fiscal Agent or the Funding Lender and any and all remedies available to the LACDA, the Fiscal Agent or the Funding Lender under the terms of the Borrower Loan Documents and the Funding Loan Documents or in law or equity against the Borrower, the Guarantor or the General Partner and/or any of their properties shall be automatically revived and reinstated to the extent (and only to the extent) of any recovery permitted under clause (ii) below; and (ii) the LACDA, the Fiscal Agent and the Funding Lender shall be entitled to recover (and shall be entitled to file a proof of claim to obtain such recovery in



any applicable bankruptcy, insolvency, receivership or fraudulent conveyance or fraudulent transfer proceeding) either: (x) the amount of payments or the value of the transfer or (y) if the transfer has been undone and the assets returned in whole or in part, the value of the consideration paid to or received by the Borrower for the initial asset transfer, plus in each case any deferred interest from the date of the disgorgement to the date of distribution to the LACDA or the Fiscal Agent in any bankruptcy, insolvency, receivership or fraudulent conveyance or fraudulent transfer proceeding, and any costs and expenses due and owing, including, without limitation, any reasonable attorneys' fees incurred by the LACDA, the Fiscal Agent or the Funding Lender in connection with the exercise by the LACDA, the Fiscal Agent or the Funding Lender of its rights under this Section.

**Section 2.10. Borrower Loan Disbursements.** The Borrower Loan shall be disbursed by the Funding Lender, on behalf of the LACDA, pursuant to the Construction and Permanent Funding Agreement and the Funding Loan Agreement by depositing Funding Loan proceeds with the Fiscal Agent under the Funding Loan Agreement. Amounts held by the Fiscal Agent shall be disbursed to or for the benefit of the Borrower as provided in the Funding Loan Agreement.

### ARTICLE III

#### CONVERSION

**Section 3.01. Conversion Date and Extension of Termination Date.** The Borrower shall satisfy each of the Conversion Conditions and cause the Conversion Date to occur on or before the Termination Date, as further provided in the Construction and Permanent Funding Agreement and the Loan Purchase Agreement. The failure to satisfy each of the Conversion Conditions on or before the Termination Date (or such earlier time as may be required in the Construction and Permanent Funding Agreement) shall constitute an Event of Default under the Borrower Loan Documents.

**Section 3.02. Notice From CCRC; CCRC's Calculation Final.** Following satisfaction of all of the Conversion Conditions, CCRC shall deliver Written Notice to the Borrower and the Funding Lender (with a copy to the LACDA) of: (i) the Conversion Date, and (ii) the amount of the Permanent Period Amount.

**Section 3.03. No Amendment.** Nothing contained in this Article III shall be construed to amend, modify, alter, change or supersede the terms and provisions of the Borrower Notes, Security Instrument, the Construction and Permanent Funding Agreement, Loan Purchase Agreement or any other Borrower Loan Document and, if there shall exist a conflict between the terms and provisions of this Article III and those of the Borrower Notes, the Security Instrument, the Construction and Permanent Funding Agreement, Loan Purchase Agreement or other Borrower Loan Documents, then the terms and provisions of the Borrower Notes, the Security Instrument, the Construction and Permanent Funding Agreement, Loan Purchase Agreement and other Borrower Loan Documents shall control; provided, however, that in the event of a conflict between the terms and provisions of this Article III and those of the Borrower's loan application with the Funding Lender, the terms and provisions of this Article III shall control.

**Section 3.04. Determinations by Funding Lender.** In any instance where the consent or approval of the Funding Lender may be given or is required, or where any determination, judgment or decision is to be rendered by the Funding Lender under this Article III, including in connection with the Construction and Permanent Funding Agreement, the granting, withholding or denial of such consent or approval and the rendering of such determination, judgment or decision shall be made or exercised by the Funding Lender (or its designated representative), at its sole and exclusive option and in its sole and absolute discretion.

## ARTICLE IV

### REPRESENTATIONS AND WARRANTIES

**Section 4.01. Borrower Representations.** To induce the LACDA to execute this Borrower Loan Agreement and to make Borrower Loan disbursements to or for the account of the Borrower, and to induce the Funding Lender to make Funding Loan advances to the LACDA, the Borrower represents and warrants for the benefit of the LACDA, the Funding Lender, the Fiscal Agent and the Servicer, that the representations and warranties set forth in this Section 4.01 are complete and accurate as of the Closing Date and, subject to Section 4.02, shall survive the making of the Borrower Loan and will be complete and accurate, and deemed remade, except as otherwise noted through notice to the Funding Lender and approved by the Funding Lender, as of the date of each Disbursement, and as of the Conversion Date in accordance with the terms and conditions of the Borrower Notes. Subject to Section 4.02 hereof, the representations, warranties and agreements set forth in this Section 4.01 shall survive the making of the Borrower Loan, and shall remain in effect and true and correct in all material respects until the Borrower Loan and all other Borrower Payment Obligations have been repaid in full.

(a) **Organization; Special Purpose.** The Borrower is a limited partnership duly organized and in good standing under the laws of the State, has full legal right, power and authority to enter into the Borrower Loan Documents to which it is a party, and to carry out and consummate all transactions contemplated by the Borrower Loan Documents to which it is a party, and by proper limited partnership action, has duly authorized the execution, delivery and performance of the Borrower Loan Documents to which it is a party. The Person(s) of the Borrower executing the Borrower Loan Documents and the Funding Loan Documents to which the Borrower is a party are fully authorized to execute the same. The Borrower Loan Documents and the Funding Loan Documents to which the Borrower is a party have been duly authorized, executed and delivered by the Borrower. The sole business of the Borrower is the ownership, management and operation of the Project.

(b) **Proceedings; Enforceability.** Assuming due execution and delivery by the other parties thereto, the Borrower Loan Documents and the Funding Loan Documents to which the Borrower is a party will constitute the legal, valid and binding agreements of the Borrower enforceable against the Borrower in accordance with their terms; except in each case as enforcement may be limited by bankruptcy, insolvency or other laws affecting the enforcement of creditors' rights generally, by the application of equitable principles regardless of whether enforcement is sought in a proceeding at law or in equity and by public policy.

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

(d) **Litigation; Adverse Facts.** There is no Legal Action, nor is there a basis known to the Borrower for any Legal Action, before or by any court or federal, state, municipal or other governmental authority, pending, or to the knowledge of the Borrower, after reasonable investigation, threatened, against or affecting the Borrower, the General Partner or the Guarantor, or their respective assets, properties or operations which, if determined adversely to the Borrower or its interests, would have a material adverse effect upon the consummation of the transactions contemplated by, or the validity of, the Borrower Loan Documents or the Funding Loan Documents, upon the ability of each of the Borrower, the General Partner and the Guarantor to perform their respective obligations under the Borrower Loan Documents, the Funding Loan Documents and the Related Documents to which it is a party, or upon the financial condition, assets (including the Project), properties or operations of the Borrower, the General Partner or the Guarantor. None of the Borrower, the General Partner or the Guarantor is in default (and no event has occurred and is continuing which with the giving of notice or the passage of time or both could constitute a default) with respect to any order or decree of any court or any order, regulation or demand of any federal, state, municipal or other governmental authority, which default might have consequences that would materially and adversely affect the consummation of the transactions contemplated by the Borrower Loan Documents and the Funding Loan Documents, the ability of each of the Borrower, the General Partner and the Guarantor to perform their respective obligations under the Borrower Loan Documents, the Funding Loan Documents and the Related Documents to which it is a party, or the financial condition, assets, properties or operations of the Borrower, the General Partner or the Guarantor. None of the Borrower, the General Partner or the Guarantor are (a) in violation of any applicable law, which violation materially and adversely affects or may materially and adversely affect the business, operations, assets (including the Project), condition (financial or otherwise) of the Borrower, the General Partner or the Guarantor, as applicable; (b) subject to, or in default with respect to, any other Legal Requirement that would have a material adverse effect on the business, operations, assets (including the Project), condition (financial or otherwise) of the Borrower, the General Partner or the

Guarantor, as applicable; or (c) in default with respect to any agreement to which the Borrower, the General Partner or the Guarantor, as applicable, are a party or by which they are bound, which default would have a material adverse effect on the business, operations, assets (including the Project), condition (financial or otherwise) of the Borrower, the General Partner or the Guarantor, as applicable; and (d) there is no Legal Action pending or, to the knowledge of the Borrower, threatened against or affecting the Borrower, the General Partner or the Guarantor questioning the validity or the enforceability of this Borrower Loan Agreement or any of the other Borrower Loan Documents or the Funding Loan Documents or of any of the Related Documents. All tax returns (federal, state and local) required to be filed by or on behalf of the Borrower have been filed, and all taxes shown thereon to be due, including interest and penalties, except such, if any, as are being actively contested by the Borrower in good faith, have been paid or adequate reserves have been made for the payment thereof which reserves, if any, are reflected in the audited financial statements described therein. The Borrower enjoys the peaceful and undisturbed possession of all of the premises upon which it is operating its facilities subject to Permitted Encumbrances.

(e) ***Agreements; Consents; Approvals.*** Except as contemplated by the Borrower Loan Documents and the Funding Loan Documents, the Borrower is not a party to any agreement or instrument or subject to any restriction that would materially adversely affect the Borrower, the Project, or the Borrower's business, properties, operations or financial condition, except the Permitted Encumbrances. The Borrower is not in default in any material respect in the performance, observance or fulfillment of any of the obligations, covenants or conditions contained in any Permitted Encumbrance or any other agreement or instrument to which it is a party or by which it or the Project is bound.

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

(f) ***Title.*** The Borrower shall have marketable title to the Project, free and clear of all Liens except the Permitted Encumbrances. The Security Instrument, when properly recorded in the appropriate records, together with any UCC financing statements required to be filed in connection therewith, will create (i) a valid, perfected first priority lien on the fee (or leasehold, if applicable) interest in the Project and (ii) perfected security interests in and to, and perfected collateral assignments of, all of the Borrower's right, title and interest in the personalty included in the Project (including the Leases) to the extent such personalty is the type in which a security interest may be perfected under the UCC by the filing of a financing statement with the Secretary of State of the State, all in accordance with the terms thereof, in each case subject only to any applicable Permitted Encumbrances. To the Borrower's knowledge, there are no delinquent real property taxes

or assessments, including water and sewer charges, with respect to the Project, nor are there any claims for payment for work, labor or materials affecting the Project which are or may become a Lien prior to, or of equal priority with, the Liens created by the Borrower Loan Documents and the Funding Loan Documents.

(g) **Survey.** To the best knowledge of the Borrower, the survey for the Project delivered to the LACDA and the Funding Lender does not fail to reflect any material matter affecting the Project or the title thereto.

(h) **No Bankruptcy Filing.** The Borrower is not contemplating either the filing of a petition by it under any state or federal bankruptcy or insolvency law or the liquidation of all or a major portion of its property (a “Bankruptcy Proceeding”), and the Borrower has no knowledge of any Person contemplating the filing of any such petition against it. As of the Closing Date, the Borrower has the ability to pay its debts as they become due.

(i) **Full and Accurate Disclosure.** No statement of fact made by the Borrower in any Borrower Loan Document or any Funding Loan Document contains any untrue statement of a material fact or omits to state any material fact necessary to make statements contained therein in light of the circumstances in which they were made, not misleading. There is no material fact or circumstance presently known to the Borrower that has not been disclosed to the LACDA and the Funding Lender which materially and adversely affects the Project or the business, operations or financial condition of the Borrower or the Borrower’s ability to meet its obligations under this Borrower Loan Agreement and the other Borrower Loan Documents and Funding Loan Documents to which it is a party in a timely manner.

(j) **No Plan Assets.** The Borrower is not an “employee benefit plan,” as defined in Section 3(3) of ERISA, subject to Title I of ERISA, and none of the assets of the Borrower constitutes or will constitute “plan assets” of one or more such plans within the meaning of 29 C.F.R. Section 2510.3-101.

(k) **Compliance.** The Borrower, the Project and the use thereof will comply, to the extent required, in all material respects with all applicable Legal Requirements. The Borrower is not in default or violation of any order, writ, injunction, decree or demand of any Governmental Authority, the violation of which would materially adversely affect the financial condition or the business of the Borrower. There has not been committed by the Borrower or any Borrower Affiliate involved with the operation or use of the Project any act or omission affording any Governmental Authority the right of forfeiture as against the Project or any part thereof or any moneys paid in performance of the Borrower’s obligations under any Borrower Loan Document or any Funding Loan Documents.

(l) **Contracts.** All service, maintenance or repair contracts affecting the Project have been entered into at arm’s length (except for such contracts between the Borrower, any Borrower Affiliate and any Borrower Controlling Entity) in the ordinary course of the Borrower’s business and provide for the payment of fees in amounts and upon terms comparable to existing market rates.

(m) **Financial Information.** All financial data, including any statements of cash flow and income and operating expense, that have been delivered to the LACDA or the Funding Lender in respect of the Project by or on behalf of the Borrower, to the best knowledge of the Borrower, (i) are accurate and complete in all material respects, (ii) accurately represent the financial condition of the Project as of the date of such reports, and (iii) to the extent prepared by an independent certified public accounting firm, have been prepared in accordance with GAAP consistently applied throughout the periods covered, except as disclosed therein. Other than pursuant to or permitted by the Borrower Loan Documents or the Funding Loan Documents or the Borrower organizational documents, the Borrower has no contingent liabilities, unusual forward or long-term commitments or unrealized or anticipated losses from any unfavorable commitments. Since the date of such financial statements, there has been no materially adverse change in the financial condition, operations or business of the Borrower from that set forth in said financial statements except as disclosed in writing to the Funding Lender and approved by the Funding Lender.

(n) **Condemnation.** No Condemnation or other proceeding has been commenced or, to the Borrower's knowledge, is contemplated, threatened or pending with respect to all or part of the Project or for the relocation of roadways providing access to the Project.

(o) **Federal Reserve Regulations.** No part of the proceeds of the Borrower Loan will be used for the purpose of purchasing or acquiring any "margin stock" within the meaning of Regulation U of the Board of Governors of the Federal Reserve System or for any other purpose that would be inconsistent with such Regulation U or any other regulation of such Board of Governors, or for any purpose prohibited by Legal Requirements or any Borrower Loan Document or Funding Loan Document.

(p) **Utilities and Public Access.** To the best of the Borrower's knowledge, the Project is or will be served by water, sewer, sanitary sewer and storm drain facilities adequate to service it for its intended uses. All public utilities necessary or convenient to the full use and enjoyment of the Project are or will be located in the public right-of-way abutting the Project, and all such utilities are or will be connected so as to serve the Project without passing over other property absent a valid easement. All roads necessary for the use of the Project for its current purpose have been or will be completed and dedicated to public use and accepted by all Governmental Authorities. Except for Permitted Encumbrances, the Project does not share ingress and egress through an easement or private road or share on-site or off-site recreational facilities and amenities that are not located on the Project and under the exclusive control of the Borrower, or where there is shared ingress and egress or amenities, there exists an easement or joint use and maintenance agreement under which (i) access to and use and enjoyment of the easement or private road and/or recreational facilities and amenities is perpetual, (ii) the number of parties sharing such easement and/or recreational facilities and amenities must be specified, (iii) the Borrower's responsibilities and share of expenses are specified, and (iv) the failure to pay any maintenance fee with respect to an easement will not result in a loss of usage of the easement.

(q) **Not a Foreign Person.** The Borrower is not a “foreign person” within the meaning of Section 1445(f)(3) of the Code.

(r) **Separate Lots.** Each parcel comprising the Land is a separate tax lot and is not a portion of any other tax lot that is not a part of the Land.

(s) **Assessments.** There are no pending or, to the Borrower’s best knowledge, proposed special or other assessments for public improvements or otherwise affecting the Project, or any contemplated improvements to the Project that may result in such special or other assessments.

(t) **Enforceability.** The Borrower Loan Documents and the Funding Loan Documents are not subject to, and the Borrower has not asserted, any right of rescission, set-off, counterclaim or defense, including the defense of usury.

(u) **Insurance.** The Borrower has obtained the insurance required by this Borrower Loan Agreement, if applicable, and the Construction and Permanent Funding Agreement and has delivered to the Servicer copies of insurance policies or certificates of insurance reflecting the insurance coverages, amounts and other requirements set forth in this Borrower Loan Agreement and the Construction and Permanent Funding Agreement.

(v) **Use of Property; Licenses.** The Project will be used exclusively as a multifamily residential rental project and other appurtenant and related uses, which use is consistent with the zoning classification for the Project. All certifications, permits, licenses and approvals, including certificates of completion and occupancy permits required for the legal use or legal, nonconforming use, as applicable, occupancy and operation of the Project (collectively, the “Licenses”) required at this time for the construction and equipping of the Project have been obtained. To the Borrower’s knowledge, all Licenses obtained by the Borrower have been validly issued and are in full force and effect. The Borrower has no reason to believe that any of the Licenses required for the future use and occupancy of the Project and not heretofore obtained by the Borrower will not be obtained by the Borrower in the ordinary course following the Completion Date. No Licenses will terminate, or become void or voidable or terminable, upon any sale, transfer or other disposition of the Project, including any transfer pursuant to foreclosure sale under the Security Instrument or deed in lieu of foreclosure thereunder. The Project does not violate any density or building setback requirements of the applicable zoning law except to the extent, if any, shown on the survey. No proceedings are, to the best of the Borrower’s knowledge, pending or threatened that would result in a change of the zoning of the Project.

(w) **Flood Zone.** On the Closing Date, no structure within the Subject Property lies or is located in an identifiable or designated Special Flood Hazard Area. Subsequent to the Closing Date, if the Subject Property is determined to be in a Special Flood Hazard Area, the Borrower will obtain appropriate flood insurance as required under the National Flood Insurance Act of 1968, Flood Disaster Protection Act of 1973, or the National Flood Insurance Reform Act of 1994 as amended or as required by the Servicer pursuant to its underwriting guidelines.

(x) **Physical Condition.** The Project, including all Improvements, parking facilities, systems, fixtures, Equipment and landscaping, after completion of the construction will be in good and habitable condition in all material respects and in good order and repair in all material respects (reasonable wear and tear excepted). The Borrower has not received notice from any insurance company or bonding company of any defect or inadequacy in the Project, or any part thereof, which would adversely affect its insurability or cause the imposition of extraordinary premiums or charges thereon or any termination of any policy of insurance or bond. The physical configuration of the Project is not in material violation of the ADA, if required under applicable law.

(y) **Encroachments.** All of the Improvements included in determining the appraised value of the Project will lie wholly within the boundaries and building restriction lines of the Project, and no improvement on an adjoining property encroaches upon the Project, and no easement or other encumbrance upon the Project encroaches upon any of the Improvements, so as to affect the value or marketability of the Project, except those insured against by the Title Insurance Policy or disclosed in the survey of the Project as approved by the Servicer or the Funding Lender.

(z) **State Law Requirements.** The Borrower hereby represents, covenants and agrees to comply with the provisions of all applicable State laws, including, but not limited to, the Act, relating to the Borrower Loan, the Funding Loan and the Project.

(aa) **Filing and Recording Taxes.** All transfer taxes, deed stamps, intangible taxes or other amounts in the nature of transfer taxes required to be paid by any Person under applicable Legal Requirements in connection with the transfer of the Project to the Borrower have been paid or will be paid on the Closing Date. All mortgage, mortgage recording, stamp, intangible or other similar taxes required to be paid by any Person under applicable Legal Requirements in connection with the execution, delivery, recordation, filing, registration, perfection or enforcement of any of the Borrower Loan Documents and the Funding Loan Documents have been or will be paid.

(bb) **Investment Company Act.** The Borrower is not (i) an “investment company” or a company “controlled” by an “investment company,” within the meaning of the Investment Company Act of 1940, as amended; or (ii) a “holding company” or a “subsidiary company” of a “holding company” or an “affiliate” of either a “holding company” or a “subsidiary company” within the meaning of the Public Utility Holding Company Act of 1935, as amended.

(cc) **Fraudulent Transfer.** The Borrower has not accepted the Borrower Loan or entered into any Borrower Loan Document or Funding Loan Document with the actual intent to hinder, delay or defraud any creditor, and the Borrower has received reasonably equivalent value in exchange for its obligations under the Borrower Loan Documents and the Funding Loan Documents. Giving effect to the transactions contemplated by the Borrower Loan Documents and the Funding Loan Documents, the fair saleable value of the Borrower’s assets exceeds and will, immediately following the execution and delivery of the Borrower Loan Documents and the Funding Loan Documents, exceed the Borrower’s total liabilities, including subordinated, unliquidated, disputed or contingent



liabilities. The fair saleable value of the Borrower's assets is and will, immediately following the execution and delivery of the Borrower Loan Documents and the Funding Loan Documents, be greater than the Borrower's probable liabilities, including the maximum amount of its contingent liabilities or its debts as such debts become absolute and matured. The Borrower's assets do not and, immediately following the execution and delivery of the Borrower Loan Documents and the Funding Loan Documents will not, constitute unreasonably small capital to carry out its business as conducted or as proposed to be conducted. The Borrower does not intend to, and does not believe that it will, incur debts and liabilities (including contingent liabilities and other commitments) beyond its ability to pay such debts as they mature (taking into account the timing and amounts to be payable on or in respect of obligations of the Borrower).

(dd) ***Ownership of the Borrower.*** Except as set forth in the Partnership Agreement of the Borrower, the Borrower has no obligation to any Person to purchase, repurchase or issue any ownership interest in the Borrower.

(ee) ***Environmental Matters.*** To the best of the Borrower's knowledge, the Project is not in violation of any Legal Requirement pertaining to or imposing liability or standards of conduct concerning environmental regulation, contamination or clean-up, and will comply with covenants and requirements relating to environmental hazards as set forth in the Borrower Loan Documents. The Borrower will execute and deliver the Agreement of Environmental Indemnification.

(ff) ***Name; Principal Place of Business.*** Unless prior Written Notice is given to the Funding Lender, the Borrower does not use and will not use any trade name, and has not done and will not do business under any name other than its actual name set forth herein. The principal place of business of the Borrower is its primary address for notices as set forth in Section 10.01 hereof, and the Borrower has no other place of business, other than the Project and such principal place of business.

(gg) ***Subordinated Debt.*** There is no secured or unsecured indebtedness with respect to the Project or any residual interest therein, other than Permitted Encumbrances and the Subordinate Debt, except the deferred Developer Fee not to exceed the maximum amount permitted under the Construction and Permanent Funding Agreement and any unsecured loans advanced by any partner of the Borrower pursuant to the Terms of the Partnership Agreement.

(hh) ***Filing of Taxes.*** The Borrower has filed (or has obtained effective extensions for filing) all federal, state and local tax returns required to be filed and has paid or made adequate provision for the payment of all federal, state and local taxes, charges and assessments, if any, payable by the Borrower.

(ii) ***General Tax.*** All representations, warranties and certifications of the Borrower set forth in the Regulatory Agreement and the Tax Certificate are incorporated by reference herein and the Borrower will comply with such as if set forth herein. In the event of any conflict between the terms of this Borrower Loan Agreement and the requirements of the Tax Certificate, the Tax Certificate shall control.

(jj) ***Approval of the Borrower Loan Documents and Funding Loan Documents.*** By its execution and delivery of this Borrower Loan Agreement, the Borrower approves the form and substance of the Borrower Loan Documents and the Funding Loan Documents, and agrees to carry out the responsibilities and duties specified in the Borrower Loan Documents and the Funding Loan Documents to be carried out by the Borrower. The Borrower acknowledges that (i) it understands the nature and structure of the transactions relating to the financing of the Project, (ii) it is familiar with the provisions of all of the Borrower Loan Documents and the Funding Loan Documents and other documents and instruments relating to the financing, (iii) it understands the risks inherent in such transactions, including without limitation the risk of loss of the Project, and (iv) it has not relied on the LACDA, the Funding Lender, the Fiscal Agent or the Servicer for any guidance or expertise in analyzing the financial or other consequences of the transactions contemplated by the Borrower Loan Documents and the Funding Loan Documents or otherwise relied on the LACDA, the Funding Lender, the Fiscal Agent or the Servicer in any manner.

(kk) ***Funding Loan Agreement.*** The Borrower has read and accepts and agrees that it is bound by the Funding Loan Agreement and the Funding Loan Documents.

(ll) ***Americans with Disabilities Act.*** The Project, as designed, will conform in all material respects with all applicable zoning, planning, building and environmental laws, ordinances and regulations of governmental authorities having jurisdiction over the Project, including, but not limited to, the Americans with Disabilities Act of 1990 (“ADA”), to the extent required (as evidenced by an architect’s certificate to such effect).

(mm) ***Requirements of the Act, the Code and the Regulations.*** The Project satisfies all requirements of the Act, the Code and the Regulations applicable to the Project.

(nn) ***Regulatory Agreement.*** The Project is, as of the date of origination of the Funding Loan, in compliance with all requirements of the Regulatory Agreement to the extent such requirements are applicable; and the Borrower intends to cause the residential units in the Project to be rented or available for rental on a basis which satisfies the requirements of the Regulatory Agreement, including all applicable requirements of the Act and the Code and the Regulations, and pursuant to leases which comply with all applicable laws.

(oo) ***Intention to Hold Project.*** The Borrower intends to hold the Project for its own account and has no current plans, and has not entered into any agreement, to sell the Project or any part of it except for rights granted in the Partnership Agreement; and the Borrower intends to occupy the Project or cause the Project to be occupied and to operate it or cause it to be operated at all times during the term of this Borrower Loan Agreement in compliance with the terms of this Borrower Loan Agreement and the Regulatory Agreement and does not know of any reason why the Project will not be so used by it in the absence of circumstances not now anticipated by it or totally beyond its control.

(pp) ***Concerning General Partner.***

(i) The General Partner is a limited liability company, duly organized and validly existing under the laws of the State. The General Partner has all requisite power and authority, rights and franchises to enter into and perform its obligations under the Borrower Loan Documents and the Funding Loan Documents to be executed by the General Partner for its own account and on behalf of the Borrower, as general partner of the Borrower, under this Borrower Loan Agreement and the other Borrower Loan Documents and the Funding Loan Documents.

(ii) The General Partner has made all filings (including, without limitation, all required filings related to the use of fictitious business names) and is validly existing and in good standing in the State and in each other jurisdiction in which the character of the property it owns or the nature of the business it transacts makes such filings necessary or where the failure to make such filings could have a material adverse effect on the business, operations, assets, condition (financial or otherwise) of the General Partner.

(iii) The General Partner is duly authorized to do business in the State.

(iv) The execution, delivery and performance by the Borrower of the Borrower Loan Documents and the Funding Loan Documents have been duly authorized by all necessary action of the General Partner on behalf of the Borrower, and by all necessary action on behalf of the General Partner.

(v) The execution, delivery and performance by the General Partner, on behalf of the Borrower, of the Borrower Loan Documents and the Funding Loan Documents will not violate (i) the General Partner's organizational documents; (ii) any other Legal Requirement affecting the General Partner or any of its properties; or (iii) any agreement to which the General Partner is bound or to which it is a party; and will not result in or require the creation (except as provided in or contemplated by this Borrower Loan Agreement) of any Lien upon any of such properties, any of the Collateral or any of the property or funds pledged or delivered to the Funding Lender pursuant to the Security Documents.

(qq) ***Government and Private Approvals.*** All governmental or regulatory orders, consents, permits, authorizations and approvals required for the construction, use, occupancy and operation of the Improvements, that may be granted or denied in the discretion of any Governmental Authority, have been obtained and are in full force and effect (or, in the case of any of the foregoing that the Borrower is not required to have as of the Closing Date, will be obtained), and will be maintained in full force and effect at all times during the construction of the Improvements. All such orders, consents, permits, authorizations and approvals that may not be denied in the discretion of any Governmental Authority shall be obtained prior to the commencement of any work for which such orders, consents, permits, authorizations or approvals are required, and, once obtained, such orders, consents, permits, authorizations and approvals will be maintained in full force and effect at all times during the construction of the Improvements. Except as set forth in the

preceding two sentences, no additional governmental or regulatory actions, filings or registrations with respect to the Improvements, and no approvals, authorizations or consents of any trustee or holder of any indebtedness or obligation of the Borrower, are required for the due execution, delivery and performance by the Borrower or the General Partner of any of the Borrower Loan Documents or the Funding Loan Documents or the Related Documents executed by the Borrower or the General Partner, as applicable. All required zoning approvals have been obtained, and the zoning of the Land for the Project is not conditional upon the happening of any further event.

(rr) **Concerning Guarantor.** The Borrower Loan Documents and the Funding Loan Documents to which the Guarantor is a party or a signatory executed simultaneously with this Borrower Loan Agreement have been duly executed and delivered by Guarantor and are legally valid and binding obligations of Guarantor, enforceable against Guarantor in accordance with their terms, except as enforceability may be limited by bankruptcy, insolvency, reorganization, moratorium or similar laws affecting creditors' rights generally and by general principles of equity.

(ss) **No Material Defaults.** Except as previously disclosed to the Funding Lender and the LACDA in writing, there exists no material violation of or material default by the Borrower under, and, to the best knowledge of the Borrower, no event has occurred which, upon the giving of notice or the passage of time, or both, would constitute a material default with respect to: (i) the terms of any instrument evidencing, securing or guaranteeing any indebtedness secured by the Project or any portion or interest thereof or therein; (ii) any lease or other agreement affecting the Project or to which the Borrower is a party; (iii) any license, permit, statute, ordinance, law, judgment, order, writ, injunction, decree, rule or regulation of any Governmental Authority, or any determination or award of any arbitrator to which the Borrower or the Project may be bound; or (iv) any mortgage, instrument, agreement or document by which the Borrower or any of its respective properties is bound; in the case of any of the foregoing: (1) which involves any Borrower Loan Document or Funding Loan Document; (2) which involves the Project and is not adequately covered by insurance; (3) that might materially and adversely affect the ability of the Borrower, the General Partner or the Guarantor or to perform any of its respective obligations under any of the Borrower Loan Documents or the Funding Loan Documents or any other material instrument, agreement or document concerning the Project to which it is a party; or (4) which might adversely affect the priority of the Liens created by this Borrower Loan Agreement or any of the Borrower Loan Documents or the Funding Loan Documents.

(tt) **Payment of Taxes.** Except as previously disclosed to the Funding Lender in writing: (i) all tax returns and reports of the Borrower, the General Partner and the Guarantor required to be filed have been timely filed, and all taxes, assessments, fees and other governmental charges upon the Borrower, the General Partner and the Guarantor, and upon their respective properties, assets, income and franchises, which are due and payable have been paid when due and payable; and (ii) the Borrower knows of no proposed tax assessment against it or against the General Partner or the Guarantor that would be material to the condition (financial or otherwise) of the Borrower, the General Partner or the

Guarantor, and neither the Borrower nor the General Partner has contracted with any Governmental Authority in connection with such taxes.

(uu) ***Rights to Project Agreements and Licenses.*** The Borrower is the legal and beneficial owner of all rights in and to the Plans and Specifications and all existing Project Agreements and Licenses, and will be the legal and beneficial owner of all rights in and to all future Project Agreements and Licenses. The Borrower's interest in the Plans and Specifications and all Project Agreements and Licenses is not subject to any present claim (other than under the Borrower Loan Documents and the Funding Loan Documents or under the documents evidencing and securing the Subordinate Debt or as otherwise approved by the Funding Lender in its sole and reasonable discretion), set-off or deduction other than in the ordinary course of business.

(vv) ***Patriot Act Compliance.*** The Borrower is not now, nor has ever been (i) listed on any Government Lists (as defined below), (ii) a person who has been determined by a Governmental Authority to be subject to the prohibitions contained in Presidential Executive Order No. 13224 (Sept. 23, 2001) or any other similar prohibitions contained in the rules and regulations of OFAC or in any enabling legislation or other Presidential Executive Orders in respect thereof, (iii) indicted for or convicted of any felony involving a crime or crimes of moral turpitude or for any Patriot Act Offense, or (iv) under investigation by any Governmental Authority for alleged criminal activity. For purposes hereof, the term "Patriot Act Offense" shall mean any violation of the criminal laws of the United States of America or of any of the several states, or that would be a criminal violation if committed within the jurisdiction of the United States of America or any of the several states, relating to terrorism or the laundering of monetary instruments, including any offense under (A) the criminal laws against terrorism, (B) the criminal laws against money laundering, (C) Bank Representative Secrecy Act, as amended, (D) the Money Laundering Control Act of 1986, as amended, or (E) the Patriot Act. "Patriot Act Offense" also includes the crimes of conspiracy to commit, or aiding and abetting another to commit, a Patriot Act Offense. For purposes hereof, the term "Government Lists" shall mean (1) the Specially Designated Nationals and Blocked Persons Lists maintained by the Office of Foreign Assets Control ("OFAC"), (2) any other list of terrorists, terrorist organizations or narcotics traffickers maintained pursuant to any of the Rules and Regulations of OFAC that the Funding Lender notified the Borrower in writing is now included in "Government Lists", or (3) any similar lists maintained by the United States Department of State, the United States Department of Commerce or any other Governmental Authority or pursuant to any Executive Order of the President of the United States of America that the Funding Lender notified the Borrower in writing is now included in "Government Lists".

(ww) ***Rent Schedule.*** The Borrower has prepared and delivered to the Funding Lender a prospective Unit absorption and rent collection schedule with respect to the Project, which schedule takes into account, among other relevant factors (i) a schedule of minimum monthly rentals for the Units, and (ii) any and all concessions including free rent periods, and on the basis of such schedule, the Borrower believes it will collect rents with respect to the Project in amounts greater than or equal to debt service on the Borrower Loan.

(xx) **Other Documents.** Each of the representations and warranties of the Borrower or the General Partner contained in any of the other Borrower Loan Documents or the Funding Loan Documents or Related Documents is true and correct in all material respects (or, in the case of representations or warranties contained in any of the other Borrower Loan Documents or Funding Loan Documents or Related Documents that speak as of a particular date, were true and correct in all material respects as of such date). All of such representations and warranties are incorporated herein for the benefit of the Funding Lender.

(yy) **Subordinate Loan Documents.** The Subordinate Loan Documents are in full force and effect and the Borrower has paid all commitment fees and other amounts due and payable to the Subordinate Lender(s) thereunder. There exists no material violation of or material default by the Borrower under, and no event has occurred which, upon the giving of notice or the passage of time, or both, would constitute a material default under the Subordinate Loan Documents.

**Section 4.02. Survival of Representations and Covenants.** All of the representations and warranties in Section 4.01 hereof and elsewhere in the Borrower Loan Documents (i) shall survive for so long as any portion of the Borrower Payment Obligations remains due and owing and (ii) shall be deemed to have been relied upon by the LACDA and the Servicer notwithstanding any investigation heretofore or hereafter made by the LACDA or the Servicer or on its or their behalf, provided, however, that the representations, warranties and covenants set forth in Section 4.01(ee) hereof shall survive in perpetuity and shall not be subject to the exculpation provisions of Section 11.01 hereof.

## ARTICLE V

### AFFIRMATIVE COVENANTS

During the term of this Borrower Loan Agreement, the Borrower hereby covenants and agrees with the LACDA, the Funding Lender, the Fiscal Agent and the Servicer that:

**Section 5.01. Existence.** The Borrower shall (i) do or cause to be done all things necessary to preserve, renew and keep in full force and effect its existence and its material rights, and franchises, (ii) continue to engage in the business presently conducted by it, (iii) obtain and maintain all material Licenses, and (iv) qualify to do business and remain validly existing and in good standing under the laws of the State.

**Section 5.02. Taxes and Other Charges.** The Borrower shall pay all Taxes and Other Charges as the same become due and payable and prior to their becoming delinquent in accordance with the Construction and Permanent Funding Agreement and the Security Instrument, except to the extent that the amount, validity or application thereof is being contested in good faith as permitted by the Construction and Permanent Funding Agreement.

The Borrower covenants to pay all Taxes and Other Charges of any type or character charged to the LACDA or the Funding Lender affecting the amount available to the LACDA or the Funding Lender from payments to be received hereunder or in any way arising due to the

transactions contemplated hereby (including Taxes and Other Charges assessed or levied by any public agency or governmental authority of whatsoever character having power to levy Taxes or assessments) but excluding franchise taxes based upon the capital and/or income of the Funding Lender and Taxes based upon or measured by the net income of the Funding Lender; provided, however, that the Borrower shall have the right to protest any such Taxes or Other Charges and to require the LACDA or the Funding Lender, at the Borrower's expense, to protest and contest any such Taxes or Other Charges levied upon them and that the Borrower shall have the right to withhold payment of any such Taxes or Other Charges pending disposition of any such protest or contest unless such withholding, protest or contest would adversely affect the rights or interests of the Funding Lender. This obligation shall remain valid and in effect notwithstanding repayment of the Borrower Loan hereunder or termination of this Borrower Loan Agreement.

**Section 5.03. Repairs; Maintenance and Compliance; Physical Condition.** The Borrower shall cause the Project to be maintained in a good, habitable and safe (so as to not threaten the health or safety of the Project's tenants or their invited guests) condition and repair (reasonable wear and tear excepted) as set forth in the Security Instrument and shall not remove, demolish or materially alter the Improvements or Equipment (except for removal of aging or obsolete equipment or furnishings in the normal course of business), except as provided in the Security Instrument.

**Section 5.04. Litigation.** The Borrower shall give prompt Written Notice to the LACDA, the Funding Lender and the Servicer of any litigation, governmental proceedings or claims or investigations regarding an alleged actual violation of a Legal Requirement pending or, to the Borrower's knowledge, threatened against the Borrower which might materially adversely affect the Borrower's condition (financial or otherwise) or business or the Project.

**Section 5.05. Performance of Other Agreements.** The Borrower shall observe and perform in all material respects each and every term to be observed or performed by it pursuant to the terms of any agreement or instrument affecting or pertaining to the Project, including, without limitation, the Borrower Loan Documents.

**Section 5.06. Notices.** The Borrower shall promptly advise the LACDA, the Funding Lender and the Servicer of (i) any Material Adverse Change in the Borrower's financial condition, assets, properties or operations other than general changes in the real estate market, (ii) any fact or circumstance affecting the Borrower or the Project that materially and adversely affects the Borrower's ability to meet its obligations hereunder or under any of the other Borrower Loan Document to which it is a party in a timely manner, or (iii) the occurrence of any Potential Default or Event of Default of which the Borrower has knowledge. If the Borrower becomes subject to federal or state securities law filing requirements, the Borrower shall cause to be delivered to the LACDA, the Funding Lender and the Servicer any Securities and Exchange Commission or other public filings, if any, of the Borrower within two Business Days of such filing.

**Section 5.07. Cooperate in Legal Proceedings.** The Borrower shall cooperate fully with the LACDA, the Funding Lender, the Fiscal Agent and the Servicer with respect to, and permit the LACDA, the Funding Lender, the Fiscal Agent and the Servicer at their option, to participate in, any proceedings before any Governmental Authority that may in any way affect the rights of

the LACDA, the Funding Lender, the Fiscal Agent and/or the Servicer under any Borrower Loan Document or Funding Loan Document.

**Section 5.08. Further Assurances.** The Borrower shall, at the Borrower's sole cost and expense (except as provided in Section 9.01 hereof), (i) furnish to the Servicer, the Fiscal Agent and the Funding Lender all instruments, documents, boundary surveys, footing or foundation surveys (to the extent that the Borrower's construction or renovation of the Project alters any existing building foundations or footprints), certificates, plans and specifications, appraisals, title and other insurance reports and agreements relating to the Project, reasonably requested by the Servicer, the Fiscal Agent or the Funding Lender for the better and more efficient carrying out of the intents and purposes of the Borrower Loan Documents and the Funding Loan Documents; (ii) execute and deliver to the Servicer and the Funding Lender such documents, instruments, certificates, assignments and other writings, and do such other acts necessary or desirable, to evidence, preserve and/or protect the collateral at any time securing or intended to secure the Borrower Loan, as the Servicer, the Fiscal Agent and the Funding Lender may reasonably require from time to time; (iii) do and execute all and such further lawful and reasonable acts, conveyances and assurances for the better and more effective carrying out of the intents and purposes of the Borrower Loan Documents and the Funding Loan Documents, as the Servicer, the Fiscal Agent or the Funding Lender shall reasonably require from time to time; provided, however, with respect to clauses (i)-(iii) above, the Borrower shall not be required to do anything that has the effect of (A) changing the essential economic terms of the Borrower Loan or (B) imposing upon the Borrower greater liability or obligations under the Borrower Loan Documents and the Funding Loan Documents; and (iv) upon the Servicer's, the Fiscal Agent's or the Funding Lender's request therefor given from time to time after the occurrence of any Potential Default or Event of Default for so long as such Potential Default or Event of Default, as applicable, is continuing pay for (a) reports of UCC, federal tax lien, state tax lien, judgment and pending litigation searches with respect to the Borrower and (b) searches of title to the Project, each such search to be conducted by search firms reasonably designated by the Servicer, the Fiscal Agent or the Funding Lender in each of the locations reasonably designated by the Servicer, the Fiscal Agent or the Funding Lender.

**Section 5.09. Delivery of Financial Information.** After notice to the Borrower of the issuance of a Secondary Market Disclosure Document, the Borrower shall, concurrently with any delivery to the Funding Lender or the Servicer of the Provided Information, deliver copies of all financial information required under Article IX.

**Section 5.10. Environmental Matters.** So long as the Borrower owns or is in possession of the Project, the Borrower shall (a) keep the Project in compliance with all Hazardous Materials Laws, (b) promptly notify the Funding Lender, the LACDA and the Servicer if the Borrower shall become aware that any Hazardous Materials are on or near the Project in violation of Hazardous Materials Laws, and (c) commence and thereafter diligently prosecute to completion all remedial work necessary with respect to the Project required under any Hazardous Material Laws, in each case as set forth in the Construction and Permanent Funding Agreement, the Security Instrument or the Agreement of Environmental Indemnification.

**Section 5.11. LACDA's, Fiscal Agent's and Funding Lender's Fees.** The Borrower covenants to pay the reasonable fees and expenses of the LACDA (including the Ongoing LACDA



Fee) and, the Fiscal Agent, the Funding Lender or any agents, attorneys, accountants, consultants selected by the LACDA, the Fiscal Agent, the Funding Lender or the Funding Lender to act on its respective behalf in connection with this Borrower Loan Agreement and the other Borrower Loan Documents, the Regulatory Agreement and the Funding Loan Documents and, including, without limitation, any and all reasonable expenses incurred in connection with the making of the Borrower Loan or in connection with any examinations, audits or litigation which may at any time be instituted involving the Borrower Loan, this Borrower Loan Agreement, the other Borrower Loan Documents, the Regulatory Agreement and the Funding Loan Documents or any of the other documents contemplated thereby, or in connection with the reasonable supervision or inspection of the Borrower, its properties, assets or operations or otherwise in connection with the administration of the foregoing. This obligation shall remain valid and in effect notwithstanding repayment of the Borrower Loan hereunder or termination of this Borrower Loan Agreement.

**Section 5.12. Estoppel Statement.** The Borrower shall furnish to the Funding Lender, the Fiscal Agent or the Servicer for the benefit of the Funding Lender or the Servicer within 10 days after request by the Funding Lender and the Servicer, with a statement, duly acknowledged and certified, setting forth, as applicable, with respect to each Borrower Note, (i) the unpaid principal of the Borrower Notes, (ii) the applicable Interest Rate, (iii) the date installments of interest and/or principal were last paid, (iv) any offsets or defenses to the payment of the Borrower Payment Obligations, and (v) that the Borrower Loan Documents and the Funding Loan Documents to which the Borrower is a party are valid, legal and binding obligations of the Borrower and have not been modified or, if modified, giving particulars of such modification, and no Event of Default exists thereunder or specify any Event of Default that does exist thereunder. The Borrower shall use commercially reasonable efforts to furnish to the Funding Lender or the Servicer, within 30 days of a request by the Funding Lender or Servicer, tenant estoppel certificates from each commercial tenant at the Project in form and substance reasonably satisfactory to the Funding Lender and the Servicer; provided that the Funding Lender and the Servicer shall not make such requests more frequently than twice in any year.

**Section 5.13. Defense of Actions.** The Borrower shall appear in and defend any action or proceeding purporting to affect the security for this Borrower Loan Agreement hereunder or under the Borrower Loan Documents and the Funding Loan Documents, and shall pay, in the manner required by Section 2.04 hereof, all costs and expenses, including the cost of evidence of title and attorneys' fees, in any such action or proceeding in which the LACDA or the Funding Lender may appear. If the Borrower fails to perform any of the covenants or agreements contained in this Borrower Loan Agreement or any other Borrower Loan Document, or if any action or proceeding is commenced that is not diligently defended by the Borrower which affects the Funding Lender's interest in the Project or any part thereof, including eminent domain, code enforcement or proceedings of any nature whatsoever under any Federal or state law, whether now existing or hereafter enacted or amended, then the Funding Lender may make such appearances, disburse such sums and take such action as the Funding Lender deems necessary or appropriate to protect its interests. Such actions include disbursement of attorneys' fees, entry upon the Project to make repairs or take other action to protect the security of the Project, and payment, purchase, contest or compromise of any encumbrance, charge or lien which in the judgment of the Funding Lender appears to be prior or superior to the Borrower Loan Documents or the Funding Loan Documents. Neither the LACDA nor the Funding Lender shall have an obligation to do any of the above. The Funding Lender may take any such action without notice to or demand upon the Borrower. No

such action shall release the Borrower from any obligation under this Borrower Loan Agreement or any of the other Borrower Loan Documents or Funding Loan Documents. In the event (i) that the Security Instrument is foreclosed in whole or in part or that any Borrower Loan Document is put into the hands of an attorney for collection, suit, action or foreclosure, or (ii) of the foreclosure of any mortgage, deed of trust or deed to secure debt prior to or subsequent to the Security Instrument or any Borrower Loan Document in which proceeding the LACDA or the Funding Lender is made a party or (iii) of the bankruptcy of the Borrower or an assignment by the Borrower for the benefit of its creditors, the Borrower shall be chargeable with and agrees to pay all costs of collection and defense, including actual attorneys' fees in connection therewith and in connection with any appellate proceeding or post-judgment action involved therein, which shall be due and payable together with all required service or use taxes.

**Section 5.14. Expenses.** The Borrower shall pay all reasonable expenses incurred by the LACDA, the Funding Lender, the Fiscal Agent and the Servicer (except as provided in Section 9.01 hereof) in connection with the Borrower Loan and the Funding Loan, including reasonable fees and expenses of the LACDA's, the Fiscal Agent's, the Funding Lender's and the Servicer's attorneys, environmental, engineering and other consultants, and fees, charges or taxes for the recording or filing of the Borrower Loan Documents and the Funding Loan Documents. The Borrower shall pay or cause to be paid all reasonable expenses of the LACDA, the Funding Lender, the Fiscal Agent and the Servicer (except as provided in Section 9.01 hereof) in connection with the issuance or administration of the Borrower Loan and the Funding Loan, including audit or examination costs, inspection fees, settlement of condemnation and casualty awards, and premiums for title insurance and endorsements thereto. The Borrower shall, upon request, promptly reimburse the LACDA, the Funding Lender, the Fiscal Agent and the Servicer for all reasonable amounts expended, advanced or incurred by the LACDA, the Funding Lender, the Fiscal Agent and the Servicer to collect the Borrower Notes, or to enforce the rights of the LACDA, the Funding Lender, the Fiscal Agent and the Servicer under this Borrower Loan Agreement or any other Borrower Loan Document, or to defend or assert the rights and claims of the LACDA, the Funding Lender, the Fiscal Agent and the Servicer under the Borrower Loan Documents and the Funding Loan Documents arising out of an Event of Default or with respect to the Project (by litigation or other proceedings) arising out of an Event of Default, which amounts will include all court costs, attorneys' fees and expenses, fees of auditors and accountants, and investigation expenses as may be reasonably incurred by the LACDA, the Funding Lender, the Fiscal Agent and the Servicer in connection with any such matters (whether or not litigation is instituted), together with interest at the Default Rate on each such amount from the Date of Disbursement until the date of reimbursement to the LACDA, the Funding Lender, the Fiscal Agent and the Servicer, all of which shall constitute part of the Borrower Loan and the Funding Loan and shall be secured by the Borrower Loan Documents and the Funding Loan Documents. The obligations and liabilities of the Borrower under this Section 5.14 shall survive the Term of this Borrower Loan Agreement and the exercise by the LACDA, the Funding Lender, the Fiscal Agent or the Servicer, as the case may be, of any of its rights or remedies under the Borrower Loan Documents and the Funding Loan Documents, including the acquisition of the Project by foreclosure or a conveyance in lieu of foreclosure. Notwithstanding the foregoing, the Borrower shall not be obligated to pay amounts incurred as a result of the willful misconduct of the LACDA or the gross negligence or willful misconduct of any other party. Notwithstanding the foregoing, neither the Borrower nor the LACDA shall be responsible for any costs associated with securitization of the Borrower Loan or the Funding Loan.

## Section 5.15. Indemnification.

(a) *Indemnification of City, County, LACDA and Fiscal Agent.* The Borrower releases the City, the County, the LACDA and the Fiscal Agent and their respective staff, officers, directors, members of its governing body, agents, officials, employees, counsel, attorneys and agents, past, present and future and any person who controls the LACDA or the Fiscal Agent within the meaning of the Securities Act, from, and covenants and agrees, without limiting the indemnity provided in the Regulatory Agreement, to indemnify, hold harmless and defend the LACDA and the County regardless of whether the Borrower is negligent, the Fiscal Agent and their respective staff, officers, members, supervisors, directors, officials and employees, counsel, attorneys and agents, past present and future of each of them and any person who controls such party within the meaning of the Securities Act and employees and each of them (each an “**Indemnified Party**” and collectively the “**Indemnified Parties**”) from and against, any and all losses, claims, damages, demands, liabilities and expenses (including reasonable attorney’s fees and expenses), taxes (other than income taxes payable by any party as a result of any fees payable to such parties in connection with the transaction contemplated hereby), causes of action, suits, claims, demands and judgments of any nature, joint or several, by or on behalf of any person arising out of:

(i) the transactions provided for in the Borrower Documents or the Funding Loan Agreement or otherwise in connection with the Project, the LACDA Notes, the Borrower Loan or the execution and delivery or amendment of any other document entered into in connection with the transactions provided for in the Funding Loan Agreement or the Borrower Documents (however in no case shall payment of the Borrower Notes be a recourse obligation);

(ii) the approval of the financing for the Project or the making of the Borrower Loan;

(iii) the issuance and sale of the LACDA Notes or any certifications or representations made by any person other than the party seeking indemnification;

(iv) any and all claims arising in connection with the interpretation, performance, enforcement, breach, default or amendment of the Funding Loan Agreement, the Borrower Documents or any other documents relating to the Project or the LACDA Notes or in connection with any federal or state tax audit or any questions or other matters arising under such documents (however in no case shall payment of the Borrower Notes be a recourse obligation);

(v) the carrying out by the Borrower of any of the transactions provided for in the Funding Loan Agreement or the Borrower Documents;

(vi) the Fiscal Agent’s acceptance or administration of the trusts created by the Funding Loan Agreement or the exercise of its powers or duties under the Funding Loan Agreement or under this Borrower Loan Agreement, the Regulatory Agreement or any other agreements to which it is a party or otherwise in connection

with the transactions provided for in the Funding Loan Agreement or the Funding Loan Documents except for claims arising from the Fiscal Agent's administration where such is a result of actions contrary to the Fiscal Agent's duties and obligations;

(vii) any and all claims arising in connection with the issuance and sale of the LACDA Notes or any certifications or representations made by any person other than the Indemnified Party seeking indemnification, including, without limitation, any statement or information made by the Borrower with respect to the Borrower or the Project in any offering document or materials regarding the initial offering of the LACDA Notes (in connection with their issuance under the Funding Loan Agreement), the Project or the Borrower or the Regulatory Agreement executed by the Borrower or any other certificate executed by the Borrower which, at the time made, is misleading, untrue or incorrect in any material respect and any untrue statement or alleged untrue statement of a material fact by the Borrower relating to the Borrower or the Project contained in any offering material relating to the initial offering of the LACDA Notes, as from time to time amended or supplemented with information provided by the Borrower, or arising out of or based upon the omission or alleged omission to state in such offering material a material fact relating to the Borrower or the Project required to be stated in such offering material or necessary in order to make the statements in such offering material not misleading, or failure to properly register or otherwise qualify the sale of the LACDA Notes or failure to comply with any licensing or other law or regulation which would affect the manner in which or to whom the LACDA Notes could be sold and the carrying out by the Borrower of any of the transactions contemplated by the Funding Loan Agreement or the Borrower Documents;

(viii) the Borrower's failure to comply with any requirement of this Borrower Loan Agreement or the Regulatory Agreement (however in no case shall payment of the Borrower Notes be a recourse obligation);

(ix) any act or omission of the Borrower or any of its agents, servants, employees or licensees in connection with the Borrower Loan or the Project, including violation of any law, ordinance, court order or regulation affecting the Project or any part of it or the ownership, occupancy or use of it (however in no case shall payment of the Borrower Notes be a recourse obligation);

(x) any damage or injury, actual or claimed, of whatsoever kind, cause or character, to property (including loss of use of property) or persons, occurring or allegedly occurring in, on or about the Project or arising out of any action or inaction of the Borrower, whether or not related to the Project, or resulting from or in any way connected with the acquisition and construction or management of the Project, the issuance of the LACDA Notes or otherwise in connection with transactions contemplated or otherwise in connection with the Project, the LACDA Notes or the execution or amendment of any document relating to the Project or the LACDA Notes;

(xi) any violation of any environmental law, rule or regulation with respect to, or the release of any toxic substance from, the Project; and

(xii) any and all claims arising in connection with the operation of the Project, or the conditions, environmental or otherwise, occupancy, use, possession, conduct or supervision of work done in or about, or from the planning, design, acquisition, construction, repair or equipping of, the Project or any part of it, including, but not limited to, the Americans with Disabilities Act, if applicable (as evidenced by an architect's certificate to such effect).

This indemnification shall extend to and include, without limitation, all reasonable costs, counsel fees, expenses or liabilities incurred in connection with any such claim or proceeding brought with respect to such claim, except:

(i) in the case of the foregoing indemnification of the Fiscal Agent or any of its related Indemnified Parties to the extent such damages are caused by the negligence or willful misconduct of such Person; and

(ii) in the case of the foregoing indemnification of the LACDA or any of its related Indemnified Parties, to the extent such damages are caused by the willful misconduct or gross negligence of the LACDA.

In the event that any action or proceeding is brought against any Indemnified Party with respect to which indemnity may be sought under this Borrower Loan Agreement, the Borrower, upon written notice from the Indemnified Party, shall assume the investigation and defense of the action or proceeding, including the employment of counsel selected by the Borrower, subject to the approval of the Indemnified Party, which approval shall not be unreasonably withheld, conditioned or delayed, and shall assume the payment of all expenses related to the action or proceeding, with full power to litigate, compromise or settle the same in its sole discretion, provided that the LACDA, and the Fiscal Agent, as appropriate, shall have the right to review and approve or disapprove any such compromise or settlement. Each Indemnified Party shall have the right to employ separate counsel in any such action or proceeding and participate in the investigation and defense of the action or proceeding, and the Borrower shall pay the reasonable fees and expenses of such separate counsel; provided however, that such Indemnified Party may only employ separate counsel at the expense of the Borrower if and only if in such Indemnified Party's good faith judgment (based on the advice of counsel) a conflict of interest exists or could arise by reason of common representation.

The Borrower understands and agrees that the foregoing release includes all claims of every nature and kind whatsoever, whether known or unknown, suspected or unsuspected, and the Borrower has read and understands, and hereby waives the benefits of, Section 1542 of the California Civil Code which provides as follows:

“A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that,

if known by him or her, would have materially affected his or her settlement with the debtor or released party.”

The Borrower acknowledges that it may hereafter discover facts different from or in addition to those which it now knows or believes to be true with respect to the foregoing release by the Borrower and agrees that the foregoing release shall be and remain effective in all respects notwithstanding such different or additional facts or the discovery thereof.

Nothing in this Section 5.15(a) shall in any way be construed to limit the Borrower’s indemnification and other payment obligations set forth in the Regulatory Agreement.

(b) ***Indemnification of the Funding Lender.*** In addition to its other obligations hereunder, and in addition to any and all rights of reimbursement, indemnification, subrogation and other rights of the Funding Lender pursuant hereto and under law or equity, to the fullest extent permitted by law, the Borrower agrees to indemnify, hold harmless and defend the Funding Lender, the Servicer, CCRC and each of their respective officers, directors, employees, attorneys and agents (each an “**Indemnified Party**”), against any and all losses, damages, claims, actions, liabilities, reasonable costs and expenses of any nature, kind or character (including, without limitation, reasonable attorneys’ fees, litigation and court costs, amounts paid in settlement (to the extent that the Borrower has consented to such settlement) and amounts paid to discharge judgments) (hereinafter, the “**Liabilities**”) to which the Indemnified Parties, or any of them, may become subject under federal or state securities laws or any other statutory law or at common law or otherwise, to the extent arising out of or based upon or in any way relating to:

(i) The Borrower Loan Documents and the Funding Loan Documents or the execution or amendment thereof or in connection with transactions contemplated thereby, including the sale, transfer or resale of the Borrower Loan or the Funding Loan, except with respect to any Secondary Market Disclosure Document (other than any of the Borrower’s obligations under Article IX);

(ii) Any act or omission of the Borrower or any of its agents, contractors, servants, employees or licensees in connection with the Borrower Loan, the Funding Loan or the Project, the operation of the Project, or the condition, environmental or otherwise, occupancy, use, possession, conduct or management of work done in or about, or from the planning, design, acquisition, construction, or installation of, the Project or any part thereof;

(iii) Any lien (other than a Permitted Lien or charge upon payments by the Borrower to the LACDA or the Funding Lender hereunder), or any taxes (including, without limitation, all ad valorem taxes and sales taxes), assessments, impositions and Other Charges imposed on the LACDA or the Funding Lender in respect of any portion of the Project;

(iv) Any violation of any environmental law, rule or regulation with respect to, or the release of any toxic substance from, the Project or any part thereof during the period in which the Borrower is in possession or control of the Project;

(v) The enforcement of, or any action taken by the LACDA or the Funding Lender related to remedies under, this Borrower Loan Agreement and the other Borrower Loan Documents and the Funding Loan Documents;

(vi) [Reserved];

(vii) Any untrue statement or misleading statement or alleged untrue statement or alleged misleading statement of a material fact by the Borrower made in the course of the Borrower applying for the Borrower Loan or the Funding Loan or contained in any of the Borrower Loan Documents or Funding Loan Documents to which the Borrower is a party;

(viii) Any Determination of Taxability;

(ix) Any breach (or alleged breach) by the Borrower of any representation, warranty or covenant made in or pursuant to this Borrower Loan Agreement or in connection with any written or oral representation, presentation, report, appraisal or other information given or delivered by the Borrower, the General Partner, the Guarantor or their Affiliates to the LACDA, the Funding Lender, the Servicer or any other Person in connection with the Borrower's application for the Borrower Loan and the Funding Loan (including, without limitation, any breach or alleged breach by the Borrower of any agreement with respect to the provision of any substitute credit enhancement);

(x) Any failure (or alleged failure) by the Borrower, the Funding Lender or the LACDA to comply with applicable federal and state laws and regulations pertaining to the making of the Borrower Loan and the Funding Loan;

(xi) The Project, the operation of the Project, or the condition, occupancy, use, possession, conduct or management of, or work done in or about, or from the planning, design, acquisition, installation or construction of, the Project or any part thereof; or

(xii) The use of the proceeds of the Borrower Loan and the Funding Loan,

except to the extent such damages are caused by the gross negligence or willful misconduct of such Indemnified Party. Notwithstanding anything herein to the contrary, the Borrower's indemnification obligations to the parties specified in Section 9.01(d) hereof with respect to any securitization or Secondary Market Transaction described in Article IX hereof shall be limited to the indemnity set forth in Section 9.01(d) hereof. In the event that any action or proceeding is brought against any Indemnified Party with respect to which indemnity may be sought hereunder, the Borrower, upon written notice from the Indemnified Party (which notice shall be timely given so as not to materially impair the Borrower's right to defend), shall assume the investigation and defense thereof, including

the employment of counsel reasonably approved by the Indemnified Party, and shall assume the payment of all expenses related thereto, with full power to litigate, compromise or settle the same in its sole discretion; provided that the Indemnified Party shall have the right to review and approve or disapprove any such compromise or settlement, which approval shall not be unreasonably withheld. Each Indemnified Party shall have the right to employ separate counsel in any such action or proceeding and to participate in the investigation and defense thereof. The Borrower shall pay the reasonable fees and expenses of such separate counsel; provided, however, that such Indemnified Party may only employ separate counsel at the expense of the Borrower if and only if in such Indemnified Party's good faith judgment (based on the advice of counsel) a conflict of interest exists or could arise by reason of common representation.

Notwithstanding any transfer of the Project to another owner in accordance with the provisions of this Borrower Loan Agreement or the Regulatory Agreement, the Borrower shall remain obligated to indemnify each Indemnified Party pursuant to this Section 5.15(b) if such subsequent owner fails to indemnify any party entitled to be indemnified hereunder, unless the LACDA and the Funding Lender have consented to such transfer and to the assignment of the rights and obligations of the Borrower hereunder.

The rights of any persons to indemnity hereunder shall survive the final payment or defeasance of the Borrower Loan and the Funding Loan and in the case of the Servicer, any resignation or removal. The provisions of this Section 5.15(b) shall remain valid and in effect notwithstanding repayment of the Borrower Loan hereunder or termination of this Borrower Loan Agreement.

Nothing contained in this Section 5.15(b) shall in any way be construed to limit the indemnification rights of the LACDA contained in Section 9 of the Regulatory Agreement. With respect to the LACDA, the Regulatory Agreement shall control in any conflicts between this Section 5.15(b) and Section 9 of the Regulatory Agreement.

**Section 5.16. No Warranty of Condition or Suitability by the LACDA or Funding Lender.** Neither the LACDA nor the Funding Lender makes any warranty, either express or implied, as to the condition of the Project or that it will be suitable for the Borrower's purposes or needs.

**Section 5.17. Right of Access to the Project.** The Borrower agrees that the LACDA, the Funding Lender, the Fiscal Agent, the Servicer and the Construction Consultant, and their duly authorized agents, attorneys, experts, engineers, accountants and representatives shall have the right, but no obligation at all reasonable times during business hours on any day and upon reasonable notice, and subject to the rights of residential tenants, to enter onto the Land (a) to examine, test and inspect the Project without material interference or prejudice to the Borrower's operations and (b) to perform such work in and about the Project made necessary by reason of the Borrower's default under any of the provisions of this Borrower Loan Agreement. The LACDA, the Funding Lender, the Fiscal Agent, the Servicer, and their duly authorized agents, attorneys, accountants and representatives shall also be permitted, without any obligation to do so, at all reasonable times and upon reasonable notice during business hours, to examine the books and records of the Borrower with respect to the Project.



**Section 5.18. Notice of Default.** The Borrower will provide the LACDA, the Funding Lender, the Fiscal Agent and the Servicer as soon as possible, and in any event not later than five Business Days after the occurrence of any Potential Default or Event of Default with a statement of an Authorized Representative of the Borrower describing the details of such Potential Default or Event of Default and any curative action Borrower proposes to take.

**Section 5.19. Covenant with LACDA, Fiscal Agent and Funding Lender.** The Borrower agrees that this Borrower Loan Agreement is executed and delivered in part to induce the LACDA to execute, and the Funding Lender to fund, the LACDA Notes and, accordingly, all covenants and agreements of the Borrower contained in this Borrower Loan Agreement are hereby declared to be for the benefit of the LACDA, the Funding Lender, the Fiscal Agent and any lawful owner, holder or pledgee of the Borrower Notes or the LACDA Notes from time to time.

**Section 5.20. Obligation of the Borrower to Construct the Project.** The Borrower shall proceed with reasonable dispatch to construct and equip the Project. If the proceeds of the Borrower Loan, together with the Other Borrower Moneys, available to be disbursed to the Borrower are not sufficient to pay the costs of such construction and equipping, the Borrower shall pay such additional costs from its own funds. The Borrower shall not be entitled to any reimbursement from the LACDA, the Funding Lender, the Fiscal Agent or the Servicer in respect of any such costs or to any diminution or abatement in the repayment of the Borrower Loan. The LACDA, the Fiscal Agent and the Funding Lender shall not be liable to the Borrower or any other person if for any reason the Project is not completed or if the proceeds of the Borrower Loan are insufficient to pay all costs of the Project. The LACDA, the Fiscal Agent and the Funding Lender do not make any representation or warranty, either express or implied, that moneys, if any, which will be made available to the Borrower will be sufficient to complete the Project, and the LACDA, the Fiscal Agent and the Funding Lender shall not be liable to the Borrower or any other person if for any reason the Project is not completed.

**Section 5.21. Maintenance of Insurance.** The Borrower will maintain the insurance required by the Construction and Permanent Funding Agreement.

**Section 5.22. Information; Statements and Reports.** The Borrower shall furnish or cause to be furnished to the LACDA and the Funding Lender:

(a) ***Financial Statements; Rent Rolls.*** All financial statements, rent rolls, leasing reports, and other financial information required to be delivered under the Construction and Permanent Funding Agreement, all at times and otherwise in compliance with the terms and conditions of the Construction and Permanent Funding Agreement;

(b) ***General Partner.*** From and after the Conversion Date, as soon as available and in any event within 120 days after the end of each fiscal year of the General Partner, copies of the financial statements of the General Partner as of such date, prepared in substantially the form previously delivered to the LACDA and the Funding Lender and in a manner consistent therewith, or in such form (which may include a form prepared in accordance with GAAP) as the Funding Lender may reasonably request;

(c) ***Audit Reports.*** Promptly upon receipt thereof, copies of all reports, if any, submitted to the Borrower by independent public accountants in connection with each annual, interim or special audit of the financial statements of the Borrower made by such accountants, including the comment letter submitted by such accountants to management in connection with their annual audit;

(d) ***Notices; Certificates or Communications.*** Immediately upon giving or receipt thereof, copies of any notices, certificates or other communications delivered at the Project or to the Borrower or the General Partner naming the LACDA or the Funding Lender as addressee or which could reasonably be deemed to affect the structural integrity of the Project or the ability of the Borrower to perform its obligations under the Borrower Loan Documents and the Funding Loan Documents;

(e) ***Certification of Non-Foreign Status.*** Promptly upon request of the Funding Lender from time to time, a Certification of Non-Foreign Status, executed on or after the date of such request by the Funding Lender;

(f) ***Compliance Certificates.*** Together with each of the documents required pursuant to Section 5.22(a) hereof submitted by or on behalf of the Borrower, a statement, in form and substance satisfactory to the Funding Lender and certified by an Authorized Borrower Representative, to the effect that the Borrower is in compliance with all covenants, terms and conditions applicable to the Borrower, under or pursuant to the Borrower Loan Documents and the Funding Loan Documents and under or pursuant to any other Debt owing by the Borrower to any Person, and disclosing any noncompliance therewith, and any Event of Default or Potential Default, and describing the status of the Borrower's actions to correct such noncompliance, Event of Default or Potential Default, as applicable; and

(g) ***Other Items and Information.*** Such other information concerning the assets, business, financial condition, operations, property and results of operations of the Borrower, the General Partner, the Guarantor or the Project, as the Funding Lender or the LACDA reasonably requests from time to time.

The Borrower shall furnish to the LACDA, upon its written request, any of the items described in the foregoing sections (a) through (g) above.

**Section 5.23. Additional Notices.** The Borrower will, promptly after becoming aware thereof, give notice to the Funding Lender and the LACDA of:

(a) any Lien affecting the Project, or any part thereof, other than Liens expressly permitted under this Borrower Loan Agreement;

(b) any Legal Action which is instituted by or against the Borrower, the General Partner or the Guarantor, or any Legal Action which is threatened against the Borrower, the General Partner or the Guarantor which, in any case, if adversely determined, could have a material adverse effect upon the business, operations, properties, assets, management, ownership or condition (financial or otherwise) of the Borrower, the General Partner, the Guarantor or the Project;

(c) any Legal Action which constitutes an Event of Default or a Potential Default or a default under any other Contractual Obligation to which the Borrower, the General Partner or the Guarantor is a party or by or to which the Borrower, the General Partner or the Guarantor, or any of their respective properties or assets, may be bound or subject, which default would have a material adverse effect on the business, operations, assets (including the Project), or condition (financial or otherwise) of the Borrower, the General Partner or the Guarantor, as applicable;

(d) any default, alleged default or potential default on the part of the Borrower under any of the CC&R's (together with a copy of each notice of default, alleged default or potential default received from any other party thereto);

(e) any notice of default, alleged default or potential default on the part of the Borrower received from any tenant or occupant of the Project under or relating to its lease or occupancy agreement (together with a copy of any such notice), if, in the aggregate, notices from at least 15% of the tenants at the Project have been received by the Borrower with respect to, or alleging, the same default, alleged default or potential default;

(f) any change or contemplated change in (i) the location of the Borrower's or the General Partner's executive headquarters or principal place of business; (ii) the legal, trade, or fictitious business names used by the Borrower or the General Partner; or (iii) the nature of the trade or business of the Borrower; and

(g) any default, alleged default or potential default on the part of any general or limited partner (including, without limitation, the General Partner and the Equity Investor) under the Partnership Agreement.

#### **Section 5.24. Compliance with Other Agreements; Legal Requirements.**

(a) The Borrower shall timely perform and comply with, and shall cause the General Partner to timely perform and comply with the covenants, agreements, obligations and restrictions imposed on them under the Partnership Agreement, and the Borrower shall not do or permit to be done anything to impair any such party's rights or interests under any of the foregoing.

(b) The Borrower will comply and, to the extent it is able, will require others to comply with, all Legal Requirements of all Governmental Authorities having jurisdiction over the Project or construction of the Improvements, and will furnish the Funding Lender with reports of any official searches for or notices of violation of any requirements established by such Governmental Authorities. The Borrower will comply and, to the extent it is able, will require others to comply, with applicable CC&R's and all restrictive covenants and all obligations created by private contracts and leases which affect ownership, construction, equipping, fixturing, use or operation of the Project, and all other agreements requiring a certain percentage of the Units to be rented to persons of low or very low income. The Improvements, when completed, shall comply with all applicable building, zoning and other Legal Requirements, and will not violate any restrictions of record against the Project or the terms of any other lease of all or any portion of the Project.

The Funding Lender and the LACDA shall at all times have the right to audit, at the Borrower's expense, the Borrower's compliance with any agreement requiring a certain percentage of the Units to be rented to persons of low or very low income, and the Borrower shall supply all such information with respect thereto as the Funding Lender or the LACDA, as applicable, may request and otherwise cooperate with the Funding Lender or the LACDA, as applicable, in any such audit. Without limiting the generality of the foregoing, the Borrower shall properly obtain, comply with and keep in effect (and promptly deliver copies to the Funding Lender of) all permits, licenses and approvals which are required to be obtained from Governmental Authorities in order to acquire, construct, occupy, operate, market and lease the Project.

(c) The Borrower shall comply with the LACDA's Multi-Family Bond Policies and Procedures, in accordance with Exhibit A hereto, unless waived by the LACDA in writing.

**Section 5.25. Completion and Maintenance of Project.** The Borrower shall cause the acquisition and construction of the Improvements, to be prosecuted with diligence and continuity and completed substantially in accordance with the Plans and Specifications, and in accordance with the Construction and Permanent Funding Agreement, free and clear of any liens or claims for liens (but without prejudice to the Borrower's rights of contest under Section 10.15 hereof), as evidenced by, without limitation, the filing of a notice of completion for the Project and receipt by the Funding Lender of copies of all permits and approvals of Governmental Authorities for the occupancy of all apartment units comprising the Improvements including, and not by way of limitation, the issuance of a Temporary Certificate of Occupancy for the Project (collectively, "Completion") that allows occupancy, on or before the Completion Date. The Borrower shall thereafter maintain the Project as a residential apartment complex in good order and condition, ordinary wear and tear excepted. A maintenance program shall be in place at all times to assure the continuation of first class maintenance.

**Section 5.26. Fixtures.** The Borrower shall deliver to the Funding Lender, on demand, any contracts, bills of sale, statements, receipted vouchers or agreements under which the Borrower or any other Person claims title to any materials, fixtures or articles incorporated into the Improvements.

**Section 5.27. Income from Project.** The Borrower shall first apply all Gross Income to Expenses of the Project, including all amounts then required to be paid under the Borrower Loan Documents and the Funding Loan Documents and the funding of all sums necessary to meet the Replacement Reserve Fund Requirement, before using or applying such Gross Income for any other purpose. Prior to the Conversion Date, the Borrower shall not make or permit any distributions or other payments of Net Operating Income to its partners, shareholders or members, as applicable, except for asset management fees payable to the Equity Investor from Net Operating Income and payment of any deferred development fee in accordance with the Partnership Agreement and otherwise in each case, without the prior Written Consent of the Funding Lender.

## **Section 5.28. Leases and Occupancy Agreements.**

### **(a) *Lease Approval.***

(i) The Borrower may enter into leases of space within the Improvements (and amendments to such leases) in the ordinary course of business with bona fide third-party tenants without the Funding Lender's prior Written Consent if:

(A) The lease is a Permitted Lease;

(B) The Borrower, acting in good faith following the exercise of due diligence, has determined that the tenant meets requirements imposed under any applicable CC&R's and is financially capable of performing all of its obligations under the lease; and

(C) The lease conforms to the Rent Schedule attached as an exhibit to the Loan Purchase Agreement and reflects an arm's-length transaction, subject to the requirement that the Borrower comply with any applicable CC&R's.

(ii) If any Event of Default has occurred and is continuing, the Funding Lender may make written demand on the Borrower to submit all future leases for the Funding Lender's approval prior to execution. The Borrower shall comply with any such demand by the Funding Lender.

(iii) No approval of any lease by the Funding Lender shall be for any purpose other than to protect the Funding Lender's security for the Borrower Loan and to preserve the Funding Lender's rights under the Borrower Loan Documents and the Funding Loan Documents. No approval by the Funding Lender shall result in a waiver of any default of the Borrower. In no event shall any approval by the Funding Lender of a lease be a representation of any kind with regard to the lease or its enforceability, or the financial capacity of any tenant or guarantor.

(b) ***Landlord's Obligations.*** The Borrower shall perform all obligations required to be performed by it as landlord under any lease affecting any part of the Project or any space within the Improvements.

(c) ***Leasing and Marketing Agreements.*** Except as may be contemplated in the Management Agreement, the Borrower shall not without the approval of the Funding Lender enter into any leasing or marketing agreement and the Funding Lender reserves the right to approve the qualifications of any marketing or leasing agent.

**Section 5.29. Project Agreements and Licenses.** To the extent not heretofore delivered to the Funding Lender, the Borrower will furnish to the Funding Lender, as soon as available, true and correct copies of all Project Agreements and Licenses and the Plans and Specifications, together with assignments thereof to the Funding Lender and consents to such assignments where required by the Funding Lender, all in form and substance acceptable to the Funding Lender.

Neither the Borrower nor the General Partner has assigned or granted, or will assign or grant, a security interest in any of the Project Agreements and Licenses, other than to the Funding Lender except as approved and consented to in writing by the Funding Lender.

**Section 5.30. Payment of Debt Payments.** In addition to its obligations under the Borrower Notes, the Borrower will (i) duly and punctually pay or cause to be paid all principal of and interest on any Debt of the Borrower as and when the same become due on or before the due date; (ii) comply with and perform all conditions, terms and obligations of other instruments or agreements evidencing or securing such Debt; (iii) promptly inform the Funding Lender of any default, or anticipated default, under any such note, agreement, instrument; and (iv) forward to the Funding Lender a copy of any notice of default or notice of any event that might result in default under any such note, agreement, instrument, including Liens encumbering the Project, or any portion thereof, which have been subordinated to the Security Instrument (regardless of whether or not permitted under this Borrower Loan Agreement).

**Section 5.31. ERISA.** The Borrower will comply, and will cause each of its ERISA Affiliates to comply, in all respects with the provisions of ERISA.

**Section 5.32. Patriot Act Compliance.** The Borrower shall use its good faith and commercially reasonable efforts to comply with the Patriot Act and all applicable requirements of Governmental Authorities having jurisdiction over the Borrower and/or the Project, including those relating to money laundering and terrorism. The Funding Lender shall have the right to audit the Borrower's compliance with the Patriot Act and all applicable requirements of Governmental Authorities having jurisdiction over the Borrower and/or the Project, including those relating to money laundering and terrorism. In the event that the Borrower fails to comply with the Patriot Act or any such requirements of Governmental Authorities, then the Funding Lender may, at its option, cause the Borrower to comply therewith and any and all costs and expenses incurred by the Funding Lender in connection therewith shall be secured by the Security Instrument and shall be immediately due and payable.

The Borrower covenants that it shall comply with all Legal Requirements and internal requirements of the Funding Lender relating to money laundering, anti-terrorism, trade embargos and economic sanctions, now or hereafter in effect. Without limiting the foregoing, the Borrower shall not take any action, or permit any action to be taken, that would cause the Borrower's representations and warranties in Section 4.01(vv) to become untrue or inaccurate at any time during the term of the Funding Loan. Upon any Beneficiary Party's request from time to time during the term of the Funding Loan, the Borrower shall certify in writing to such Beneficiary Party that the Borrower's representations, warranties and obligations under Section 4.01(vv) remain true and correct and have not been breached, and in addition, upon request of any Beneficiary Party, the Borrower covenants to provide all information required to satisfy obligations under all Legal Requirements and internal requirements of the Funding Lender relating to money laundering, anti-terrorism, trade embargos and economic sanctions, now or hereafter in effect, during the term of the Funding Loan. The Borrower shall immediately notify the Funding Lender in writing of (a) the Borrower's actual knowledge that any of such representations, warranties or covenants are no longer true and have been breached, (b) the Borrower has a reasonable basis to believe that they may no longer be true and have been breached or (c) the Borrower becomes the subject of an investigation by Governmental Authorities related to money

laundering, anti-terrorism, trade embargos and economic sanctions. The Borrower shall also reimburse the Funding Lender for any expense incurred by the Funding Lender in evaluating the effect of an investigation by Governmental Authorities on the Funding Loan and the Funding Lender's interest in the collateral for the Funding Loan, in obtaining necessary license from Governmental Authorities as may be necessary for the Funding Lender to enforce its rights under the Funding Loan Documents, and in complying with all Legal Requirements and internal requirements of the Funding Lender relating to money laundering, anti-terrorism, trade embargos and economic sanctions, now or hereafter in effect applicable to the Funding Lender as a result of the existence of such an event and for any penalties or fines imposed upon the Funding Lender as a result thereof.

**Section 5.33. Funds from Equity Investor.** The Borrower shall cause the Equity Investor to fund all installments of the Equity Contributions in the amounts and at the times subject and according to the terms, conditions and adjustments of the Partnership Agreement.

**Section 5.34. Tax Covenants.** The Borrower further represents, warrants and covenants as follows:

(a) **General.** The Borrower shall not take any action or omit to take any action which, if taken or omitted, respectively, would adversely affect the exclusion of interest on the Tax-Exempt LACDA Note from gross income (as defined in Section 61 of the Code), for federal income tax purposes and, if it should take or permit any such action, the Borrower will take all lawful actions that it can take to rescind such action promptly upon having knowledge thereof and that the Borrower will take such action or actions, including amendment of this Borrower Loan Agreement, the Security Instrument and the Regulatory Agreement, as may be necessary, in the opinion of Tax Counsel, to comply fully with all applicable rules, rulings, policies, procedures, regulations or other official statements promulgated or proposed by the Department of the Treasury or the Internal Revenue Service applicable to the LACDA Notes, the Funding Loan or affecting the Project. Capitalized terms used in this Section 5.34 shall have the respective meanings assigned to them in the Regulatory Agreement or, if not defined therein, in the Funding Loan Agreement. With the intent not to limit the generality of the foregoing, the Borrower covenants and agrees that, prior to the final maturity of the Tax-Exempt LACDA Note, unless it has received and filed with the LACDA and the Funding Lender a Tax Counsel No Adverse Effect Opinion (other than with respect to interest on any portion of the Tax-Exempt LACDA Note for a period during which such portion of the Tax-Exempt LACDA Note is held by a "substantial user" of any facility financed with the proceeds of the Tax-Exempt LACDA Note or a "related person," as such terms are used in Section 147(a) of the Code), the Borrower will comply with this Section 5.34.

(b) **Use of Proceeds.** The use of the net proceeds of the Funding Loan at all times will satisfy the following requirements:

(i) **Limitation on Net Proceeds.** At least 95% of the net proceeds (within the meaning of the Code) of the Funding Loan funded with the proceeds of the Tax-Exempt LACDA Note actually expended shall be used to pay Qualified Project Costs that are costs of a "qualified residential rental project" (within the

meaning of Sections 142(a)(7) and 142(d) of the Code) and property that is “functionally related and subordinate” thereto (within the meaning of Sections 1.103-8(a)(3) and 1.103-8(b)(4)(iii) of the Regulations).

(ii) *Limit on Costs of Funding.* The proceeds of the Funding Loan will be expended for the purposes set forth in this Borrower Loan Agreement and in the Funding Loan Agreement and no portion thereof in excess of two percent of the proceeds of the Funding Loan funded with the proceeds of the Tax-Exempt LACDA Note, within the meaning of Section 147(g) of the Code, will be expended to pay Costs of Funding of the Funding Loan.

(iii) *Prohibited Facilities.* The Borrower shall not use or permit the use of any proceeds of the Funding Loan funded with the proceeds of the Tax-Exempt LACDA Note or any income from the investment thereof to provide any airplane, skybox, or other private luxury box, health club facility, any facility primarily used for gambling, or any store the principal business of which is the sale of alcoholic beverages for consumption off premises.

(iv) *Limitation on Land.* Less than 25% of the net proceeds of the Funding Loan funded with the proceeds of the Tax-Exempt LACDA Note actually expended will be used, directly or indirectly, for the acquisition of land or an interest therein, nor will any portion of the net proceeds of the Funding Loan funded with the proceeds of the Tax-Exempt LACDA Note be used, directly or indirectly, for the acquisition of land or an interest therein to be used for farming purposes.

(v) *[Reserved].*

(vi) *Accuracy of Information.* The information furnished by the Borrower and used by the LACDA in preparing its certifications with respect to Section 148 of the Code and the Borrower’s information statement pursuant to Section 149(e) of the Code is accurate and complete as of the date of origination of the Funding Loan.

(vii) *Limitation of Project Expenditures.* The acquisition, construction and equipping of the Project were not commenced (within the meaning of Section 144(a) of the Code) prior to the 60th day preceding the adoption of the resolution of the LACDA with respect to the Project on September 15, 2020, and no obligation for which reimbursement will be sought from proceeds of the Funding Loan relating to the acquisition, construction or equipping of the Project was paid or incurred prior to 60 days prior to such date, except for permissible “preliminary expenditures”, which include architectural, engineering surveying, soil testing, reimbursement bond issuance and similar costs incurred prior to the commencement of construction or acquisition of the Project.

(viii) *Qualified Costs.* The Borrower hereby represents, covenants and warrants that the proceeds of the Funding Loan funded with the proceeds of the Tax-Exempt LACDA Note shall be used or deemed used exclusively to pay costs



which are (A) capital expenditures (as defined in Section 1.150-1(a) of the Code's regulations) and (B) not made for the acquisition of existing property, to the extent prohibited in Section 147(d) of the Code and that for the greatest number of buildings the proceeds of the Funding Loan funded with the proceeds of the Tax-Exempt LACDA Note shall be deemed allocated on a pro rata basis to each building in the Project and the land on which it is located so that each building and the land on which it is located will have been financed 50% or more by the proceeds of the Funding Loan funded with the proceeds of the Tax-Exempt LACDA Note for the purpose of complying with Section 42(h)(4)(B) of the Code; provided however, the foregoing representation, covenant and warranty is made for the benefit of the Borrower and its partners and neither the Funding Lender nor the LACDA shall have any obligation to enforce this statement nor shall they incur any liability to any person, including without limitation, the Borrower, the partners of the Borrower, any other Borrower Affiliate or the holders or payees of the Funding Loan and the Borrower Notes for any failure to meet the intent expressed in the foregoing representation, covenant and warranty; and provided further, failure to comply with this representation, covenant and warranty shall not constitute a default or event of default under this Borrower Loan Agreement or the Funding Loan Agreement.

(c) **Limitation on Maturity.** The average maturity of the Tax-Exempt LACDA Note does not exceed 120% of the average reasonably expected economic life of the Project to be financed by the Funding Loan funded with proceeds of the Tax-Exempt LACDA Note, weighted in proportion to the respective cost of each item comprising the property the cost of which has been or will be financed, directly or indirectly, with the Net Proceeds of the Funding Loan funded with the proceeds of the Tax-Exempt LACDA Note. For purposes of the preceding sentence, the reasonably expected economic life of property shall be determined as of the later of (A) the Closing Date for the Funding Loan funded with the proceeds of the Tax-Exempt LACDA Note or (B) the date on which such property is placed in service (or expected to be placed in service). In addition, land shall not be taken into account in determining the reasonably expected economic life of property.

(d) **No Arbitrage.** The Borrower shall not take any action or omit to take any action with respect to the Gross Proceeds of the Funding Loan or of any amounts expected to be used to pay the principal thereof or the interest thereon which, if taken or omitted, respectively, would cause the Tax-Exempt LACDA Note to be classified as an "arbitrage bond" within the meaning of Section 148 of the Code. Except as provided in the Funding Loan Agreement and this Borrower Loan Agreement, the Borrower shall not pledge or otherwise encumber, or permit the pledge or encumbrance of, any money, investment, or investment property as security for payment of any amounts due under this Borrower Loan Agreement or the Borrower Note relating to the Funding Loan funded with proceeds of the Tax-Exempt LACDA Note, shall not establish any segregated reserve or similar fund for such purpose and shall not prepay any such amounts in advance of the redemption date of an equal principal amount of the Funding Loan funded with the proceeds of the Tax-Exempt LACDA Note, unless the Borrower has obtained in each case a Tax Counsel No Adverse Effect Opinion with respect to such action, a copy of which shall be provided to the LACDA and the Funding Lender. The Borrower shall not, at any time prior to the final

maturity of the Funding Loan funded with the proceeds of the Tax-Exempt LACDA Note, invest or cause any Gross Proceeds to be invested in any investment (or to use Gross Proceeds to replace money so invested), if, as a result of such investment the Yield of all investments acquired with Gross Proceeds (or with money replaced thereby) on or prior to the date of such investment exceeds the Yield of the Funding Loan funded with the proceeds of the Tax-Exempt LACDA Note to the Maturity Date, except as permitted by Section 148 of the Code and Regulations thereunder or as provided in the Regulatory Agreement. The Borrower further covenants and agrees that it will comply with all applicable requirements of said Section 148 and the rules and Regulations thereunder relating to the Funding Loan and the interest thereon, including the employment of a Rebate Analyst acceptable to the LACDA and Funding Lender at all times from and after the Closing Date for the calculation of rebatable amounts to the United States Treasury Department. The Borrower agrees that it will cause the Rebate Analyst to calculate the rebatable amounts not later than forty-five days after the fifth anniversary of the Closing Date and each five years thereafter and not later than forty-five days after the final Computation Date and agrees that the Borrower will pay all costs associated therewith. The Borrower agrees to provide evidence of the employment of the Rebate Analyst satisfactory to the LACDA and Funding Lender. The Borrower further agrees to calculate rebatable amounts or cause the Rebate Analyst to calculate such amounts on any such other dates as provided in Section 6.3 of the Tax Certificate.

(e) ***No Federal Guarantee.*** Except to the extent permitted by Section 149(b) of the Code and the Regulations and rulings thereunder, the Borrower shall not take or omit to take any action which would cause the Tax-Exempt LACDA Note to be “federally guaranteed” within the meaning of Section 149(b) of the Code and the Regulations and rulings thereunder.

(f) ***Representations.*** The Borrower has supplied or caused to be supplied to Tax Counsel all documents, instruments and written information requested by Tax Counsel, and all such documents, instruments and written information supplied by or on behalf of the Borrower at the request of Tax Counsel, which have been reasonably relied upon by Tax Counsel in rendering its opinion with respect to the exclusion from gross income of the interest on the LACDA Note for federal income tax purposes, are true and correct in all material respects, do not contain any untrue statement of a material fact and do not omit to state any material fact necessary to be stated therein in order to make the information provided therein, in light of the circumstances under which such information was provided, not misleading, and the Borrower is not aware of any other pertinent information which Tax Counsel has not requested.

(g) ***Qualified Residential Rental Project.*** The Borrower hereby represents, covenants and agrees that the Project will be operated as a “qualified residential rental project” within the meaning of Section 142(d) of the Code, on a continuous basis during the longer of the Qualified Project Period (as defined in the Regulatory Agreement) or any period during which any portion of the Tax-Exempt LACDA Note remains outstanding, to the end that the interest on the Tax-Exempt LACDA Note shall be excluded from gross income for federal income tax purposes. The Borrower hereby covenants and agrees,

continuously during the Qualified Project Period, to comply with all the provisions of the Regulatory Agreement.

(h) **Information Reporting Requirements.** The Borrower will comply with the information reporting requirements of Section 149(e)(2) of the Code requiring certain information regarding the Tax-Exempt LACDA Note to be filed with the Internal Revenue Service within prescribed time limits.

(i) **Funding Loan Not a Hedge Bond.** The Borrower covenants and agrees that not more than 50% of the proceeds of the Funding Loan funded with the proceeds of the Tax-Exempt LACDA Note will be invested in Nonpurpose Investments having a substantially guaranteed Yield for four years or more within the meaning of Section 149(f)(3)(A)(ii) of the Code, and the Borrower reasonably expects that at least 85% of the spendable proceeds of the Funding Loan funded with proceeds of the Tax-Exempt LACDA Note will be used to carry out the governmental purposes of the Funding Loan within the three-year period beginning on the Closing Date.

(j) **Termination of Restrictions.** Although the parties hereto recognize that, subject to the provisions of the Regulatory Agreement, the provisions of this Borrower Loan Agreement shall terminate in accordance with Section 10.13 hereof, the parties hereto recognize that pursuant to the Regulatory Agreement, certain requirements, including the requirements incorporated by reference in this Section, may continue in effect beyond the term hereof.

(k) **Public Approval.** The Borrower covenants and agrees that the proceeds of the Funding Loan funded with the proceeds of the Tax-Exempt LACDA Note will not be used in a manner that deviates in any substantial degree from the Project described in the written notice of a public hearing regarding the Tax-Exempt LACDA Note.

(l) **40/60 Test Election.** The Borrower and the LACDA hereby elect to apply the requirements of Section 142(d)(1)(B) to the Project. The Borrower hereby represents, covenants and agrees, continuously during the Qualified Project Period, to comply with all the provisions of the Regulatory Agreement.

(m) **Modification of Tax Covenants.** Subsequent to the origination of the Funding Loan and prior to its payment in full (or provision for the payment thereof having been made in accordance with the provisions of the Funding Loan Agreement), this Section 5.34 hereof may not be amended, changed, modified, altered or terminated except as permitted herein and by the Funding Loan Agreement and with the Written Consent of the LACDA, the Equity Investor and the Funding Lender. Anything contained in this Borrower Loan Agreement or the Funding Loan Agreement to the contrary notwithstanding, the LACDA, the Funding Lender and the Borrower hereby agree to amend this Borrower Loan Agreement and, if appropriate, the Funding Loan Agreement and the Regulatory Agreement, to the extent required, in the opinion of Tax Counsel, in order for interest on the Tax-Exempt LACDA Note to remain excludable from gross income for federal income tax purposes. The party requesting such amendment, which may include the Funding Lender, shall notify the other parties to this Borrower Loan

Agreement of the proposed amendment and send a copy of such requested amendment to Tax Counsel. After review of such proposed amendment, Tax Counsel shall render to the Funding Lender and the LACDA an opinion as to the effect of such proposed amendment upon the includability of interest on the Tax-Exempt LACDA Note in the gross income of the recipient thereof for federal income tax purposes. The Borrower shall pay all necessary fees and expenses incurred with respect to such amendment. The Borrower, the LACDA and, where applicable, the Funding Lender per written instructions from the LACDA shall execute, deliver and, if applicable, the Borrower shall file of record, any and all documents and instruments, including without limitation, an amendment to the Regulatory Agreement, with a file-stamped copy to the Funding Lender, necessary to effectuate the intent of this Section 5.34, and the Borrower and the LACDA hereby appoint the Funding Lender as their true and lawful attorney-in-fact to execute, deliver and, if applicable, file of record on behalf of the Borrower or the LACDA, as is applicable, any such document or instrument (in such form as may be approved by and upon instruction of Tax Counsel) if either the Borrower or the LACDA defaults in the performance of its obligation under this Section 5.34; provided, however, that the Funding Lender shall take no action under this Section 5.34 without first notifying the Borrower or the LACDA, as is applicable, of its intention to take such action and providing the Borrower or the LACDA, as is applicable, a reasonable opportunity to comply with the requirements of this Section 5.34.

The Borrower irrevocably authorizes and directs the Funding Lender and any other agent designated by the LACDA to make payment of such amounts from funds of the Borrower, if any, held by the Funding Lender, or any agent of the LACDA or the Funding Lender. The Borrower further covenants and agrees that, pursuant to the requirements of Treasury Regulation Section 1.148-1(b), it (or any related person contemplated by such regulations) will not purchase interests in the Funding Loan in an amount related to the amount of the Borrower Loan.

(n) ***Compliance With Tax Certificate.*** In furtherance of the covenants in this Section 5.34, the Borrower shall execute, deliver and comply with the provisions of the Tax Certificate, which are by this reference incorporated into this Borrower Loan Agreement and made a part of this Borrower Loan Agreement as if set forth in this Borrower Loan Agreement in full. In the event of a conflict between the terms of this Borrower Loan Agreement and the Tax Certificate, the terms of the Tax Certificate shall control.

#### **Section 5.35. Payment of Rebate.**

(a) ***Arbitrage Rebate.*** The Borrower agrees to take all steps necessary to compute and pay any rebatable arbitrage relating to the Funding Loan or the Tax-Exempt LACDA Note in accordance with Section 148(f) of the Code including:

(i) ***Delivery of Documents and Money on Computation Dates.*** The Borrower will deliver to the Servicer, within 55 days after each Computation Date:

(A) a statement, signed by the Borrower, stating the Rebate Amount as of such Computation Date;

(B) (1) if such Computation Date is an Installment Computation Date, an amount that, together with any amount then held for the credit of the Rebate Fund, is equal to at least 90% of the Rebate Amount as of such Installment Computation Date, less any “previous rebate payments” made to the United States (as that term is used in Section 1.148-3(f)(1) of the Regulations), or (2) if such Computation Date is the final Computation Date, an amount that, together with any amount then held for the credit of the Rebate Fund, is equal to the Rebate Amount as of such final Computation Date, less any “previous rebate payments” made to the United States (as that term is used in Section 1.148-3(f)(1) of the Regulations); and

(C) an Internal Revenue Service Form 8038-T properly signed and completed as of such Computation Date.

(ii) *Correction of Underpayments.* If the Borrower shall discover or be notified as of any date that any payment paid to the United States Treasury pursuant to this Section 5.35 of an amount described in Section 5.35(a)(i)(A) or (B) above shall have failed to satisfy any requirement of Section 1.148-3 of the Regulations (whether or not such failure shall be due to any default by the Borrower, the LACDA or the Funding Lender), the Borrower shall (1) pay to the Fiscal Agent (for deposit to the Rebate Fund) and cause the Fiscal Agent to pay to the United States Treasury from the Rebate Fund the underpayment of the Rebate Amount, together with any penalty and/or interest due, as specified in Section 1.148-3(h) of the Regulations, within 175 days after any discovery or notice and (2) deliver to the Servicer an Internal Revenue Service Form 8038-T completed as of such date. If such underpayment of the Rebate Amount, together with any penalty and/or interest due, is not paid to the United States Treasury in the amount and manner and by the time specified in the Regulations, the Borrower shall take such steps as are necessary to prevent the Tax-Exempt LACDA Note from becoming an arbitrage bond within the meaning of Section 148 of the Code.

(iii) *Records.* The Borrower shall retain all of its accounting records relating to the funds established under this Borrower Loan Agreement and all calculations made in preparing the statements described in this Section 5.35 for at least six years after the later of the final maturity of the Tax-Exempt LACDA Note or the date the Funding Loan is retired in full.

(iv) *Costs.* The Borrower agrees to pay all of the fees and expenses of a nationally recognized Tax Counsel, the Rebate Analyst and any other necessary consultant employed by the Borrower or the Funding Lender in connection with computing the Rebate Amount.

(v) *No Diversion of Rebatable Arbitrage.* The Borrower will not indirectly pay any amount otherwise payable to the federal government pursuant to the foregoing requirements to any person other than the federal government by entering into any investment arrangement with respect to the Gross Proceeds of the Funding Loan funded with the proceeds of the Tax-Exempt LACDA Note which is

not purchased at Fair Market Value or includes terms that the Borrower would not have included if the Funding Loan funded with proceeds of the Tax-Exempt LACDA Note were not subject to Section 148(f) of the Code.

(vi) *Modification of Requirements.* If at any time during the term of this Borrower Loan Agreement, the LACDA, the Funding Lender or the Borrower desires to take any action which would otherwise be prohibited by the terms of this Section 5.35, such Person shall be permitted to take such action if it shall first obtain and provide to the other Persons named herein a Tax Counsel No Adverse Effect Opinion with respect to such action.

(vii) *Appointment of Rebate Analyst.* The Borrower covenants that it will, within 30 days of the date of the Closing Date, engage a qualified person or firm acceptable to the LACDA and the Funding Lender to perform any rebate calculations that may be required to be made from time to time with respect to the Tax-Exempt LACDA Note. The Borrower hereby covenants that it will, within 30 days of the date of the Closing Date, provide evidence to the LACDA and the Funding Lender of such appointment.

(b) **Rebate Fund.** The Fiscal Agent shall establish and hold a separate fund designated as the “Rebate Fund.” The Fiscal Agent shall deposit or transfer to the credit of the Rebate Fund each amount delivered to the Fiscal Agent by the Borrower for deposit thereto and each amount directed by the Borrower to be transferred thereto.

(c) Within 15 days after each receipt or transfer of funds to the Rebate Fund, the Fiscal Agent shall withdraw from the Rebate Fund and pay to the United States of America the entire balance of the Rebate Fund, and the Fiscal Agent shall advise the LACDA and the Servicer in writing of the date and amount of any payment so made.

(d) All payments to the United States of America pursuant to this Section 5.35 shall be made by the Fiscal Agent for the account and in the name of the LACDA and shall be paid through the United States Mail (return receipt requested or overnight delivery), addressed to the appropriate Internal Revenue Service Center and accompanied by the appropriate Internal Revenue Service forms (such forms to be provided to the Fiscal Agent by the Borrower or the Rebate Analyst as set forth in this Section 5.35).

(e) The Borrower shall preserve all statements, forms and explanations received delivered pursuant this Section 5.35 and all records of transactions in the Rebate Fund until six years after the retirement of the Funding Loan.

(f) Moneys and securities held in the Rebate Fund shall not be deemed funds of the Fiscal Agent, the Funding Lender or the LACDA and are not pledged or otherwise subject to any security interest in favor of the Funding Lender to secure the Funding Loan or any other obligations.

(g) Notwithstanding anything to the contrary in this Borrower Loan Agreement, no payment shall be made to the United States from funds in the Rebate Fund if the Borrower shall furnish to the LACDA and the Funding Lender an opinion of Tax Counsel

to the effect that such payment is not required under Section 148(d) and (f) of the Code in order to maintain the exclusion from gross income for federal income tax purposes of interest on the Tax-Exempt LACDA Note. In such event, the Borrower shall be entitled to withdraw funds from the Rebate Fund to the extent the Borrower shall provide a Tax Counsel No Adverse Effect Opinion to the LACDA and the Funding Lender with respect to such withdrawal.

(h) Notwithstanding the foregoing, the computations and payments of rebate amounts referred to in this Section 5.35 need not be made to the extent that neither the LACDA nor the Borrower will thereby fail to comply with any requirements of Section 148(f) of the Code based on a Tax Counsel No Adverse Effect Opinion, a copy of which shall be provided to the Funding Lender.

**Section 5.36. Covenants under Funding Loan Agreement.** The Borrower will fully and faithfully perform all the duties and obligations which the LACDA has covenanted and agreed in the Funding Loan Agreement to cause the Borrower to perform and any duties and obligations which the Borrower is required in the Funding Loan Agreement to perform. The foregoing will not apply to any duty or undertaking of the LACDA which by its nature cannot be delegated or assigned.

**Section 5.37. Notice to CDLAC of Prepayment.** The Borrower shall provide no less than 30 days' written notice to the California Debt Limit Allocation Committee ("CDLAC") and the LACDA prior to the redemption of the Tax-Exempt LACDA Note, in whole or in part, on the Conversion Date.

## ARTICLE VI

### NEGATIVE COVENANTS

The Borrower hereby covenants and agrees as follows, which covenants shall remain in effect so long as any Borrower Payment Obligation or other obligation of the Borrower under any of the other Borrower Loan Documents or the Funding Loan Documents remains outstanding or unperformed. The Borrower covenants and agrees that it will not, directly or indirectly:

**Section 6.01. Management Agreement.** With the Funding Lender's prior Written Consent, the Borrower shall enter into the Management Agreement, and thereafter the Borrower shall not, without the Funding Lender's prior Written Consent (which consent shall not be unreasonably withheld) and subject to the Regulatory Agreement: (i) surrender, terminate or cancel the Management Agreement or otherwise replace the Manager or enter into any other management agreement; (ii) reduce or consent to the reduction of the term of the Management Agreement; (iii) increase or consent to the increase of the amount of any charges under the Management Agreement; (iv) otherwise modify, change, supplement, alter or amend in any material respect, or waive or release in any material respect any of its rights and remedies under, the Management Agreement; or (v) suffer or permit the occurrence and continuance of a default beyond any applicable cure period under the Management Agreement (or any successor management agreement) if such default permits the Manager to terminate the Management Agreement (or such successor management agreement).

**Section 6.02. Dissolution.** Dissolve or liquidate, in whole or in part, merge with or consolidate into another Person.

**Section 6.03. Change in Business or Operation of Property.** Enter into any line of business other than the ownership and operation of the Project, or make any material change in the scope or nature of its business objectives, purposes or operations, or undertake or participate in activities other than the continuance of its present business and activities incidental or related thereto or otherwise cease to operate the Project as a multi-family property or terminate such business for any reason whatsoever (other than temporary cessation in connection with construction of the Project).

**Section 6.04. Debt Cancellation.** Cancel or otherwise forgive or release any claim or debt owed to the Borrower by a Person, except for adequate consideration or in the ordinary course of the Borrower's business in its reasonable judgment.

**Section 6.05. Assets.** Purchase or own any real property or personal property incidental thereto other than the Project.

**Section 6.06. Transfers.** Make, suffer or permit the occurrence of any Transfer other than a transfer permitted under the Construction and Permanent Funding Agreement, the Security Instrument and Section 13 of the Regulatory Agreement, nor transfer any material License required for the operation of the Project.

**Section 6.07. Debt.** Other than as expressly approved in writing by the Funding Lender, create, incur or assume any indebtedness for borrowed money (including subordinate debt) whether unsecured or secured by all or any portion of the Project or interest therein or in the Borrower or any partner thereof (including subordinate debt) other than (i) the Borrower Payment Obligations, (ii) the Subordinate Debt, (iii) secured indebtedness incurred pursuant to or permitted by the Borrower Loan Documents and the Funding Loan Documents, (iv) trade payables incurred in the ordinary course of business, (v) deferred Developer Fee and (vi) unsecured loans payable solely from cash flow made by a partner of the Borrower pursuant to the Partnership Agreement.

**Section 6.08. Assignment of Rights.** Without the Funding Lender's prior Written Consent, attempt to assign the Borrower's rights or interest under any Borrower Loan Document or Funding Loan Document in contravention of any Borrower Loan Document or Funding Loan Document.

**Section 6.09. Principal Place of Business.** Change its principal place of business without providing 30 days' prior Written Notice of the change to the Funding Lender, the LACDA, the Fiscal Agent and the Servicer.

**Section 6.10. Partnership Agreement.** Without the Funding Lender's prior Written Consent (which consent, after the Conversion Date, shall not be unreasonably withheld), the Borrower shall not surrender, terminate, cancel, modify, change, supplement, alter or amend in any [material] respect, or waive or release in any material respect (except as permitted by the Construction and Permanent Funding Agreement), any of its rights or remedies under the Partnership Agreement; provided, however, the consent of the Funding Lender is not required for an amendment of the Partnership Agreement resulting solely from the "Permitted Transfer" of



partnership interests of the Borrower as defined in and permitted by the Construction and Permanent Funding Agreement[, or which otherwise does not affect the timing or amount of the Capital Contributions].

**Section 6.11. ERISA.** Maintain, sponsor, contribute to or become obligated to contribute to, or suffer or permit any ERISA Affiliate of the Borrower to, maintain, sponsor, contribute to or become obligated to contribute to, any Plan, or permit the assets of the Borrower to become “plan assets,” whether by operation of law or under regulations promulgated under ERISA.

**Section 6.12. No Hedging Arrangements.** Without the prior Written Consent of the Funding Lender or unless otherwise required by this Borrower Loan Agreement, the Borrower will not enter into or guarantee, provide security for or otherwise undertake any form of contractual obligation with respect to any interest rate swap, interest rate cap or other arrangement that has the effect of an interest rate swap or interest rate cap or that otherwise (directly or indirectly, derivatively or synthetically) hedges interest rate risk associated with being a debtor of variable rate debt or any agreement or other arrangement to enter into any of the above on a future date or after the occurrence of one or more events in the future.

**Section 6.13. Loans and Investments; Distributions; Related Party Payments.**

(a) Without the prior Written Consent of the Funding Lender in each instance, the Borrower shall not (i) lend money, make investments, or extend credit, other than in the ordinary course of its business as presently conducted; or (ii) repurchase, redeem or otherwise acquire any interest in the Borrower, any Borrower Affiliate or any other Person owning an interest, directly or indirectly, in the Borrower, or make any distribution, in cash or in kind, in respect of interests in the Borrower, any Borrower Affiliate or any other Person owning an interest, directly or indirectly, in the Borrower (except to the extent permitted by [the Partnership Agreement or] the Construction and Permanent Funding Agreement and subject to the limitations set forth in Section 5.27 hereof).

(b) Disbursements for fees and expenses of any Borrower Affiliate and Developer Fee (however characterized) will only be paid to the extent that such fee or expense bears a proportionate relationship to the percentage of completion of the construction of the Improvements, as determined by the Construction Consultant, and only after deducting the applicable Retainage. Except as otherwise permitted hereunder or by the Funding Lender, no Disbursements for the Developer Fee or any “deferred Developer Fee” shall be made prior to the Conversion Date other than in accordance with the Construction and Permanent Funding Agreement.

**Section 6.14. Amendment of Related Documents or CC&R’s.** Without the prior Written Consent of the Funding Lender in each instance, except as provided herein or in the Construction and Permanent Funding Agreement, the Borrower shall not enter into or consent to any amendment, termination, modification, or other alteration of any of the Related Documents or any of the CC&R’s (including, without limitation, those contained in this Borrower Loan Agreement, any Architect’s Agreement or Engineer’s Contract, any Construction Contract, and any Management Agreement, but excluding the Partnership Agreement, which is covered by

Section 6.10), or any assignment, transfer, pledge or hypothecation of any of its rights thereunder, if any.

**Section 6.15. Personal Property.** The Borrower shall not install materials, personal property, equipment or fixtures subject to any security agreement or other agreement or contract wherein the right is reserved to any Person other than the Borrower to remove or repossess any such materials, equipment or fixtures, or whereby title to any of the same is not completely vested in the Borrower at the time of installation, without the Funding Lender's prior Written Consent; provided, however, that this Section 6.15 shall not apply to laundry equipment or other equipment that is owned by a third-party vendor and commercial tenants.

**Section 6.16. Fiscal Year.** Without the Funding Lender's Written Consent, which shall not be unreasonably withheld, neither the Borrower nor the General Partner shall change the times of commencement or termination of its fiscal year or other accounting periods, or change its methods of accounting, other than to conform to GAAP.

**Section 6.17. Publicity.** Neither the Borrower nor the General Partner shall issue any publicity release or other communication to any print, broadcast or on-line media, post any sign or in any other way identify the Funding Lender or any of its Affiliates as the source of the financing provided for herein, without the prior written approval of the Funding Lender such approval not to be unreasonably withheld, in each instance (provided that nothing herein shall prevent the Borrower or the General Partner from identifying the Funding Lender or its Affiliates as the source of such financing to the extent that the Borrower or the General Partner are required to do so by disclosure requirements applicable to publicly held companies). The Borrower and the General Partner agree that no sign shall be posted on the Project in connection with the construction of the Improvements unless such sign identifies Umpqua Bank and/or CCRC, as applicable, or their respective successors and assigns as the source of the financing provided for herein or Umpqua Bank and/or CCRC, as applicable, consent to not being identified on any such sign.

**Section 6.18. Subordinate Loan Documents.** Without the Funding Lender's prior Written Consent, the Borrower will not surrender, terminate, cancel, modify, change, supplement, alter, amend, waive, release, assign, transfer, pledge or hypothecate any of its rights or remedies under the Subordinate Loan Documents.

## ARTICLE VII

### RESERVED

## ARTICLE VIII

### DEFAULTS

**Section 8.01. Events of Default.** Each of the following events shall constitute an "Event of Default" under this Borrower Loan Agreement:

- (a) failure by the Borrower to pay any Borrower Loan Payment in the manner and on the date such payment is due in accordance with the terms and provisions of the Borrower Note after any notice or cure period has expired, or the failure by the Borrower

to pay any Additional Borrower Payment on the date such payment is due in accordance with the terms and provisions of any Borrower Note, the Construction and Permanent Funding Agreement, the Security Instrument, this Borrower Loan Agreement or any other Borrower Loan Document after any notice or cure period has expired;

(b) failure by or on behalf of the Borrower to pay when due any amount (other than as provided in subsection (a) above or elsewhere in this Section 8.01) required to be paid by the Borrower under this Borrower Loan Agreement, the Borrower Notes, the Construction and Permanent Funding Agreement, the Security Instrument or any of the other Borrower Loan Documents or Funding Loan Documents, including a failure to repay any amounts that have been previously paid but are recovered, attached or enjoined pursuant to any insolvency, receivership, liquidation or similar proceedings, which default remains uncured for a period of five days after Written Notice thereof shall have been given to the Borrower;

(c) an Event of Default, as defined by the Borrower Note, the Construction and Permanent Funding Agreement, the Security Instrument or any other Borrower Loan Document, occurs and any applicable notice and/or cure period has expired (or to the extent an “Event of Default” is not defined in any other Borrower Loan Document, any default or breach by the Borrower or any Guarantor of its obligations, covenants, representations or warranties under such Borrower Loan Document occurs and any applicable notice and/or cure period has expired);

(d) any representation or warranty made by any of the Borrower, the Guarantor or the General Partner in any Borrower Loan Document or Funding Loan Document to which it is a party, or in any report, certificate, financial statement or other instrument, agreement or document furnished by the Borrower, the Guarantor or the General Partner in connection with any Borrower Loan Document or Funding Loan Document, shall be false or misleading in any material respect as of the Closing Date;

(e) the Borrower shall make a general assignment for the benefit of creditors, or shall generally not be paying its debts as they become due;

(f) the Borrower Controlling Entity shall make a general assignment for the benefit of creditors, shall generally not be paying its debts as they become due, or an Act of Bankruptcy with respect to the Borrower Controlling Entity shall occur unless in all cases the Borrower Controlling Entity is replaced with a substitute Borrower Controlling Entity that satisfies the requirements of the Security Instrument; which, in the case of a non-profit Borrower Controlling Entity, may be replaced within 60 days of such event with another non-profit Borrower Controlling Entity acceptable to the Funding Lender, in which case no Event of Default shall be deemed to have occurred after the expiration of all applicable notice and cure periods;

(g) any portion of the Borrower Deferred Equity to be made by Equity Investor and required for (i) completion of the construction of the Improvements, (ii) the satisfaction of the Conversion Conditions or (iii) the operation of the Improvements, is not received in

accordance with the Construction and Permanent Funding Agreement [(but subject to the terms, conditions and adjustments of the Partnership Agreement)];

(h) the failure by the Borrower or any ERISA Affiliate of the Borrower to comply in all respects with ERISA, or the occurrence of any other event (with respect to the failure of the Borrower or any ERISA Affiliate to pay any amount required to be paid under ERISA or with respect to the termination of, or withdrawal of the Borrower or any ERISA Affiliate from, any employee benefit or welfare plan subject to ERISA) the effect of which is to impose upon the Borrower (after giving effect to the tax consequences thereof) for the payment of any amount in excess of \$50,000;

(i) a Bankruptcy Event shall occur with respect to the Borrower, the General Partner or the Guarantor, or there shall be a change in the assets, liabilities or financial position of any such Person which has a material adverse effect upon the ability of such Person to perform such Person's obligations under this Borrower Loan Agreement, any other Borrower Loan Document or any Related Document, provided that any such Bankruptcy Event with respect to a Guarantor shall not constitute an Event of Default: (i) if such Bankruptcy Event occurs on or after the date upon which the Guaranty terminates in accordance with its terms (or the date upon which all of the Guaranties have terminated in accordance with their terms, if more than one Guaranty was executed by such Guarantor), or (ii) if such Bankruptcy Event occurs prior to the date upon which the Guaranty terminates in accordance with its terms (or the date upon which all of the Guaranties have terminated in accordance with their terms, if more than one Guaranty was executed by such Guarantor) and the Borrower replaces such Guarantor with a person or entity satisfying the Funding Lender's mortgage credit standards for principals and acceptable to the Funding Lender in its sole and absolute discretion within 30 days after notice thereof from the Funding Lender;

(j) all or any part of the property of the Borrower is attached, levied upon or otherwise seized by legal process, and such attachment, levy or seizure is not quashed, stayed or released: (i) prior to completion of the construction of the Improvements, within 10 days of the date thereof or (ii) after completion of the construction of the Improvements, within 30 days of the date thereof;

(k) subject to Section 10.15 hereof, the Borrower fails to pay when due any monetary obligation (other than pursuant to this Borrower Loan Agreement) to any Person in excess of \$100,000, and such failure continues beyond the expiration of any applicable cure or grace periods;

(l) any material litigation or proceeding is commenced before any Governmental Authority against or affecting the Borrower, the General Partner or the Guarantor, or property of the Borrower, the General Partner or the Guarantor, or any part thereof, and such litigation or proceeding is not defended diligently and in good faith by the Borrower, the General Partner or the Guarantor, as applicable, provided that any such material litigation or proceeding against a Guarantor shall not constitute an Event of Default: (i) if such material litigation is commenced on or after the date upon which the Guaranty terminates in accordance with its terms (or the date upon which all of the

Guaranties have terminated in accordance with their terms, if more than one Guaranty was executed by such Guarantor), or (ii) if such material litigation or proceeding is commenced prior to the date upon which the Guaranty terminates in accordance with its terms (or the date upon which all of the Guaranties have terminated in accordance with their terms, if more than one Guaranty was executed by such Guarantor) and the Borrower replaces such Guarantor with a person or entity satisfying the Funding Lender's mortgage credit standards for principals and acceptable to the Funding Lender in its sole and absolute discretion within 30 days after notice thereof from the Funding Lender;

(m) a final judgment or decree for monetary damages in excess of \$50,000 or a monetary fine or penalty (not subject to appeal or as to which the time for appeal has expired) is entered against the Borrower or the General Partner by any Governmental Authority, and such judgment, decree, fine or penalty is not paid and discharged or stayed (i) prior to completion of the construction of the Improvements, within 10 days after entry thereof or (ii) after completion of the of the Improvements, within 30 days after entry thereof (or such longer period as may be permitted for payment by the terms of such judgment, fine or penalty);

(n) a final, un-appealable and uninsured money judgment or judgments, in favor of any Person other than a Governmental Authority, in the aggregate sum of \$50,000 or more shall be rendered against the Borrower or the General Partner, or against any of their respective assets, that is not paid, superseded or stayed (i) prior to completion of the construction of the Improvements, within 10 days after entry thereof or (ii) after completion of the construction of the Improvements, within 30 days after entry thereof (or such longer period as may be permitted for payment by the terms of such judgment); or any levy of execution, writ or warrant of attachment, or similar process, is entered or filed against the Borrower or the General Partner, or against any of their respective assets (that is likely to have a material adverse effect upon the ability of the Borrower or the General Partner to perform their respective obligations under this Borrower Loan Agreement, any other Borrower Loan Document or any Related Document), and such judgment, writ, warrant or process shall remain unsatisfied, unsettled, unvacated, unhanded and unstayed (i) prior to completion of the construction of the Improvements, for a period of 10 days or (ii) after completion of the construction of the Improvements, for a period of 30 days, or in any event later than five Business Days prior to the date of any proposed sale thereunder;

(o) the construction of the Improvements is abandoned or halted prior to completion for any period of 30 consecutive days, provided that such cessation of construction shall not constitute an Event of Default if (i) such cessation of construction shall have been caused by conditions beyond the control of the Borrower, including, without limitation, pandemics, acts of God or the elements, fire, strikes and disruption of shipping; (ii) the Borrower shall have made adequate provision, acceptable to the Funding Lender, for the protection of materials stored on-site or off-site and for the protection of the Improvements to the extent then constructed against deterioration and against other loss or damage or theft; (iii) the Borrower shall furnish to the Funding Lender satisfactory evidence that such cessation of construction will not adversely affect or interfere with the rights of the Borrower under labor and materials contracts or subcontracts relating to the construction or operation of the Improvements; and (iv) the Borrower shall furnish to the

Funding Lender satisfactory evidence that the completion of the construction of the Improvements can be accomplished by the Completion Date;

(p) the Borrower shall fail to keep in force and effect any material permit, license, consent or approval required under this Borrower Loan Agreement, or any Governmental Authority with jurisdiction over the Subject Property or the Project orders or requires that construction of the Improvements be stopped, in whole or in part, or that any required approval, license or permit be withdrawn or suspended, and the order, requirement, withdrawal or suspension remains in effect for a period of 30 days;

(q) failure by the Borrower to Complete the construction of the Improvements in accordance with this Borrower Loan Agreement on or prior to the Completion Date;

(r) failure by the Borrower to satisfy the Conversion Conditions on or before the Termination Date;

(s) [reserved];

(t) an “Event of Default” or “Default” (as defined in the applicable agreement) shall occur under any of the Subordinate Loan Documents, after the expiration of all applicable notice and cure periods; or

(u) the Borrower fails to obtain all grading, foundation, building and all other construction permits, licenses and authorizations from all applicable Governmental Authorities or third parties necessary for the completion of the construction of the Improvements, and the operation of, and access to, the Project; or

(v) any failure by the Borrower to perform or comply with any of its obligations under this Borrower Loan Agreement (other than those specified in this Section 8.01), as and when required, which continues for a period of 30 days after written notice of such failure by the Funding Lender or the Servicer on its behalf to the Borrower (with a copy to the LACDA); provided, however, if such failure is susceptible of cure but cannot reasonably be cured within such 30 day period, and the Borrower shall have commenced to cure such failure within such 30 day period and thereafter diligently and expeditiously proceeds to cure the same, such 30 day period shall be extended for an additional period of time as is reasonably necessary for the Borrower in the exercise of due diligence to cure such failure, such additional period not to exceed 60 days. However, no such notice or grace period shall apply to the extent such failure could, in the Funding Lender’s judgment, absent immediate exercise by the Funding Lender of a right or remedy under this Borrower Loan Agreement, result in harm to the Funding Lender, impairment of the Borrower Note or this Borrower Loan Agreement or any security given under any other Borrower Loan Document.

## **Section 8.02. Remedies.**

(a) ***Acceleration.*** Upon the occurrence of an Event of Default (other than an Event of Default described in paragraph (e), (f) or (i) of Section 8.01) and at any time and from time to time thereafter, as long as such Event of Default continues to exist, in addition

to any other rights or remedies available to the LACDA pursuant to the Borrower Loan Documents or at law or in equity, the Funding Lender may, take such action (whether directly or by directing the actions of the Fiscal Agent), without notice or demand, as the Funding Lender deems advisable to protect and enforce its rights against the Borrower and in and to the Project, including declaring the Borrower Payment Obligations to be immediately due and payable (including, without limitation, the principal of, Prepayment Premium, if any, and interest on and all other amounts due on the Borrower Notes to be immediately due and payable), without notice or demand, and apply such payment of the Borrower Payment Obligations in any manner and in any order determined by the Funding Lender, in the Funding Lender's sole and absolute discretion; and upon any Event of Default described in paragraph (e), (f) or (i) of Section 8.01, the Borrower Payment Obligations shall become immediately due and payable, without notice or demand, and the Borrower hereby expressly waives any such notice or demand, anything contained in any Borrower Loan Document to the contrary notwithstanding. Notwithstanding anything herein to the contrary, enforcement of remedies hereunder and under the Funding Loan Agreement shall be controlled by the Funding Lender.

(b) **Remedies Cumulative.** Upon the occurrence of an Event of Default, all or any one or more of the rights, powers, privileges and other remedies available to the Funding Lender or the Fiscal Agent against the Borrower under the Borrower Loan Documents or at law or in equity may be exercised by the Funding Lender, at any time and from time to time, whether or not all or any of the Borrower Payment Obligations shall be declared due and payable, and whether or not the Funding Lender shall have commenced any foreclosure proceeding or other action for the enforcement of its rights and remedies under any of the Borrower Loan Documents. Any such actions taken by the Funding Lender shall be cumulative and concurrent and may be pursued independently, singly, successively, together or otherwise, at such time and in such order as the Funding Lender may determine in its sole discretion, to the fullest extent permitted by law, without impairing or otherwise affecting the other rights and remedies of the Funding Lender permitted by law, equity or contract or as set forth in the Borrower Loan Documents. Without limiting the generality of the foregoing, the Borrower agrees that if an Event of Default is continuing, all Liens and other rights, remedies or privileges provided to the Funding Lender shall remain in full force and effect until it has exhausted all of its remedies, the Security Instrument has been foreclosed, the Project has been sold and/or otherwise realized upon satisfaction of the Borrower Payment Obligations or the Borrower Payment Obligations have been paid in full. To the extent permitted by applicable law, nothing contained in any Borrower Loan Document shall be construed as requiring the Funding Lender to resort to any portion of the Project for the satisfaction of any of the Borrower Payment Obligations in preference or priority to any other portion, and the Funding Lender may seek satisfaction out of the entire Project or any part thereof, in its absolute discretion.

Notwithstanding any provision herein to the contrary, the LACDA and the Funding Lender agree that any cure of any default made or tendered by the Equity Investor or Special Limited Partner under the Borrower Loan Documents or the Funding Loan Documents shall be deemed to be a cure by the Borrower and shall be accepted or rejected on the same basis as if made or tendered by the Borrower.

(c) **Delay.** No delay or omission to exercise any remedy, right, power accruing upon an Event of Default, or the granting of any indulgence or compromise by the Funding Lender or the Fiscal Agent shall impair any such remedy, right or power hereunder or be construed as a waiver thereof, but any such remedy, right or power may be exercised from time to time and as often as may be deemed expedient. A waiver of one Potential Default or Event of Default shall not be construed to be a waiver of any subsequent Potential Default or Event of Default or to impair any remedy, right or power consequent thereon. Notwithstanding any other provision of this Borrower Loan Agreement, the Funding Lender and the Fiscal Agent reserve the right to seek a deficiency judgment or preserve a deficiency claim, in connection with the foreclosure of the Security Instrument to the extent necessary to foreclose on the Project, the Rents, the funds or any other collateral.

(d) **Set Off; Waiver of Set Off.** Upon the occurrence of an Event of Default, the Funding Lender may, at any time and from time to time, without notice to the Borrower or any other Person (any such notice being expressly waived), set off and appropriate and apply (against and on account of any obligations and liabilities of the Borrower to the Funding Lender or the Fiscal Agent arising under or connected with this Borrower Loan Agreement and the other Borrower Loan Documents and the Funding Loan Documents, irrespective of whether or not the Funding Lender shall have made any demand therefor, and although such obligations and liabilities may be contingent or unmatured), and the Borrower hereby grants to the Funding Lender, as security for the Borrower Payment Obligations, a security interest in, any and all deposits (general or special, including but not limited to Debt evidenced by certificates of deposit, whether matured or unmatured, but not including trust accounts) and any other Debt at any time held or owing by the Funding Lender to or for the credit or the account of the Borrower.

(e) **Assumption of Obligations.** In the event that the Funding Lender, the Fiscal Agent or the assignee or designee of either shall become the legal or beneficial owner of the Project by foreclosure or deed in lieu of foreclosure, such party may, at its election, succeed to the rights and the obligations of the Borrower under this Borrower Loan Agreement, the Borrower Notes, the Regulatory Agreement, and any other Borrower Loan Documents and Funding Loan Documents to which the Borrower is a party. Such assumption shall be effective from and after the effective date of such acquisition and shall be made with the benefit of the limitations of liability set forth therein and without any liability for the prior acts of the Borrower.

(f) **Accounts Receivable.** Upon the occurrence of an Event of Default, the Funding Lender shall have the right, to the extent permitted by law, to impound and take possession of books, records, notes and other documents evidencing the Borrower's accounts, accounts receivable and other claims for payment of money, arising in connection with the Project, and to make direct collections on such accounts, accounts receivable and claims for the benefit of the Funding Lender.

(g) **Defaults under Other Documents.** The Funding Lender shall have the right to cure any default under any of the Related Documents and the Subordinate Loan Documents, but shall have no obligation to do so.



(h) **Abatement of Disbursements.** Notwithstanding any provision to the contrary herein or any of the other Borrower Loan Documents or the Funding Loan Documents, the Funding Lender's obligation to make further Disbursements shall abate (i) during the continuance of any Potential Default; (ii) after any disclosure to the Funding Lender of any fact or circumstance that, absent such disclosure, would cause any representation or warranty of the Borrower to fail to be true and correct in all material respects, unless and until the Funding Lender elects to permit further Disbursements notwithstanding such event or circumstance; and (iii) upon the occurrence of any Event of Default.

(i) **Completion of Improvements.** Upon the occurrence of any Event of Default, the Funding Lender shall have the right to cause an independent contractor selected by the Funding Lender to enter into possession of the Project and to perform any and all work and labor necessary for the completion of the Project substantially in accordance with the Plans and Specifications, if any, and to perform the Borrower's obligations under this Borrower Loan Agreement. All sums expended by the Funding Lender for such purposes shall be deemed to have been disbursed to and borrowed by the Borrower and shall be secured by the Security Documents.

(j) **Right to Directly Enforce.** Notwithstanding any other provision hereof to the contrary, the Funding Lender shall have the right to directly enforce all rights and remedies hereunder with or without involvement of the LACDA or the Fiscal Agent, provided that only the LACDA may enforce the Unassigned Rights. In the event that any of the provisions set forth in this Section 8.02(j) are inconsistent with the covenants, terms and conditions of the Construction and Permanent Funding Agreement, the covenants, terms and conditions of the Construction and Permanent Funding Agreement shall prevail.

(k) **Power of Attorney.** Effective upon the occurrence of an Event of Default, and continuing until and unless such Event of Default is cured or waived, the Borrower hereby constitutes and appoints the Funding Lender, or an independent contractor selected by the Funding Lender, as its true and lawful attorney-in-fact with full power of substitution, for the purposes of completion of the Project and performance of the Borrower's obligations under this Borrower Loan Agreement in the name of the Borrower, and hereby empowers said attorney-in-fact to do any or all of the following upon the occurrence and continuation of an Event of Default (it being understood and agreed that said power of attorney shall be deemed to be a power coupled with an interest which cannot be revoked until full payment and performance of all obligations under this Borrower Loan Agreement and the other Borrower Loan Documents and the Funding Loan Documents):

(i) to use any of the funds of the Borrower or the General Partner, including any balance of the Borrower Loan, as applicable, and any funds which may be held by the Funding Lender for the Borrower (including all funds in all deposit accounts in which the Borrower has granted to the Funding Lender a security interest), for the purpose of effecting completion of the construction of the Improvements, in the manner called for by the Plans and Specifications;

(ii) to make such additions, changes and corrections in the Plans and Specifications as shall be necessary or desirable to complete the Project in substantially the manner contemplated by the Plans and Specifications;

(iii) to employ any contractors, subcontractors, agents, architects and inspectors required for said purposes;

(iv) to employ attorneys to defend against attempts to interfere with the exercise of power granted hereby;

(v) to pay, settle or compromise all existing bills and claims which are or may be liens against the Project or the Improvements, or may be necessary or desirable for the completion of the construction of the Improvements, or clearance of objections to or encumbrances on title;

(vi) to execute all applications and certificates in the name of the Borrower, which may be required by any other construction contract;

(vii) to prosecute and defend all actions or proceedings in connection with the Project and to take such action, require such performance and do any and every other act as is deemed necessary with respect to the completion of the construction of the Improvements, which the Borrower might do on its own behalf;

(viii) to let new or additional contracts to the extent not prohibited by their existing contracts;

(ix) to employ watchmen and erect security fences to protect the Project from injury; and

(x) to take such action and require such performance as it deems necessary under any of the bonds or insurance policies to be furnished hereunder, to make settlements and compromises with the sureties or insurers thereunder, and in connection therewith to execute instruments of release and satisfaction.

It is the intention of the parties hereto that upon the occurrence and continuance of an Event of Default, rights and remedies may be pursued pursuant to the terms of the Borrower Loan Documents and the Funding Loan Documents. The parties hereto acknowledge that, among the possible outcomes to the pursuit of such remedies, is the situation where the Funding Lender assignees or designees become the owner of the Project and assume the obligations identified above, and the Borrower Notes, the Borrower Loan and the other Borrower Loan Documents and Funding Loan Documents remain outstanding.

## ARTICLE IX

### SPECIAL PROVISIONS

#### **Section 9.01. Sale of Notes and Secondary Market Transaction.**

(a) **Cooperation.** Subject to the restrictions of Section 2.06 of the Funding Loan Agreement, at the Funding Lender's or the Servicer's request (to the extent not already required to be provided by the Borrower under this Borrower Loan Agreement), the Borrower shall use reasonable efforts to satisfy the market standards to which the Funding Lender or the Servicer customarily adheres or which may be reasonably required in the marketplace or by the Funding Lender or the Servicer in connection with one or more sales or assignments of all or a portion of the LACDA Notes or participations therein or securitizations of single or multi-class securities (the "Securities") secured by or evidencing ownership interests in all or a portion of the LACDA Notes (each such sale, assignment and/or securitization, a "Secondary Market Transaction"); provided that neither the Borrower nor the LACDA shall incur any third party or other out-of-pocket costs and expenses in connection with a Secondary Market Transaction, including the costs associated with the delivery of any Provided Information or any opinion required in connection therewith, and all such costs shall be paid by the Funding Lender or the Servicer, and shall not materially modify Borrower's rights or obligations. Without limiting the generality of the foregoing, the Borrower shall, so long as the Borrower Loan is still outstanding:

(i) (A) provide such financial and other information with respect to the Borrower Loan, and with respect to the Project, the Borrower, the Manager, the contractor of the Project or the Borrower Controlling Entity, (B) provide financial statements, audited, if available, relating to the Project with customary disclaimers for any forward looking statements or lack of audit, and (C), at the expense of the Funding Lender or the Servicer, perform or permit or cause to be performed or permitted such site inspection, appraisals, surveys, market studies, environmental reviews and reports (Phase I's and, if appropriate, Phase II's), engineering reports and other due diligence investigations of the Project, as may be reasonably requested from time to time by the Funding Lender or the Servicer or the Rating Agencies or as may be necessary or appropriate in connection with a Secondary Market Transaction or Exchange Act requirements (the items provided to the Funding Lender or the Servicer pursuant to this paragraph being called the "Provided Information"), together, if customary, with appropriate verification of and/or consents (including, without limitation, auditor consents) to include or incorporate by reference the Provided Information in an offering document or otherwise provide the Provided Information to investors and potential investors or opinions of counsel of independent attorneys acceptable to the Funding Lender or the Servicer and the Rating Agencies;

(ii) make such representations and warranties as of the closing date of any Secondary Market Transaction with respect to the Project, the Borrower, the Borrower Loan Documents and the Funding Loan Documents reasonably

acceptable to the Funding Lender or the Servicer, consistent with the facts covered by such representations and warranties as they exist on the date thereof; and

(iii) execute such amendments to the Borrower Loan Documents and the Funding Loan Documents to accommodate such Secondary Market Transaction so long as such amendment does not affect the material economic terms of the Borrower Loan Documents and the Funding Loan Documents and is not otherwise adverse to the Borrower in its reasonable discretion.

(b) ***Use of Information.*** The Borrower understands that certain of the Provided Information and the required records may be included in disclosure documents in connection with a Secondary Market Transaction, including a prospectus or private placement memorandum (each, a “Secondary Market Disclosure Document”), or provided or made available to investors or prospective investors in the Securities, the Rating Agencies and service providers or other parties relating to the Secondary Market Transaction. In the event that the Secondary Market Disclosure Document is required to be revised, the Borrower shall cooperate, subject to Section 9.01(a)(iii) hereof, with the Funding Lender and the Servicer in updating the Provided Information or required records for inclusion or summary in the Secondary Market Disclosure Document or for other use reasonably required in connection with a Secondary Market Transaction by providing all current information pertaining to the Borrower and the Project necessary to keep the Secondary Market Disclosure Document accurate and complete in all material respects with respect to such matters. The Borrower hereby consents to any and all such disclosures of such information.

(c) ***Borrower Obligations Regarding Secondary Market Disclosure Documents.*** In connection with a Secondary Market Disclosure Document, the Borrower shall provide, or in the case of a Borrower-engaged third party such as the Manager, cause it to provide, information reasonably requested by the Funding Lender pertaining to the Borrower, the Project or such third party (and portions of any other sections reasonably requested by the Funding Lender pertaining to the Borrower, the Project or the third party). The Borrower shall, if requested by the Funding Lender and the Servicer, certify in writing that the Borrower has carefully examined those portions of such Secondary Market Disclosure Document, pertaining to the Borrower, the Project or the Manager, and such portions (and portions of any other sections reasonably requested and pertaining to the Borrower, the Project or the Manager) do not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements made, in the light of the circumstances under which they were made, not misleading; provided that the Borrower shall not be required to make any representations or warranties regarding any Provided Information obtained from a third party except with respect to information it provided to such parties. Furthermore, the Borrower hereby indemnifies the Funding Lender, the LACDA and the Servicer for any Liabilities to which any such parties may become subject to the extent such Liabilities arise out of or are based upon the use of the Provided Information in a Secondary Market Disclosure Document; provided that the Borrower shall not provide any indemnification regarding any Provided Information obtained from unrelated third parties except with respect to information it provided to such parties.

(d) ***Borrower Indemnity Regarding Filings.*** In connection with filings under the Exchange Act or the Securities Act, the Borrower shall (i) indemnify Funding Lender, the Fiscal Agent, the LACDA and the underwriter group for any securities (the “Underwriter Group”) for any Liabilities to which Funding Lender, the Fiscal Agent, the Servicer, the LACDA, its officers and officials, or the Underwriter Group may become subject insofar as the Liabilities arise out of or are based upon the omission or alleged omission to state in the Provided Information of a material fact required to be stated in the Provided Information in order to make the statements in the Provided Information, in the light of the circumstances under which they were made not misleading and (ii) reimburse the Funding Lender, the Fiscal Agent, the Servicer, the LACDA, the Underwriter Group and other indemnified parties listed above for any legal or other expenses reasonably incurred by the Funding Lender, the Fiscal Agent, the Servicer, the LACDA or the Underwriter Group in connection with defending or investigating the Liabilities; provided that the Borrower shall not provide any indemnification regarding any Provided Information obtained from unrelated third parties except with respect to information it provided to such unrelated third parties.

(e) ***Indemnification Procedure.*** Promptly after receipt by an indemnified party under Sections 9.1.3 and 9.1.4 hereof of notice of the commencement of any action for which a claim for indemnification is to be made against the Borrower, such indemnified party shall notify the Borrower in writing of such commencement, but the omission to so notify the Borrower will not relieve the Borrower from any liability that it may have to any indemnified party hereunder except to the extent that failure to notify causes prejudice to the Borrower. In the event that any action is brought against any indemnified party, and it notifies the Borrower of the commencement thereof, the Borrower will be entitled, jointly with any other indemnifying party, to participate therein and, to the extent that it (or they) may elect by Written Notice delivered to the indemnified party promptly after receiving the aforesaid notice of commencement, to assume the defense thereof with counsel selected by the Borrower and reasonably satisfactory to such indemnified party in its sole discretion. After notice from the Borrower to such indemnified party under this Section 9.01(e), the Borrower shall not be responsible for any legal or other expenses subsequently incurred by such indemnified party in connection with the defense thereof other than reasonable costs of investigation. No indemnified party shall settle or compromise any claim for which the Borrower may be liable hereunder without the prior Written Consent of the Borrower.

(f) ***Contribution.*** In order to provide for just and equitable contribution in circumstances in which the indemnity agreement provided for in Section 9.01(d) hereof is for any reason held to be unenforceable by an indemnified party in respect of any Liabilities (or action in respect thereof) referred to therein which would otherwise be indemnifiable under Section 9.01(d) hereof, the Borrower shall contribute to the amount paid or payable by the indemnified party as a result of such Liabilities (or action in respect thereof); provided, however, that no Person guilty of fraudulent misrepresentation (within the meaning of Section 10(f) of the Securities Act) shall be entitled to contribution from any Person not guilty of such fraudulent misrepresentation. In determining the amount of contribution to which the respective parties are entitled, the following factors shall be considered: (i) the indemnified parties and the Borrower’s relative knowledge and access to information concerning the matter with respect to which the claim was asserted; (ii) the

opportunity to correct and prevent any statement or omission; and (iii) any other equitable considerations appropriate in the circumstances. The parties hereto hereby agree that it may not be equitable if the amount of such contribution were determined by pro rata or per capita allocation.

## ARTICLE X

### MISCELLANEOUS

**Section 10.01. Notices.** All notices, consents, approvals and requests required or permitted hereunder or under any other Borrower Loan Document or Funding Loan Document (a “notice”) shall be deemed to be given and made when delivered by hand, by recognized overnight delivery service, confirmed facsimile transmission (provided any telecopy or other electronic transmission received by any party after 4:00 p.m., local time, as evidenced by the time shown on such transmission, shall be deemed to have been received the following Business Day), or five calendar days after deposited in the United States mail, registered or certified, postage prepaid, with return receipt requested, addressed to the appropriate party at the addresses set forth in Section 12.1 of the Funding Loan Agreement. Any party may change such party’s address for the notice or demands required under this Borrower Loan Agreement by providing written notice of such change of address to the other parties as provided herein.

**Section 10.02. Brokers and Financial Advisors.** The Borrower hereby represents that it has dealt with no financial advisors, brokers, underwriters, placement agents, agents or finders in connection with the Borrower Loan, other than those disclosed to the Funding Lender and whose fees shall be paid by the Borrower pursuant to separate agreements. The Borrower and the Funding Lender shall indemnify and hold the other harmless from and against any and all claims, liabilities, costs and expenses of any kind in any way relating to or arising from a claim by any Person that such Person acted on behalf of the indemnifying party in connection with the transactions contemplated herein. The provisions of this Section 10.02 shall survive the expiration and termination of this Borrower Loan Agreement and the repayment of the Borrower Payment Obligations.

**Section 10.03. Survival.** This Borrower Loan Agreement and all covenants, agreements, representations and warranties made herein and in the certificates delivered pursuant hereto shall survive the making by the LACDA of the Borrower Loan and the execution and delivery to the LACDA of the Borrower Notes and the assignment of the Borrower Notes to the Fiscal Agent, and shall continue in full force and effect so long as all or any of the Borrower Payment Obligations is unpaid. All the Borrower’s covenants and agreements in this Borrower Loan Agreement shall inure to the benefit of the respective legal representatives, successors and assigns of the LACDA, the Fiscal Agent, the Funding Lender and the Servicer.

**Section 10.04. Preferences.** The LACDA, acting solely at the direction of the Funding Lender, shall have the continuing and exclusive right to apply or reverse and reapply any and all payments by the Borrower to any portion of the Borrower Payment Obligations. To the extent the Borrower makes a payment to the LACDA, the Fiscal Agent or the Servicer, or the LACDA, the Fiscal Agent or the Servicer receives proceeds of any collateral, which is in whole or part subsequently invalidated, declared to be fraudulent or preferential, set aside or required to be repaid

to a trustee, receiver or any other party under any bankruptcy law, state or federal law, common law or equitable cause, then, to the extent of such payment or proceeds received, the Borrower Payment Obligations or part thereof intended to be satisfied shall be revived and continue in full force and effect, as if such payment or proceeds had not been received by the LACDA or the Servicer.

**Section 10.05. Waiver of Notice.** The Borrower shall not be entitled to any notices of any nature whatsoever from the Funding Lender, the Fiscal Agent or the Servicer except with respect to matters for which this Borrower Loan Agreement or any other Borrower Loan Document specifically and expressly provides for the giving of notice by the Funding Lender, the Fiscal Agent or the Servicer, as the case may be, to the Borrower and except with respect to matters for which the Borrower is not, pursuant to applicable Legal Requirements, permitted to waive the giving of notice. The Borrower hereby expressly waives the right to receive any notice from the Funding Lender, the Fiscal Agent or the Servicer, as the case may be, with respect to any matter for which no Borrower Loan Document specifically and expressly provides for the giving of notice by the Funding Lender, the Fiscal Agent or the Servicer to the Borrower.

**Section 10.06. Offsets, Counterclaims and Defenses.** The Borrower hereby waives the right to assert a counterclaim, other than a compulsory counterclaim, in any action or proceeding brought against it by the Funding Lender, the Fiscal Agent or the Servicer with respect to a Borrower Loan Payment. Any assignee of the Funding Lender's or the Fiscal Agent's interest in and to the Borrower Loan Documents or the Funding Loan Documents shall take the same free and clear of all offsets, counterclaims or defenses that are unrelated to the Borrower Loan Documents or the Funding Loan Documents which the Borrower may otherwise have against any assignor of such documents, and no such unrelated offset, counterclaim or defense shall be interposed or asserted by the Borrower in any action or proceeding brought by any such assignee upon such documents, and any such right to interpose or assert any such unrelated offset, counterclaim or defense in any such action or proceeding is hereby expressly waived by the Borrower.

**Section 10.07. Publicity.** The Funding Lender and the Servicer (and any Affiliates of either party) shall have the right to issue press releases, advertisements and other promotional materials describing the Funding Lender's or the Servicer's participation in the making of the Borrower Loan or the Borrower Loan's inclusion in any Secondary Market Transaction effectuated by the Funding Lender or the Servicer or one of its or their Affiliates. All news releases, publicity or advertising by the Borrower or its Affiliates through any media intended to reach the general public, which refers to the Borrower Loan Documents or the Funding Loan Documents, the Borrower Loan, the Funding Lender or the Servicer in a Secondary Market Transaction, shall be subject to the prior Written Consent of the Funding Lender or the Servicer, as applicable.

**Section 10.08. Construction of Documents.** The parties hereto acknowledge that they were represented by counsel in connection with the negotiation and drafting of the Borrower Loan Documents and the Funding Loan Documents and that the Borrower Loan Documents and the Funding Loan Documents shall not be subject to the principle of construing their meaning against the party that drafted them.

**Section 10.09. No Third-Party Beneficiaries.** The Borrower Loan Documents and the Funding Loan Documents are solely for the benefit of the LACDA, the Funding Lender, the Fiscal Agent, the Servicer and the Borrower and, with respect to Sections 9.1.3 and 9.1.4 hereof, the Underwriter Group, and nothing contained in any Borrower Loan Document shall be deemed to confer upon anyone other than the LACDA, the Funding Lender, the Fiscal Agent, the Servicer, and the Borrower any right to insist upon or to enforce the performance or observance of any of the obligations contained therein.

**Section 10.10. Assignment.** The Borrower Loan, the Construction and Permanent Funding Agreement, the Security Instrument, the Borrower Loan Documents and the Funding Loan Documents and all of the Funding Lender's or the Fiscal Agent's rights, title, obligations and interests therein may, be assigned by the Funding Lender or the Fiscal Agent, as appropriate, at any time in its sole discretion, whether by operation of law (pursuant to a merger or other successor in interest) or otherwise, including an assignment by [Umpqua Bank] to CCRC on the Conversion Date, subject in any event to the provisions of Section 2.06 of the Funding Loan Agreement. Upon such assignment, all references to the Funding Lender or the Fiscal Agent, as appropriate in this Borrower Loan Agreement and in any Borrower Loan Document shall be deemed to refer to such assignee or successor in interest and such assignee or successor in interest shall thereafter stand in the place of the Funding Lender or the Fiscal Agent, as appropriate. The Borrower shall accord full recognition to any such assignment, and all rights and remedies of the Funding Lender in connection with the interest so assigned shall be as fully enforceable by such assignee as they were by the Funding Lender before such assignment. In connection with any proposed assignment, the Funding Lender may disclose to the proposed assignee any information that the Borrower has delivered, or caused to be delivered, to the Funding Lender with reference to the Borrower, the General Partner, the Guarantor or any Borrower Affiliate, or the Project, including information that the Borrower is required to deliver to the Funding Lender pursuant to this Borrower Loan Agreement. The Borrower may not assign its rights, interests or obligations under this Borrower Loan Agreement or under any of the Borrower Loan Documents or Funding Loan Documents, or the Borrower's interest in any moneys to be disbursed or advanced hereunder, except only as may be expressly permitted hereby.

**Section 10.11. LACDA, Funding Lender, the Fiscal Agent and Servicer Not in Control; No Partnership.** None of the covenants or other provisions contained in this Borrower Loan Agreement shall, or shall be deemed to, give the LACDA, the Funding Lender, the Fiscal Agent or the Servicer the right or power to exercise control over the affairs or management of the Borrower, the power of the LACDA, the Funding Lender, the Fiscal Agent and the Servicer being limited to the rights to exercise the remedies referred to in the Borrower Loan Documents and the Funding Loan Documents. The relationship between the Borrower and the LACDA, the Funding Lender, the Fiscal Agent and the Servicer is, and at all times shall remain, solely that of debtor and creditor. No covenant or provision of the Borrower Loan Documents or the Funding Loan Documents is intended, nor shall it be deemed or construed, to create a partnership, joint venture, agency or common interest in profits or income between the Borrower and the LACDA, the Funding Lender, the Fiscal Agent or the Servicer or to create an equity interest in the Project in the LACDA, the Funding Lender, the Fiscal Agent or the Servicer. Neither the LACDA, the Funding Lender, the Fiscal Agent nor the Servicer undertakes or assumes any responsibility or duty to the Borrower or to any other person with respect to the Project or the Borrower Loan, except as expressly provided in the Borrower Loan Documents or the Funding Loan Documents;



and notwithstanding any other provision of the Borrower Loan Documents and the Funding Loan Documents: (1) the LACDA, the Funding Lender, the Fiscal Agent and the Servicer are not, and shall not be construed as, a partner, joint venturer, alter ego, manager, controlling person or other business associate or participant of any kind of the Borrower or its stockholders, members, or partners and the LACDA, the Funding Lender, the Fiscal Agent and the Servicer do not intend to ever assume such status; (2) the LACDA, the Funding Lender, the Fiscal Agent and the Servicer shall in no event be liable for any Borrower Payment Obligations, expenses or losses incurred or sustained by the Borrower; and (3) the LACDA, the Funding Lender, the Fiscal Agent and the Servicer shall not be deemed responsible for or a participant in any acts, omissions or decisions of the Borrower, the Borrower Controlling Entities or its stockholders, members, or partners. The LACDA, the Funding Lender, the Fiscal Agent and the Servicer and the Borrower disclaim any intention to create any partnership, joint venture, agency or common interest in profits or income between the LACDA, the Funding Lender, the Servicer, the Fiscal Agent and the Borrower, or to create an equity interest in the Project in the LACDA, the Funding Lender, the Fiscal Agent or the Servicer, or any sharing of liabilities, losses, costs or expenses.

**Section 10.12. Release.** The Borrower hereby acknowledges that it is executing this Borrower Loan Agreement and each of the Borrower Loan Documents and the Funding Loan Documents to which it is a party as its own voluntary act free from duress and undue influence.

**Section 10.13. Term of Borrower Loan Agreement.** This Borrower Loan Agreement shall be in full force and effect until all payment obligations of the Borrower hereunder have been paid in full and the Borrower Loan and the Funding Loan have been retired or the payment thereof has been provided for; except that on and after payment in full of the Borrower Notes, this Borrower Loan Agreement shall be terminated, without further action by the parties hereto; provided, however, that the obligations of the Borrower under Sections 5.11 (LACDA's and Funding Lender's Fees), 5.14 (Expenses), 5.15 (Indemnity), 9.1.3, 9.1.4, 9.1.5, 9.1.6 and 10.15 (Reimbursement of Expenses) hereof, as well as under Section 5.7 of the Construction and Permanent Funding Agreement, shall survive the termination of this Borrower Loan Agreement.

**Section 10.14. Reimbursement of Expenses.** If, upon or after the occurrence of any Event of Default or Potential Default, the LACDA, the Funding Lender, the Fiscal Agent or the Servicer shall employ attorneys or incur other expenses for the enforcement of performance or observance of any obligation or agreement on the part of the Borrower contained herein, the Borrower will on demand therefor reimburse the LACDA, the Funding Lender, the Fiscal Agent and the Servicer for fees of such attorneys and such other expenses so incurred.

From and after the Conversion Date, the Borrower's obligation to pay the amounts required to be paid under this Section 10.14 shall be subordinate to its obligations to make payments under the Borrower Notes.

**Section 10.15. Permitted Contests.** Notwithstanding anything to the contrary contained in this Borrower Loan Agreement, the Borrower shall have the right to contest or object in good faith to any claim, demand, levy or assessment (other than in respect of Debt or Contractual Obligations of the Borrower under any Borrower Loan Document or Related Document) by appropriate legal proceedings that are not prejudicial to the Funding Lender's or the LACDA's rights, but this shall not be deemed or construed as in any way relieving, modifying or providing

any extension of time with respect to the Borrower's covenant to pay and comply with any such claim, demand, levy or assessment, unless the Borrower shall have given prior Written Notice to the LACDA and the Funding Lender of the Borrower's intent to so contest or object thereto, and unless (i) the Borrower has, in the LACDA's and the Funding Lender's judgment, a reasonable basis for such contest, (ii) the Borrower pays when due any portion of the claim, demand, levy or assessment to which the Borrower does not object, (iii) the Borrower demonstrates to the Funding Lender's satisfaction that such legal proceedings shall conclusively operate to prevent enforcement prior to final determination of such proceedings, (iv) the Borrower furnishes such bond, surety, undertaking or other security in connection therewith as required by law, or as requested by and satisfactory to the Funding Lender, to stay such proceeding, which bond, surety, undertaking or other security shall be issued by a bonding company, insurer or surety company reasonably satisfactory to the Funding Lender and shall be sufficient to cause the claim, demand, levy or assessment to be insured against by the Title Company or removed as a lien against the Project, (v) the Borrower at all times prosecutes the contest with due diligence, and (vi) the Borrower pays, promptly following a determination of the amount of such claim, demand, levy or assessment due and owing by the Borrower, the amount so determined to be due and owing by the Borrower. In the event that the Borrower does not make, promptly following a determination of the amount of such claim, demand, levy or assessment due and owing by the Borrower, any payment required to be made pursuant to clause (vi) of the preceding sentence, an Event of Default shall have occurred, and the Funding Lender may draw or realize upon any bond or other security delivered to the Funding Lender in connection with the contest by the Borrower, in order to make such payment.

**Section 10.16. Funding Lender Approval of Instruments and Parties.** All proceedings taken in accordance with transactions provided for herein, and all surveys, appraisals and documents required or contemplated by this Borrower Loan Agreement and the persons responsible for the execution and preparation thereof, shall be satisfactory to and subject to approval by the Funding Lender. The Funding Lender's approval of any matter in connection with the Project shall be for the sole purpose of protecting the security and rights of the Funding Lender. No such approval shall result in a waiver of any default of the Borrower. In no event shall the Funding Lender's approval be a representation of any kind with regard to the matter being approved.

**Section 10.17. Funding Lender Determination of Facts.** The Funding Lender shall at all times be free to establish independently, to its reasonable satisfaction, the existence or nonexistence of any fact or facts, the existence or nonexistence of which is a condition of this Borrower Loan Agreement.

**Section 10.18. Calendar Months.** With respect to any payment or obligation that is due or required to be performed within a specified number of Calendar Months after a specified date, such payment or obligation shall become due on the day in the last of such specified number of Calendar Months that corresponds numerically to the date so specified; provided, however, that with respect to any obligation as to which such specified date is the 29th, 30th or 31st day of any Calendar Month, if the Calendar Month in which such payment or obligation would otherwise become due does not have a numerically corresponding date, such obligation shall become due on the first day of the next succeeding Calendar Month.

**Section 10.19. Determinations by Lender.** Except to the extent expressly set forth in this Borrower Loan Agreement to the contrary, in any instance where the consent or approval of the LACDA and the Funding Lender may be given or is required, or where any determination, judgment or decision is to be rendered by the LACDA and the Funding Lender under this Borrower Loan Agreement, the granting, withholding or denial of such consent or approval and the rendering of such determination, judgment or decision shall be made or exercised by the LACDA and the Funding Lender, as applicable (or its designated representative) at its sole and exclusive option and in its sole and absolute discretion.

**Section 10.20. Governing Law.** This Borrower Loan Agreement shall be governed by and enforced in accordance with the laws of the State, without giving effect to the choice of law principles of the State that would require the application of the laws of a jurisdiction other than the State.

**Section 10.21. Consent to Jurisdiction and Venue.** The Borrower agrees that any controversy arising under or in relation to this Borrower Loan Agreement shall be litigated exclusively in the State. The state and federal courts and authorities with jurisdiction in the State shall have exclusive jurisdiction over all controversies which shall arise under or in relation to this Borrower Loan Agreement. The Borrower irrevocably consents to service, jurisdiction, and venue of such courts for any such litigation and waives any other venue to which it might be entitled by virtue of domicile, habitual residence or otherwise. However, nothing herein is intended to limit Beneficiary Parties' right to enforce a judgement against the Borrower or any of the Borrower's assets in any court of any other jurisdiction where the Borrower's assets are located.

**Section 10.22. Successors and Assigns.** This Borrower Loan Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors, successors-in-interest and assigns, as appropriate. The terms used to designate any of the parties herein shall be deemed to include the heirs, legal representatives, successors, successors-in-interest and assigns, as appropriate, of such parties. References to a "person" or "persons" shall be deemed to include individuals and entities.

**Section 10.23. Severability.** The invalidity, illegality or unenforceability of any provision of this Borrower Loan Agreement shall not affect the validity, legality or enforceability of any other provision, and all other provisions shall remain in full force and effect.

**Section 10.24. Entire Agreement; Amendment and Waiver.** This Borrower Loan Agreement contains the complete and entire understanding of the parties with respect to the matters covered. This Borrower Loan Agreement may not be amended, modified or changed, nor shall any waiver of any provision hereof be effective, except by a written instrument signed by the party against whom enforcement of the waiver, amendment, change, or modification is sought, and then only to the extent set forth in that instrument. No specific waiver of any of the terms of this Borrower Loan Agreement shall be considered as a general waiver. Without limiting the generality of the foregoing, no Disbursement shall constitute a waiver of any conditions to the LACDA's or the Funding Lender's obligation to make further Disbursements nor, in the event the Borrower is unable to satisfy any such conditions, shall any such waiver have the effect of precluding the LACDA or the Funding Lender from thereafter declaring such inability to constitute a Potential Default or Event of Default under this Borrower Loan Agreement.

**Section 10.25. Counterparts.** This Borrower Loan Agreement may be executed in multiple counterparts, each of which shall constitute an original document and all of which together shall constitute one agreement.

**Section 10.26. Captions.** The captions of the Sections of this Borrower Loan Agreement are for convenience only and shall be disregarded in construing this Borrower Loan Agreement.

**Section 10.27. Servicer.** The Borrower hereby acknowledges and agrees that: (a) from time to time, the LACDA or the Funding Lender may appoint a servicer to collect payments, escrows and deposits, to give and to receive notices under the Borrower Notes, this Borrower Loan Agreement or the other Borrower Loan Documents, and to otherwise service the Borrower Loan and (b) unless the Borrower receives Written Notice from the LACDA or the Funding Lender to the contrary, any action or right which shall or may be taken or exercised by the LACDA or the Funding Lender may be taken or exercised by such servicer with the same force and effect.

**Section 10.28. Beneficiary Parties as Third Party Beneficiary.** Each of the Beneficiary Parties shall be a third party beneficiary of this Borrower Loan Agreement for all purposes.

**Section 10.29. Waiver of Trial by Jury.** TO THE MAXIMUM EXTENT PERMITTED UNDER APPLICABLE LAW, EACH OF THE BORROWER, THE FISCAL AGENT AND THE BENEFICIARY PARTIES OTHER THAN THE LACDA (A) COVENANTS AND AGREES NOT TO ELECT A TRIAL BY JURY WITH RESPECT TO ANY ISSUE ARISING OUT OF THIS BORROWER LOAN AGREEMENT OR THE RELATIONSHIP BETWEEN SUCH PARTIES THAT IS TRIABLE OF RIGHT BY A JURY AND (B) WAIVES ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO SUCH ISSUES TO THE EXTENT THAT ANY SUCH RIGHT EXISTS NOW OR IN THE FUTURE. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS SEPARATELY GIVEN BY EACH PARTY OTHER THAN THE LACDA, KNOWINGLY AND VOLUNTARILY WITH THE BENEFIT OF COMPETENT LEGAL COUNSEL.

IF FOR ANY REASON THIS WAIVER IS DETERMINED TO BE UNENFORCEABLE, ALL DISPUTES WILL BE RESOLVED BY JUDICIAL REFERENCE PURSUANT TO THE PROCEDURES SET FORTH IN THE CONSTRUCTION AND PERMANENT FUNDING AGREEMENT.

**Section 10.30. Time of the Essence.** Time is of the essence with respect to this Borrower Loan Agreement.

**Section 10.31. Reference Date.** This Borrower Loan Agreement is dated for reference purposes only as of September 1, 2021, and will not be effective and binding on the parties hereto unless and until the Closing Date (as defined herein) occurs.

## ARTICLE XI

### LIMITATIONS ON LIABILITY

**Section 11.01. Limitation on Liability.** Notwithstanding anything to the contrary herein, the liability of the Borrower hereunder and under the other Borrower Loan Documents and the Funding Loan Documents shall be limited to the extent set forth in the Borrower Notes.

**Section 11.02. Limitation on Liability of LACDA.** The LACDA shall not be obligated to pay the principal (or Prepayment Premium) of or interest on the Funding Loan, except from Pledged Revenues and other money and assets received by the Fiscal Agent on behalf of the LACDA pursuant to this Borrower Loan Agreement. Neither the faith and credit nor the taxing power of the State, the County, the City or any political subdivision thereof, nor the faith and credit of the LACDA, the County or the City is pledged to the payment of the principal (or Prepayment Premium) or interest on the Funding Loan. The LACDA shall not be liable for any costs, expenses, losses, damages, claims or actions, of any conceivable kind on any conceivable theory, under or by reason of or in connection with this Borrower Loan Agreement, the Funding Loan or the Funding Loan Agreement, except only to the extent amounts are received for the payment thereof from the Borrower under this Borrower Loan Agreement.

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

THE LACDA NOTES ARE ISSUED IN ACCORDANCE WITH THE ACT AND ARE LIMITED OBLIGATIONS OF THE LACDA PAYABLE SOLELY FROM THE PLEDGED REVENUES, INCOME AND RECEIPTS OF THE LACDA PLEDGED TO THE PAYMENT THEREOF AND NOT FROM ANY OTHER REVENUES, INCOME OR RECEIPTS OF THE LACDA. NEITHER THE LACDA NOR ANY OFFICIAL OR EMPLOYEE OF THE LACDA NOR ANY PERSON EXECUTING THE LACDA NOTES SHALL BE LIABLE PERSONALLY ON THE LACDA NOTES OR SUBJECT TO ANY PERSONAL LIABILITY OR ACCOUNTABILITY BY REASON OF ITS ISSUANCE. NONE OF THE LACDA, THE COUNTY OF LOS ANGELES, THE STATE, ANY POLITICAL SUBDIVISION THEREOF (EXCEPT THE LACDA TO THE LIMITED EXTENT SET FORTH AS DESCRIBED IN THIS PARAGRAPH) OR ANY PUBLIC AGENCY SHALL IN ANY EVENT BE LIABLE FOR THE PAYMENT OF THE PRINCIPAL OF, PREMIUM (IF ANY) OR INTEREST ON THE LACDA NOTES OR FOR THE PERFORMANCE OF ANY PLEDGE, OBLIGATION OR AGREEMENT OF ANY KIND WHATSOEVER EXCEPT AS DESCRIBED IN THIS PARAGRAPH, AND NONE OF THE LACDA NOTES OR ANY OF THE LACDA'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 LACDA HAS NO TAXING POWER.

**Section 11.03. Waiver of Personal Liability.** No recourse for the payment of any part of the principal of, premium, if any, or interest on the LACDA Notes or for the satisfaction of any liability arising from, founded upon or existing by reason of the issuance, purchase or ownership of the LACDA Notes shall be had against the Board of Commissioners, the Board of Supervisors or any official, officer, member, agent, attorney or employee of the LACDA, as such, all such liability being expressly released and waived as a condition of and as a part of the consideration for the execution of this Borrower Loan Agreement and the issuance of the LACDA Notes. No covenant, stipulation, obligation or agreement of the LACDA contained in this Borrower Loan Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future member, commissioner, officer, agent, attorney or employee of the LACDA or the Board of Commissioners, or the Board of Supervisors in other than that person's official capacity. No member, commissioner, officer, agent, attorney or employee of the LACDA shall be individually or personally liable for the payment of the principal or redemption price of or interest on the LACDA Notes or be subject to any personal liability or accountability by reason of the issuance of the LACDA Notes. No covenant, condition or agreement contained herein shall be deemed to be a covenant, agreement or obligation of any present or future commissioner, officer, director, employee, attorney or agent of the LACDA Notes in his individual capacity, and neither the commissioners, officers, directors, employees, attorneys or agents of the LACDA in his or her individual capacity, and neither the commissioners, officers, directors, employees, attorneys or agents of the LACDA executing the LACDA Notes or this Borrower Loan Agreement shall be liable personally on the LACDA Notes or under this Borrower Loan Agreement or be subject to any personal liability or accountability by reason of the issuance of the LACDA Notes or the execution of this Borrower Loan Agreement.

**Section 11.04. Limitation on Liability of LACDA's or Funding Lender's Officers, Employees, Etc.**

(a) The Borrower assumes all risks of the acts or omissions of the LACDA and the Funding Lender, provided, however, this assumption is not intended to, and shall not, preclude the Borrower from pursuing such rights and remedies as it may have against the LACDA and the Funding Lender at law or under any other agreement. None of the LACDA and the Funding Lender, nor the other Beneficiary Parties or their respective officers, directors, employees or agents shall be liable or responsible for (i) for any acts or omissions of the LACDA and the Funding Lender, other than acts or omissions resulting from the gross negligence or the willful misconduct of the Funding Lender or the LACDA; or (ii) the validity, sufficiency or genuineness of any documents, or endorsements, even if such documents should in fact prove to be in any or all respects invalid, insufficient, fraudulent or forged. In furtherance and not in limitation of the foregoing, the LACDA and the Funding Lender may accept documents that appear on their face to be in order, without responsibility for further investigation, regardless of any notice or information to the contrary, unless acceptance in light of such notice or information constitutes gross negligence or willful misconduct on the part of the Funding Lender or the LACDA.

(b) None of the LACDA, the Funding Lender, the other Beneficiary Parties or any of their respective officers, directors, employees or agents shall be liable to any contractor, subcontractor, supplier, laborer, architect, engineer or any other party for services performed or materials supplied in connection with the Project. The LACDA and

the Funding Lender shall not be liable for any debts or claims accruing in favor of any such parties against the Borrower or others or against the Project. The Borrower is not and shall not be an agent of the LACDA and the Funding Lender for any purpose. Neither the LACDA nor the Funding Lender is a joint venture partner with the Borrower in any manner whatsoever. Prior to default by the Borrower under this Borrower Loan Agreement and the exercise of remedies granted herein, the LACDA and the Funding Lender shall not be deemed to be in privity of contract with any contractor or provider of services to the Project, nor shall any payment of funds directly to a contractor, subcontractor or provider of services be deemed to create any third -party beneficiary status or recognition of same by the LACDA and the Funding Lender. Approvals granted by the LACDA and the Funding Lender for any matters covered under this Borrower Loan Agreement shall be narrowly construed to cover only the parties and facts identified in any written approval or, if not in writing, such approvals shall be solely for the benefit of the Borrower.

(c) Any obligation or liability whatsoever of the LACDA and the Funding Lender that may arise at any time under this Borrower Loan Agreement or any other Borrower Loan Document shall be satisfied, if at all, out of the Funding Lender's assets only. No such obligation or liability shall be personally binding upon, nor shall resort for the enforcement thereof be had to, the Project or any of the LACDA's or the Funding Lender's shareholders (if any), directors, officers, employees or agents, past, present or future, regardless of whether such obligation or liability is in the nature of contract, tort or otherwise.

**Section 11.05. Delivery of Reports, Etc.** The delivery of reports, information and documents to the LACDA and the Funding Lender as provided herein is for informational purposes only and the LACDA's and the Funding Lender's receipt of such shall not constitute constructive knowledge of any information contained therein or determinable from information contained therein. The LACDA and the Funding Lender shall have no duties or responsibilities except those that are specifically set forth herein, and no other duties or obligations shall be implied in this Borrower Loan Agreement against the LACDA and the Funding Lender.

**Section 11.06. City of Los Angeles.** The Borrower shall pay all expenses of the City, if any, in connection with the LACDA Notes and the Project and shall indemnify, hold harmless and defend the City in the same manner as the indemnification by the Borrower of the LACDA.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the undersigned has duly executed and delivered this Borrower Loan Agreement or caused this Borrower Loan Agreement to be duly executed and delivered by its respective authorized representative as of the date first set forth above.

**BORROWER:**

**PV West Carson, LP,**  
a California limited partnership

By: WCV MGP, LLC,  
a California limited liability company

By: PATH Ventures,  
a California nonprofit public benefit  
corporation, its sole member and manager

By: \_\_\_\_\_  
Ernesto Espinoza  
Deputy Executive Director

[Signature Page to West Carson Villas Borrower Loan Agreement]



**LACDA:**

**LOS ANGELES COUNTY DEVELOPMENT  
AUTHORITY, as LACDA**

By: \_\_\_\_\_  
Executive Director or Designee

\_\_\_\_\_  
Print Name

Approved as to form:

Rodrigo A. Castro-Silva  
County Counsel

By: \_\_\_\_\_  
Senior Deputy

[LACDA Signature Page to *West Carson Villas* Borrower Loan Agreement]

Agreed to and Acknowledged by:

**FUNDING LENDER:**

**UMPQUA BANK**, as Funding Lender

By: \_\_\_\_\_  
Monica Sharp  
Vice President

[Funding Lender Signature Page to *West Carson Villas* Borrower Loan Agreement]

## EXHIBIT A

### MULTI-FAMILY BOND POLICIES AND PROCEDURES

#### BOND SECURITY, BOND RATING AND CREDIT ENHANCEMENT

##### A. Bond Security

LACDA issues bonds solely on a conduit basis. Repayment of principal and interest on bonds issued by LACDA will not be secured by any assets of the County of Los Angeles or LACDA but by the proceeds generated by the collateral or the collateral itself.

##### B. Bond Rating and Credit Enhancement Requirements

LACDA requires that bonds for which it acts as issuer be both credit enhanced and have a minimum rating in the “A” category by Standard and Poor’s (equivalent Moody’s or other bona fide agency rating also acceptable), except as noted below. LACDA reserves the right to impose these minimum requirements on bond issues for which LACDA or the County holds a TEFRA hearing.

Credit enhancement may take any number of forms, including a letter of credit (LOC), mortgage backed security (MBS), collateral pledge, bond insurance, etc. The bond rating must be obtained by the closing of the bond issue.

For bond issues that do not meet these minimum requirements, the following requirements shall apply:

1. There may not be more than one bondholder initially and not more than one subsequently.
2. The bonds must be purchased by a “Sophisticated Investor” which is an entity meeting the definition of a “Qualified Institutional Buyer” as defined in Section 144A(a) of the Securities Act of 1933, as amended, or an institutional “Accredited Investor” as described in Rule 501(a)(1), (2), (3) or (8) promulgated under the Securities Act of 1933, as amended.
3. The bondholder must provide an investor letter in a form acceptable to LACDA wherein it acknowledges having sufficient knowledge and experience to evaluate the real estate investment.
4. LACDA must approve all transfers of bond ownership.
5. Subsequent bondholders must be a “Qualified Institutional Investor” and sign an investor letter and certify that they have reviewed the financial feasibility of the project and understand the risks.
6. There must always be a trustee, selected by LACDA.

7. The developer must indemnify LACDA, County of Los Angeles, staff, directors, officials, officers, and employees against any lawsuit initiated by the bondholder or any party, regardless of whether or not the developer is negligent.
8. Unrated bonds will not be issued to finance any portion of a continuing care retirement facility.
9. The developer entity shall not be related to the bondholder.
10. The following redemption provisions would apply:
  - A default under the loan agreement would not be defined as a bond default, even though full payments were not being made on the bonds.
  - The bondholder would be free to work out a loan default situation with the current project owner or through foreclosure of the project and its sale to a new owner, while keeping the bonds and regulatory agreement outstanding.
  - In the event a workout cannot be achieved, the documents would allow the bondholder to cause a mandatory redemption of the bonds through a deemed redemption mechanism.

If the interest on the bonds ever were determined to be taxable, bonds would be subject to mandatory redemption at the sole direction of LACDA.

**HDW – 8/17/21 Draft**

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

HAWKINS DELAFIELD & WOOD LLP  
333 SOUTH GRAND AVENUE, SUITE 3650  
LOS ANGELES, CA 90071  
ATTENTION: DIANE K. QUAN, ESQ.

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**REGULATORY AGREEMENT  
AND DECLARATION OF RESTRICTIVE COVENANTS**

by and among

**LOS ANGELES COUNTY DEVELOPMENT AUTHORITY**

and

**U.S. BANK NATIONAL ASSOCIATION,**  
as Fiscal Agent

and

**PV WEST CARSON, LP**

Dated as of September 1, 2021

relating to

**\$31,768,000**

**Los Angeles County Development Authority  
Multifamily Housing Mortgage Revenue Note  
(West Carson Villas) 2021 Series H-1 (Tax Exempt)**

and

**\$(Taxable Par)**

**Los Angeles County Development Authority  
Multifamily Housing Mortgage Revenue Note  
(West Carson Villas) 2021 Series H-2 (Taxable)**

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**REGULATORY AGREEMENT AND  
DECLARATION OF RESTRICTIVE COVENANTS**

**THIS REGULATORY AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS** (this “Agreement” or this “Regulatory Agreement”) is made and entered into and dated as of September 1, 2021 by and among the **LOS ANGELES COUNTY DEVELOPMENT AUTHORITY**, a public body, corporate and politic, organized and existing under the laws of the State of California (together with any successor to its rights, duties and obligations, the “LACDA”), **U.S. BANK NATIONAL ASSOCIATION**, a national banking association in its capacity as Fiscal Agent (the “Fiscal Agent”) under the Funding Loan Agreement, dated as of September 1, 2021 (the “Funding Loan Agreement”), by and among the LACDA, the Fiscal Agent and [Umpqua Bank], and **PV WEST CARSON, LP**, a California limited partnership (the “Borrower”).

W I T N E S S E T H :

WHEREAS, pursuant to Chapter 1 of Part 2 of Division 24 of the Health and Safety Code of the State of California (the “Act”), the LACDA is empowered to issue bonds to finance the acquisition, construction, rehabilitation and development of multifamily rental housing; and

WHEREAS, on [Inducement Date] (the “Inducement Date”) the Board of Commissioners of the Housing Authority of the County of Los Angeles (the “Housing Authority”) passed a resolution (the “Inducement Resolution”) indicating the Housing Authority’s intent to provide for the issuance of revenue bonds or notes to finance the acquisition, construction and development of West Carson Villas, a multifamily residential rental housing project located in the County of Los Angeles, consisting of 111-unit (including two manager units) multifamily rental housing development located at 22801-22905 South Vermont Avenue, Los Angeles, California 90502, on the site more particularly described in Exhibit A hereto (the “Project”); and

WHEREAS, on [Authorizing Resolution Date], the Board of Commissioners of the LACDA adopted a resolution (the “Resolution”) authorizing the issuance of its revenue notes to provide financing for the acquisition, development and construction of the Project; and

WHEREAS, in furtherance of the purposes of the Act and the Resolution, and as a part of the LACDA’s program of financing housing, the LACDA is issuing pursuant to the Funding Loan Agreement its Multifamily Housing Mortgage Revenue Note (West Carson Villas), 2021 Series H-1 (Tax-Exempt) in the maximum principal amount of \$31,768,000 (the “2021 H-1 Note”) and its Multifamily Housing Mortgage Revenue Note (West Carson Villas), 2021 Series H-2 (Taxable) in the maximum principal amount of \$[Taxable Par] (the “2021 H-2 Note” and, together with the 2021 H-1 Note, the “Bonds”), the proceeds of which will be used to fund a loan (the “Loan”) to the Borrower pursuant to the Borrower Loan Agreement dated as of September 1, 2021 (the “Borrower Loan Agreement”) by and between the LACDA and the Borrower, to provide financing for the acquisition, development and construction of the Project; and

WHEREAS, in order for interest on the 2021 H-1 Note to be excluded from gross income for federal income tax purposes under the Internal Revenue Code of 1986 (the “Code”), and the below defined Regulations and rulings with respect to the Code, and in order to comply with the

Act and the policies with respect to the LACDA's housing program, the use and operation of the Project must be restricted in certain respects; and

WHEREAS, the LACDA, the Fiscal Agent and the Borrower have determined to enter into this Regulatory Agreement in order to set forth certain terms and conditions relating to the acquisition, development and construction of the Project and in order to ensure that the Project will be used and operated in accordance with the Code, the Act and the additional requirements of the LACDA and the California Debt Limit Allocation Committee ("CDLAC");

NOW, THEREFORE, in consideration of the mutual covenants and undertakings set forth herein, and other good and valuable consideration, the receipt and sufficiency of which hereby are acknowledged, the LACDA, the Fiscal Agent and the Borrower hereby agree as follows:

Section 1. Definitions and Interpretation. Terms not otherwise defined herein shall have the meanings assigned thereto in the Funding Loan Agreement or Borrower Loan Agreement, as applicable. The following terms shall have the respective meanings assigned to them in this Section 1 unless the context in which they are used clearly requires otherwise:

*"Act"* means Chapter 1 of Part 2 of Division 24 of the Health and Safety Code of the State of California, as the same may be amended from time to time (but only to the extent any such amendments, by their terms or by appropriate election of the LACDA, apply to the Notes outstanding as of the effective date of such amendments).

*"Adjusted Income"* means the adjusted income of a person (together with the adjusted income of all persons who intend to reside with such person in one residential unit) calculated pursuant to Section 142(d)(2)(B) of the Code.

*"Affiliated Party"* means a limited or general partner or member of the Borrower, a person whose relationship with the Borrower would result in a disallowance of losses under Section 267 or 707(b) of the Code or a person who, together with the Borrower, is a member of the same controlled group of corporations (as defined in Section 1563(a) of the Code, except that "more than 50 percent" shall be substituted for "at least 80 percent" each place it appears therein).

*"Affordable Rent"* means an annual rent for a Low Income Unit or a Very Low Income Unit, as applicable, which does not exceed thirty percent (30%) of the applicable maximum Adjusted Income for the Area of Low Income Tenants or Very Low Income Tenants, as applicable, adjusted for family size using the following occupancy assumptions: studio (1 person); one bedroom (2 persons); two bedrooms (3 persons); and three bedroom (4 persons), subject to adjustment as provided in Section 6(a) hereof.

*"AHAP Contract"* means any Section 8 Project-Based Voucher Program Agreement to Enter Into A Housing Assistance Payments Contract, executed by the LACDA and the Borrower.

*"Area"* means the Los Angeles Primary Metropolitan Statistical Area.

*"Authorized Borrower Representative"* means any person who, at any time and from time to time, may be designated as the Borrower's authorized representative by written certificate furnished to the LACDA and the Fiscal Agent containing the specimen signature of such person



and signed on behalf of the Borrower by or on behalf of any authorized general partner of the Borrower if the Borrower is a general or limited partnership, by any authorized managing member of the Borrower if the Borrower is a limited liability company, or by any authorized officer of the Borrower if the Borrower is a corporation, which certificate may designate an alternate or alternates, or in the event that such term shall refer to successors or assigns of the Borrower, any authorized general partner if the successor or the assignee is a general or limited partnership, any authorized managing member if the successor or assignee is a limited liability company or any authorized officer if the successor or the assignee is a corporation. The Fiscal Agent may conclusively presume that a person designated in a written certificate filed with it as an Authorized Borrower Representative is an Authorized Borrower Representative until such time as the Borrower files with it (with a copy to the LACDA) a written certificate identifying a different person or persons to act in such capacity.

“*Bond Counsel*” means an attorney at law or firm of attorneys of nationally recognized standing in matters pertaining to the validity of, and the Tax-Exempt nature of interest on, obligations issued by states and their political subdivisions, selected by the LACDA and duly admitted to the practice of law before the highest court of any state of the United States of America or the District of Columbia but shall not include counsel for the Borrower or the Fiscal Agent.

“*Borrower*” means PV West Carson, LP, a California limited partnership, and its successors and assigns.

“*Borrower Loan Agreement*” means the Borrower Loan Agreement dated as of September 1, 2021, by and between the LACDA and the Borrower, as amended or supplemented.

“*CDLAC*” means the California Debt Limit Allocation Committee or its successors.

“*CDLAC Conditions*” has the meaning given such term in Section 30 hereof.

“*CDLAC Resolution*” means CDLAC Resolution No. 21-123 adopted on April 28, 2021, attached to this Regulatory Agreement as Exhibit G and related to the Project, as such resolution may be modified or amended from time to time.

“*Certificate of CDLAC Program Compliance*” means the Certification of Compliance II for Qualified Residential Rental Projects, or equivalent form, to be filed with the LACDA at the times specified in Section 30(a) of this Regulatory Agreement, such report to contain the information set forth in and to be in substantially the form attached hereto as Exhibit E or such other form required or otherwise provided by CDLAC from time to time.

“*Certificate of Continuing Program Compliance*” means the Certificate of Continuing Program Compliance and Statistical Report to be filed by the Borrower with the LACDA and the Fiscal Agent at the times specified in Sections 4(d) and (f) of this Regulatory Agreement, such report to contain the information set forth in and to be in substantially the form attached hereto as Exhibit B or such other form as may from time to time be prescribed by the LACDA.

“*Certificate of Qualified Project Period*” means the certificate to be filed by the Borrower upon commencement of the Qualified Project Period in substantially the form attached hereto as *Exhibit I*.

“*Closing Date*” means the date upon which the Series H-1 Bond is initially funded in an amount equal to at least \$50,501 and the Series H-2 Bond is initially funded in an amount equal to at least \$100.

“*Code*” means the Internal Revenue Code of 1986; each reference to the Code shall be deemed to include (a) any successor internal revenue law and (b) the applicable regulations whether final, temporary or proposed under the Code or such successor law.

“*Completion Date*” means the date of the completion of the acquisition, development and construction of the Project, as that date shall be certified as provided in Section 2(i) hereof and as specified in the Construction Completion Certificate.

“*Compliance Period*” means the period beginning on the first day of the Qualified Project Period and ending on the later of the end of the Qualified Project Period or such later date as set forth in Section 30 of this Regulatory Agreement.

“*Construction Completion Certificate*” means a written certification signed by an Authorized Borrower Representative certifying among other things to the substantial completion of the Project and delivered to the LACDA, the Fiscal Agent and CDLAC not more than 30 months after the Closing Date, in substantially the form of Exhibit I hereto, or such other form required or otherwise provided by CDLAC from time to time.

“*Conversion Date*” shall have the meaning given such term in the Loan Purchase Agreement, dated as of September 1, 2021, by and among the Bank, the Borrower and California Community Reinvestment Corporation, a California nonprofit public benefit corporation, as amended and supplemented from time to time in accordance with its terms.

“*Costs of Issuance*” means costs of issuing the Notes as set forth in the Funding Loan Agreement.

“*County*” means the County of Los Angeles.

“*Determination of Taxability*” means either (a) refusal by the Borrower to consent to any amendment or supplement hereto or to the Funding Loan Agreement which, in the written opinion of Bond Counsel delivered to the LACDA, the Fiscal Agent, the Noteholder and the Borrower, is necessary or advisable to maintain the exclusion of interest on the 2021 H-1 Note from gross income for federal income tax purposes; or (b) any of (i) the enactment of applicable legislation of which the Fiscal Agent has actual knowledge, (ii) a final judgment or order of a court of original or appellate jurisdiction of which the Fiscal Agent has actual knowledge, (iii) a final ruling or decision of the Internal Revenue Service of which the Fiscal Agent has actual knowledge or (iv) the filing with the Fiscal Agent of an opinion of Bond Counsel, in each case to the effect that the interest on the 2021 H-1 Note (other than interest on the 2021 H-1 Note for any period during which such Bond is held by a “substantial user” of any facility financed with the proceeds of the 2021 H-1 Note or a “related person,” as such terms are used in Section 147(a) of the Code) is includable in the gross incomes of all recipients thereof for federal income tax purposes. With respect to the foregoing, a judgment or order of a court or a ruling or decision of the Internal Revenue Service shall be considered final only if no appeal or action for judicial review has been filed and the time for filing such appeal has expired.

“*Fiscal Agent*” means U.S. Bank National Association in its capacity as Fiscal Agent under the Funding Loan Agreement, together with its successors and assigns.

“*Funding Loan Agreement*” means the Funding Loan Agreement dated as of September 1, 2021, by and among the LACDA, the Fiscal Agent, and the Funding Lender, as amended or supplemented.

“*Gross Income*” means the gross income of a person (together with the gross income of all persons who intend to reside with such person in one residential unit) as calculated in the manner prescribed under Section 8 of the Housing Act (or, if such program is terminated, under such program as in effect immediately before such termination).

“*HAP Contract*” means any Housing Assistance Payments Contract to be entered into in connection with the AHAP Contract.

“*Hazardous Materials*” means petroleum and petroleum products and compounds containing them, including gasoline, diesel fuel and oil; explosives; flammable materials; radioactive materials; polychlorinated biphenyls (“PCBs”) and compounds containing them; lead and lead based paint; asbestos or asbestos containing materials in any form that is or could become friable; underground or above ground storage tanks, whether empty or containing any substance; any substance the presence of which on the Project is prohibited by any federal, state or local authority; any substance that requires special handling and any other material or substance now or in the future that (i) is defined as a “hazardous substance,” “hazardous material,” “hazardous waste,” “toxic substance,” “toxic pollutant,” “contaminant,” or “pollutant” by or within the meaning of any Hazardous Materials Law, or (ii) is regulated in any way by or within the meaning of any Hazardous Materials Law.

“*Hazardous Materials Laws*” means all federal, state, and local laws, ordinances and regulations and standards, rules, policies and other governmental requirements, administrative rulings and court judgments and decrees in effect now or in the future and including all amendments, that relate to Hazardous Materials or the protection of human health or the environment and apply to the Borrower or to the Project. Hazardous Materials Laws include, but are not limited to, the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Section 9601, et seq., the Resource Conservation and Recovery Act of 1976, 42 U.S.C. Section 6901, et seq., the Toxic Substance Control Act, 15 U.S.C. Section 2601, et seq., the Clean Water Act, 33 U.S.C. Section 1251, et seq., and the Hazardous Materials Transportation Act, 49 U.S.C. Section 5101 et seq., and their state analogs.

“*Housing Act*” means the United States Housing Act of 1937, as amended, or its successor.

“*HUD*” means the United States Department of Housing and Urban Development and any successor agency.

“*Income Certification*” means, initially, an Income Certification in the form attached hereto as Exhibit C or in such other form as may from time to time be provided by the LACDA to the Borrower and, with respect to recertifications, the Annual Tenant Income Recertification attached hereto as Exhibit D or such other form as may, from time to time, be provided by the LACDA to the Borrower.

“*Inducement Date*” means [Inducement Date].

“*LACDA*” means the Los Angeles County Development Authority, a public body corporate and politic, organized and existing under the laws of the State of California, and any successor thereto and assignee thereof.

“*Loan*” means the loan of the sale proceeds of the Notes by the LACDA to the Borrower pursuant to the Borrower Loan Agreement for the purpose of providing funds for the acquisition, development and construction of the Project.

“*Borrower Loan Agreement*” means the Borrower Loan Agreement dated as of September 1, 2021 by and between the LACDA and the Borrower, as amended and supplemented.

“*Low Income Tenant*” means a tenant whose Adjusted Income does not exceed limits determined in a manner consistent with determinations of lower income families under Section 8 of the Housing Act, except that the percentage of median gross income that qualifies as lower income shall be sixty percent (60%) of median gross income for the Area with adjustments for family size. Except as otherwise provided herein, the occupants of a unit in the Project shall not be considered to be Low Income Tenants if all the occupants of a unit are students (as defined in Section 152(f)(2) of the Code) and any one of those students is not (1) a single parent living with his/her children; (2) a student receiving assistance under Title IV of the Social Security Act (Temporary Assistance for Needy Families); (3) a student enrolled in a job training program receiving assistance under the Job Training Partnership Act or under other similar Federal, State, or local laws; (4) a student who was previously under the care and placement responsibility of a foster care program (under part B or E of Title IV of the Social Security Act); or (5) a student who is married and files a joint return. Single parents described in (1) above may not be dependents of another individual and their children may not be dependents of another individual other than their parents. The determination of a tenant’s status as a Low Income Tenant shall be made by the Borrower upon initial occupancy of a unit in the Project by such Tenant and annually thereafter and at any time the Borrower has knowledge that the number of occupants in that unit has increased, on the basis of an Income Certification executed by the tenant.

“*Low Income Units*” means the units in the Project required to be rented to, or held available for occupancy by, Low Income Tenants pursuant to Sections 4(a), 4(b) and 6(a) hereof.

“*Net Proceeds*” means the total proceeds derived from the issuance, sale and delivery of the Notes, representing the total purchase price of the Notes, including any premium paid as part of the purchase price of the Notes.

“*Note Documents*” means the Funding Loan Agreement, the Borrower Loan Agreement, this Regulatory Agreement, the Tax Certificate and any other document now or hereafter executed by the Borrower, the LACDA or the Fiscal Agent in connection with the Notes.

“*Noteholder*” or “*Owner*” or “*Holder*” means the party identified as the owner of the Notes on the registration books maintained by the Fiscal Agent.

“*Notes*” means the Notes authorized, authenticated and delivered under the Funding Loan Agreement.

“*Project*” means the Project Facilities and the Project Site.

“*Project Costs*” means, to the extent authorized by the Code, the Regulations and the Act, any and all costs incurred by the Borrower with respect to the acquisition and construction and equipping, the credit enhancement fees, if any, attributable to the period of the construction of the Project, whether paid or incurred prior to or after the Inducement Date, including, without limitation, costs for site preparation, the planning of housing, related facilities and improvements, the acquisition of property, the removal or demolition of existing structures, the construction of housing and related facilities and improvements, and all other work in connection therewith, including Qualified Project Costs, and all costs of financing, including, without limitation, the cost of consultant, accounting and legal services, other expenses necessary or incident to determining the feasibility of the Project, contractors’ and developer’s overhead and supervisors’ fees and costs directly allocable to the Project, administrative and other expenses necessary or incident to the Project and the financing thereof (including reimbursement to any municipality, county or other entity or person for expenditures made, for the Project).

“*Project Facilities*” means the buildings, structures and other improvements on the Project Site to be acquired, constructed, equipped or improved by the Borrower, and all fixtures and other property owned by the Borrower and located on, or used in connection with, such buildings, structures and other improvements constituting the Project. Project Facilities do not include retail sales facilities, leased office space, commercial facilities or recreational, fitness, parking or business facilities available to members of the general public.

“*Project Site*” means the parcel or parcels of real property located at 22801-22905 South Vermont Avenue, Los Angeles, California 90502 in the County of Los Angeles, California, and all rights and appurtenances thereunto appertaining, as more particularly described in Exhibit A hereto.

“*Qualified Project Costs*” means the Project Costs (excluding issuance costs) incurred not earlier than the date sixty (60) days prior to the Inducement Date which either constitute land or property of a character subject to the allowance for depreciation under Section 167 of the Code, or are chargeable to a capital account with respect to the Project for federal income tax and financial accounting purposes, or would be so chargeable either with a proper election by the Borrower or but for the proper election by the Borrower to deduct those amounts within the meaning of Section 1.103-8(a)(1)(i) of the Regulations; provided, however, that only such portion of the interest accrued on the 2021 H-1 Note during the acquisition, construction and equipping of the Project shall constitute Qualified Project Costs as bear the same ratio to all such interest or fees, as applicable, as the Qualified Project Costs bear to all Project Costs; and provided further that interest accruing on or after the Completion Date shall not be Qualified Project Costs; and provided finally that if any portion of the Project is being constructed by the Borrower or an Affiliated Party (whether as a general contractor or a subcontractor), “Qualified Project Costs” shall include only (a) the actual out of pocket costs incurred by the Borrower or such Affiliated Party in constructing the Project (or any portion thereof), (b) any reasonable fees for supervisory services actually rendered by the Borrower or such Affiliated Party (but excluding any profit component) and (c) any overhead expenses incurred by the Borrower or such Affiliated Party which are directly attributable to the work performed on the Project, and shall not include, for example, intercompany profits resulting from members of an affiliated group (within the meaning of Section 1504 of the

Code) participating in the construction of the Project or payments received by such Affiliated Party due to early completion of the Project (or any portion thereof). Qualified Project Costs do not include Costs of Issuance, leasing commissions, costs of advertising for the Project or other costs related to the rental of units in the Project, or management fees for the management and operation of the Project. Notwithstanding anything herein to the contrary, no Project Costs relating to the acquisition of the Project or any assets relating thereto (including, without limitation, rights and interests with respect to development of the Project) shall constitute “Qualified Project Costs” unless, at the time the proceeds of the 2021 H-1 Note is expended to pay such costs, the Borrower and the seller of such assets are not “related parties” as such term is defined in Section 1.150-1(b) of the Regulations.

“*Qualified Project Period*” means the period beginning on the first day on which ten percent (10%) of the dwelling units in the Project are first occupied and ending on the latest of (a) the date which is fifteen (15) years after the date on which fifty percent (50%) of the dwelling units in the Project are first occupied, (b) the first date on which no Tax-Exempt private activity bond (as that phrase is used in Section 142(d)(2)(A)(ii) of the Code) issued with respect to the Project is outstanding, or (c) the date on which any assistance provided with respect to the Project under Section 8 of the Housing Act terminates.

“*Regulations*” means the Income Tax Regulations promulgated or proposed (if deemed appropriate in the opinion of Bond Counsel) by the Department of the Treasury pursuant to the Code from time to time.

“*Regulatory Agreement*” means this Regulatory Agreement and Declaration of Restrictive Covenants, as it may be amended from time to time.

“*Subordinate Loan Documents*” has the meaning set forth in the Borrower Loan Agreement.

“*Tax Certificate*” means the Tax Certificate dated the Closing Date executed and delivered by the LACDA and the Borrower, as amended and supplemented.

“*Tax-Exempt*” means, with respect to interest on any obligations of a state or local government, including the 2021 H-1 Note, that such interest is excluded from gross income for federal income tax purposes (other than interest on the 2021 H-1 Note for any period during which the 2021 H-1 Note is held by a “substantial user” of any facility financed with the proceeds of the 2021 H-1 Note or a “related person,” as such terms are used in Section 147(a) of the Code); provided, however, that such interest may be includable as an item of tax preference or otherwise includable directly or indirectly for purposes of calculating other tax liabilities, including any alternative minimum tax or environmental tax, under the Code.

“*Very Low Income Tenant*” means a tenant whose Adjusted Income does not exceed limits determined in a manner consistent with determinations of low income families under Section 8 of the Housing Act, except that the percentage of median gross income that qualifies as lower income shall be fifty percent (50%) of median gross income for the Area with adjustments for family size. Except as otherwise provided herein, the occupants of a unit in the Project shall not be considered to be Very Low Income Tenants if all the occupants of a unit are students (as defined in Section

152(f)(2) of the Code) and any one of those students is not (1) a single parent living with his/her children; (2) a student receiving assistance under Title IV of the Social Security Act (Temporary Assistance for Needy Families); (3) a student enrolled in a job training program receiving assistance under the Job Training Partnership Act or under other similar federal, State, or local laws; (4) a student who was previously under the care and placement responsibility of a foster care program (under part B or E of Title IV of the Social Security Act) or (5) a student who is married and files a joint return. Single parents described in (1) above may not be dependents of another individual and their children may not be dependents of another individual other than their parents. The determination of a tenant's status as a Very Low Income Tenant shall be made by the Borrower upon initial occupancy of a unit in the Project by such Tenant and annually thereafter and at any time the Borrower has knowledge that the number of occupants in that unit has increased, on the basis of an Income Certification executed by the tenant.

“*Very Low Income Unit*” means the units in the Project required to be rented to, or held available for occupancy by, Very Low Income Tenants pursuant to Sections 4(a), 4(b) and 6(a) hereof.

Unless the context clearly requires otherwise, as used in this Regulatory Agreement, words of the masculine, feminine or neuter gender shall be construed to include each other gender and words of the singular number shall be construed to include the plural number, and vice versa. This Regulatory Agreement and all the terms and provisions hereof shall be construed to effectuate the purposes set forth herein and to sustain the validity hereof.

The defined terms used in the preamble and recitals of this Regulatory Agreement have been included for convenience of reference only, and the meaning, construction and interpretation of all defined terms shall be determined by reference to this Section 1, notwithstanding any contrary definition in the preamble or recitals hereof. The titles and headings of the sections of this Regulatory Agreement have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof or be considered or given any effect in construing this Regulatory Agreement or any provisions hereof or in ascertaining intent, if any question of intent shall arise.

In the event of any conflict between this Regulatory Agreement and the CDLAC Conditions, the most restrictive requirement shall govern.

Section 2. Acquisition, Construction and Equipping of the Project. The Borrower hereby represents as of the date hereof, covenants and agrees with the LACDA and the Fiscal Agent as follows:

(a) The Borrower has incurred, or will incur within six (6) months after the Closing Date, a substantial binding obligation to commence the acquisition and construction of the Project, pursuant to which the Borrower is or will be obligated to expend at least five percent (5%) of the proceeds of the Loan financed from proceeds of the Notes.

(b) The Borrower's reasonable expectations respecting the total cost of the acquisition and construction of the Project are accurately set forth in the Borrower Cost Certificate (the “Borrower Cost Certificate”) submitted to the LACDA on the Closing Date.

(c) The Borrower has acquired the Project Site and will, within six (6) months following the Closing Date, commence the construction of the Project and will proceed with due diligence to complete the same. Notwithstanding anything herein to the contrary, no Project Costs relating to the acquisition of the Project or any assets relating thereto (including, without limitation, rights and interests with respect to development of the Project) shall constitute “Qualified Project Costs” unless, at the time proceeds of the 2021 H-1 Note is expended to pay such costs, the Borrower and the seller of such assets are not “related parties” as such term is defined in Section 1.150-1(b) of the Regulations. The Borrower reasonably expects to complete the acquisition and construction of the Project and to expend the full amount of the proceeds of the Loan for Project Costs prior to the date which is 30 months after the Closing Date.

(d) The Borrower agrees that the full amount of each disbursement of proceeds of the 2021 H-1 Note pursuant to the Funding Loan Agreement and the Borrower Loan Agreement will be applied to pay or to reimburse the Borrower for the payment of Project Costs as set forth in the Borrower Cost Certificate and that, after taking into account each such disbursement, (i) the aggregate disbursements of proceeds of the 2021 H-1 Note will have been applied to pay or to reimburse the Borrower for the payment of Qualified Project Costs in an aggregate amount equal to ninety-seven percent (97%) or more of the aggregate disbursements of the Loan; provided, however, that if the Borrower provides the Fiscal Agent with an opinion of Bond Counsel to the effect that the Tax-Exempt status of interest on the 2021 H-1 Note will not be adversely affected if less than the aforesaid percentage, but not less than ninety-five percent (95%), is disbursed for such purpose, then the certificate may refer to such lesser percentage as may be specified by Bond Counsel; and (ii) less than twenty-five percent (25%) of the proceeds of the 2021 H-1 Note expended relative to the Project Site will be disbursed to pay or to reimburse the Borrower for the cost of acquiring land or rights with respect to land relative to the Project Site (exclusive of the cost of acquiring improvements on such land).

(e) No proceeds of the 2021 H-1 Note will be used to pay or reimburse any cost (i) incurred more than sixty (60) days prior to the Inducement Date (except as permitted under the Code), or (ii) incurred more than three (3) years prior to such payment or reimbursement. Any allocation of proceeds of the 2021 H-1 Note to the reimbursement of previously incurred costs shall be made not later than eighteen (18) months after the later of (i) the date the original expenditure was paid or (ii) the date the Project is placed in service or abandoned. The acquisition, construction and equipping of the Project by the Borrower commenced less than sixty (60) days prior to the Inducement Date, and as of sixty (60) days prior to the Inducement Date (A) neither the Borrower nor any related person (as such phrase is used in Section 144(a)(3) of the Code) has made any expenditure in connection with the acquisition, construction or equipping of the Project that will be reimbursed from 2021H-1 Note proceeds (except as permitted under the Code), (B) no on-site work has been commenced by the Borrower or any related person in connection with the construction or equipping of the Project, and (C) no off site fabrication of any portion of the Project has been commenced by the Borrower or any related person. The Project consists, and shall at all times consist, of property which is land or is subject to the allowance for depreciation provided in Section 167 of the Code.



(f) The Borrower (and any Affiliated Party) will not take or omit to take, as is applicable, any action if such action or omission would in any way cause the proceeds from the Loan to be applied in a manner contrary to the requirements of this Regulatory Agreement, nor will it take or omit to take any such action if the Borrower (or any Affiliated Party) knows that such action or omission may cause the proceeds from the sale of the Notes to be applied in a manner contrary to the Funding Loan Agreement, the Borrower Loan Agreement, the Act or the Code.

(g) The Borrower hereby represents and warrants that the Project is located entirely within the County.

(h) The Borrower shall, on the Completion Date, evidence the Completion Date by providing a Construction Completion Certificate to CDLAC, the Fiscal Agent and the LACDA, signed by the Authorized Borrower Representative. Notwithstanding the foregoing, such certificate may state that it is given without prejudice to any rights of the Borrower against third parties for the payment of any amount not then due and payable which exist at the date of such certificate or which may subsequently exist. The Construction Completion Certificate shall be delivered to the Fiscal Agent no later than the date thirty (30) months from the Closing Date unless the Borrower delivers to the Fiscal Agent a certificate of the LACDA consenting to an extension of such date, accompanied by an opinion of Bond Counsel to the effect that such extension will not result in interest on the Notes being included in gross income for federal income tax purposes.

(i) The Borrower agrees to spend additional moneys for payment of any costs of the Project sufficient to reduce the portion of proceeds of the 2021 H-1 Note (A) spent on land by the Borrower relative to the Project Site to an amount that is less than twenty-five percent (25%) of the amount of proceeds of the 2021 H-1 Note spent by the Borrower relative to the Project Site for all purposes and (B) spent on costs of the Project paid or incurred by or on account of the Borrower or any “related person” (as such term is used in Section 144(a)(3) of the Code) on or after the date sixty (60) days prior to the Inducement Date and chargeable to the capital account of the Project (or so chargeable either with a proper election by the Borrower to deduct such amounts, within the meaning of Treasury Regulation 1.103-8(a)(1)) so that the amount of proceeds of the 2021 H-1 Note expended on such Qualified Project Costs are at least ninety-seven percent (97%) of the amount of proceeds of the 2021 H-1 Note spent for all purposes related to the Project, except that, upon receipt by the Borrower, the Fiscal Agent and the LACDA of an approving opinion of Bond Counsel, the percentage of such amounts so used may be ninety-five percent (95%).

(j) Money on deposit in any fund or account in connection with the 2021 H-1 Note, whether or not such money was derived from other sources, shall not be used by or under the direction of the Borrower, in a manner which would cause the 2021 H-1 Note to be “arbitrage bonds” within the meaning of Section 148 of the Code, and the Borrower specifically agrees that the investment of money in any such fund shall be restricted as may be necessary to prevent the 2021 H-1 Note from being “arbitrage bonds” under the Code.

(k) No proceeds of the 2021 H-1 Note shall be expended to acquire any structures other than buildings within the meaning of Section 147(d) of the Code.

(l) For the greatest number of buildings the proceeds of the 2021 H-1 Note and 2021 H-2 Note shall be deemed allocated on a pro rata basis to each building in the Project and the land on which it is located so that each building and the land on which it is located will have been financed fifty percent (50%) or more by the proceeds of the 2021 H-1 Note and 2021 H-2 Note for the purpose of complying with Section 42(h)(4)(B) of the Code and the Borrower further covenants that it will not exercise any option to redeem the Notes under the Funding Loan Agreement except upon the express written consent of the Equity Investor; provided, however, the foregoing representation, covenant and warranty is made for the benefit of the Borrower and its partners and neither the Fiscal Agent nor the LACDA shall have any obligation to enforce this covenant nor shall they incur any liability to any person, including without limitation, the Borrower, the partners of the Borrower, any other affiliate of the Borrower or the holders of the Notes for any failure to meet the intent expressed in the foregoing representation, covenant and warranty; and provided further, failure to comply with this representation, covenant and warranty shall not constitute a default or "Event of Default" under this Agreement or the Funding Loan Agreement.

Section 3. Qualified Residential Rental Property. The Borrower hereby acknowledges and agrees that the Project is to be owned, managed and operated as a “qualified residential rental project” (within the meaning of Section 142(d) of the Code) for a term equal to the Qualified Project Period. To that end, and for the Qualified Project Period, the Borrower hereby represents, covenants, warrants and agrees as follows:

(a) The Project Facilities will be developed for the purpose of providing multifamily residential rental property, and the Borrower will own, manage and operate the Project Facilities as a project to provide multifamily residential rental property comprising a building or structure or several interrelated buildings or structures, together with any functionally related and subordinate facilities, and no other facilities in accordance with Section 142(d) of the Code and Section 1.103-8(b) of the Regulations and the Act, and in accordance with such requirements as may be imposed thereby on the Project from time to time. For purposes of this Subsection 3(a), the term “functionally related and subordinate facilities” includes facilities for use by the tenants (for example, swimming pools, other recreational facilities and parking areas) and other facilities which are reasonably required for the Project, for example, heating and cooling equipment, trash disposal equipment and units for resident managers and maintenance personnel. Substantially all of the Project will contain such units and functionally related and subordinate facilities.

(b) All of the dwelling units in the Project will be similarly constructed units, and each Low Income Unit and Very Low Income Unit in the Project will contain complete separate and distinct facilities for living, sleeping, eating, cooking and sanitation for a single person or a family, including a sleeping area, bathing and sanitation facilities and cooking facilities equipped with a cooking range and oven, a sink and a refrigerator. Notwithstanding the foregoing, a unit shall not fail to be treated as a residential unit merely because such unit is a single-room occupancy unit within the meaning of Section

42(i)(3)(B)(iv) of the Code even though such housing may provide eating, cooking and sanitation facilities on a shared basis.

(c) None of the dwelling units in the Project will at any time be utilized on a transient basis or will ever be used as a hotel, motel, dormitory, fraternity house, sorority house, rooming house, nursing home, hospital, sanitarium, rest home or trailer court or park. Notwithstanding the foregoing, single room occupancy units provided under Section 42(i)(3)(B)(iv) of the Code shall not be considered to be utilized on a transient basis.

(d) No part of the Project will at any time be owned by a cooperative housing corporation, nor shall the Borrower take any steps in connection with a conversion to such ownership or uses. Other than filing a condominium map and a final subdivision map on the Project and obtaining a Final Subdivision Public Report from the California Department of Real Estate, the Borrower shall not take any steps in connection with a conversion of the Project to condominium ownership during the Qualified Project Period.

(e) All of the dwelling units (which shall not include any manager units) will be available for rental on a continuous basis to members of the general public, and the Borrower will not give preference to any particular class or group in renting the dwelling units in the Project, except for the following: (1) any dwelling units required to be leased or rented to Low Income Tenants or Very Low Income Tenants, except as further provided herein, (2) to the extent not otherwise inconsistent with the requirements of Section 3(e), the requirements of any regulatory agreement executed between the Borrower and HUD or between the Borrower and a subordinate lender (including the LACDA), (3) the requirements of any Section 8 Housing Assistance Payments Contract with respect to the Project, and (4) any preference Borrower gives to a class of persons permitted to be given preference pursuant to the Code, State law and other applicable federal law. While the Borrower may market units to and target unit occupancy by individuals with special needs under a State program or policy that supports housing for such a specified group, the Borrower shall not deny occupancy to an applicant for a dwelling unit solely based upon such applicant's failure to be a member of such specified group.

(f) The Project Site consists of a parcel or parcels that are contiguous except for the interposition of a road, street or stream, and all of the Project Facilities comprise a single geographically and functionally integrated project for residential rental property, as evidenced by the ownership, management, accounting and operation of the Project.

(g) No dwelling unit in the Project shall be occupied by the Borrower; provided, however, that if the Project contains five or more dwelling units, this subsection shall not be construed to prohibit occupancy of not more than one dwelling unit by one or more resident managers or maintenance personnel any of whom may be the Borrower.

(h) The Project shall be maintained in conformity with the habitability and fire codes of the County.

(i) The Project shall be managed in a manner consistent with prudent property management standards and in compliance with all state and local laws, ordinances and regulations relating thereto.

(j) Should involuntary noncompliance with the provisions of Regulations Section 1.103-8(b) be caused by fire, seizure, requisition, foreclosure, transfer of title by deed in lieu of foreclosure, change in a federal law or an action of a federal agency after the Closing Date which prevents the LACDA from enforcing the requirements of the Regulations, or condemnation or similar event, the Borrower covenants that, within a “reasonable period” determined in accordance with the Regulations, and subject to the provisions of the Funding Loan Agreement and the Borrower Loan Agreement, it will either prepay the Loan or apply any proceeds received as a result of any of the preceding events to reconstruct the Project to meet the requirements of Section 142(d) of the Code and the Regulations.

Section 4. Very Low Income Tenants and Low Income Tenants; Records and Reports.  
Pursuant to the requirements of the Code and the LACDA, the Borrower hereby represents, warrants and covenants as follows:

(a) The Project will be developed for the purpose of providing multifamily residential rental property, and the Borrower will own, manage and operate the Project as a project to provide multifamily residential rental property comprising a building or structure or several interrelated buildings or structures, together with any functionally related and subordinate facilities, and no other facilities in accordance with the Act, and in accordance with such requirements as may be imposed thereby on the Project from time to time. Within thirty (30) days after each of (i) the date on which ten percent (10%) of the dwelling units in the Project are occupied by tenants providing an Income Certification; and (ii) the date on which fifty percent (50%) of dwelling units in the Project are occupied by tenants providing an Income Certification, the Borrower shall execute and deliver to the LACDA and a copy to CDLAC and the Fiscal Agent a Certificate of Qualified Project Period.

(b) Commencing on the first day of the Qualified Project Period, Low Income Tenants shall occupy at least forty percent (40%) (and Very Low Income Tenants shall occupy at least ten percent (10%)) of all completed and occupied units in the Project (excluding units occupied by property managers) before any additional units are occupied by persons who are not Low Income Tenants; and for the Qualified Project Period no less than forty percent (40%) of the total number of completed units of the Project (excluding units occupied by property managers) shall at all times be rented to and occupied by Low Income Tenants, provided that Very Low Income Tenants shall rent and occupy at least ten percent (10%) of the completed units of the Project. For the purposes of this paragraph (b), a vacant unit which was most recently occupied by a Low Income Tenant or a Very Low Income Tenant is treated as rented and occupied by a Low Income Tenant or a Very Low Income Tenant, as applicable, until reoccupied, other than for a temporary period of not more than thirty-one (31) days, at which time the character of such unit shall be redetermined. In determining whether the requirements of this subsection (b) have been met, fractions of units shall be treated as entire units.

(c) No tenant qualifying as a Low Income Tenant or a Very Low Income Tenant shall be denied continued occupancy of a unit in the Project because, after admission, such tenant's Adjusted Income increases to exceed the qualifying limit for Low Income Tenants or Very Low Income Tenants, as applicable; provided, however, that should a Low Income Tenant's or a Very Low Income Tenant's Adjusted Income, as of the most recent determination thereof, exceed one-hundred forty percent (140%) of the then applicable income limit for a Low Income Tenant or a Very Low Income Tenant of the same family size, the next available unit of comparable or smaller size must be rented to (or held vacant and available for immediate occupancy by) a Low Income Tenant or a Very Low Income Tenant, as applicable; and provided further that, until such next available unit is rented to a tenant who is not a Low Income Tenant or a Very Low Income Tenant, the former Low Income Tenant or Very Low Income Tenant who has ceased to qualify as such shall be deemed to continue to be a Low Income Tenant or a Very Low Income Tenant for purposes of the forty percent (40%) or ten percent (10%) requirement, as applicable, of paragraph (b) of this Section 4 (if applicable). If the Project consists of more than one building, this requirement shall apply on a building by building basis.

(d) The Borrower will obtain, complete and maintain on file Income Certifications from each Low Income Tenant or Very Low Income Tenant, as applicable, including (i) an Income Certification dated no later than the day prior to the initial occupancy of such Low Income Tenant or Very Low Income Tenant, as applicable, in the Project and (ii) thereafter, annual Income Certifications dated as of the anniversary date of each initial Income Certification. The Borrower will obtain such additional information as may be required in the future by the State of California, by the LACDA and by Section 142(d) of the Code, as the same may be amended from time to time, or in such other form and manner as may be required by applicable rules, rulings, policies, procedures, Regulations or other official statements now or hereafter promulgated, proposed or made by the Department of the Treasury or the Internal Revenue Service with respect to obligations which are Tax-Exempt under Section 142(d) of the Code. A copy of the most recent Income Certification for Low Income Tenants or Very Low Income Tenants, as applicable, commencing or continuing occupation of a Low Income Unit or a Very Low Income Unit, as applicable (and not previously filed with the LACDA), shall be attached to the Certificate of Continuing Program Compliance which is to be filed with the LACDA no later than the fifteenth (15<sup>th</sup>) day of each month (or such other period as specified in writing by the LACDA) until such report indicates compliance with Section 4(b) and thereafter the fifteenth (15<sup>th</sup>) day of each June and December (or such other period as specified in writing by the LACDA) until the end of the Qualified Project Period. The Borrower shall make a good faith effort to verify that the income information provided by an applicant in an Income Certification is accurate by obtaining the acceptable forms of verification enumerated in Chapter 3 of the most current, amended edition of HUD Handbook 4350.3, or such instruction by HUD that may supersede this handbook, and any additional documentation that the LACDA shall deem relevant, such as the two most recent years' tax returns or other forms of independent verification satisfactory to the LACDA.

(e) The Borrower will use its best efforts to maintain complete and accurate records pertaining to the Low Income Units and the Very Low Income Units, and will with reasonable advance notice permit any duly authorized representative of the LACDA, the

Fiscal Agent, the Department of the Treasury or the Internal Revenue Service to inspect the books and records of the Borrower pertaining to the Project during regular business hours, including those records pertaining to the occupancy of the Low Income Units and the Very Low Income Units.

(f) The Borrower will prepare and submit to the LACDA and the Fiscal Agent, no later than the fifteenth (15<sup>th</sup>) day of each month (or such other period as specified in writing by the LACDA) following the receipt by the Fiscal Agent of the Construction Completion Certificate to and including the month in which such report indicates that forty percent (40%) of the occupied units (excluding units occupied by managers) are occupied by Low Income Tenants and ten percent (10%) of the occupied units (excluding units occupied by managers) are occupied by Very Low Income Tenants, and thereafter no later than the fifteenth day of each June and December (or such other period specified in writing by the LACDA) until the end of the Qualified Project Period, a Certificate of Continuing Program Compliance executed by the Borrower stating (i) the percentage of the dwelling units of the Project which were occupied or deemed occupied, pursuant to paragraph (b) of this Section 4, by Low Income Tenants or Very Low Income Tenants, respectively, during such period; (ii) that either (A) no unremedied default has occurred under this Regulatory Agreement, or (B) a default has occurred, in which event the certificate shall describe the nature of the default in detail and set forth the measures being taken by the Borrower to remedy such default; and (iii) that, to the knowledge of the Borrower, no Determination of Taxability has occurred, or if a Determination of Taxability has occurred, setting forth all material facts relating thereto.

(g) On or before each February 15 during the Qualified Project Period, the Borrower will submit to the LACDA a draft of the completed Internal Revenue Service Form 8703 or such other annual certification required by the Code to be submitted to the Secretary of the Treasury as to whether the Project continues to meet the requirements of Section 142(d) of the Code. On or before each March 31 during the Qualified Project Period the Borrower will, on behalf of the LACDA, submit such completed form to the Secretary of the Treasury, regardless of whether or not the LACDA has responded to such draft.

(h) Subject to the requirements of any Section 8 Housing Assistance Payments Contract with respect to the Project, each lease or rental agreement pertaining to a Low Income Unit or a Very Low Income Unit, as applicable, shall contain a provision to the effect that the Borrower has relied on the Income Certification and supporting information supplied by the Low Income Tenant or the Very Low Income Tenant, as applicable, in determining qualification for occupancy of the Low Income Unit or the Very Low Income Unit, as applicable, and that any material misstatement in such certification (whether or not intentional) will be cause for immediate termination of such lease or rental agreement. Each such lease or rental agreement shall also provide that the tenant's income is subject to annual certification in accordance with Section 4(c) hereof and to recertification if the number of occupants in the units changes for any reason (other than the birth of a child to an occupant of such unit) and that if upon any such certification such tenant's Adjusted Income exceeds one-hundred forty percent (140%) of the then applicable income limit for a Low Income Tenant or a Very Low Income Tenant, as applicable, of the same family

size, such tenant may cease to qualify as a Low Income Tenant or Very Low Income Tenant, as applicable, and such tenant's rent is subject to increase. Notwithstanding anything in this Section 4(h) to the contrary, such tenant's rent may be increased only pursuant to Section 7(l) hereof. All leases pertaining to Low Income Units or Very Low Income Units shall contain clauses, among others, wherein each tenant who occupies a Low Income Unit or a Very Low Income Unit, as applicable: (i) certifies the accuracy of the statements made in the verification of income; (ii) agrees that the family income and other eligibility requirements shall be deemed substantial and material obligations of the tenancy of such tenant, that such tenant will comply promptly with all requests for information with respect thereto from the Borrower, the Fiscal Agent or the LACDA, and that the failure to provide accurate information in the verification of income or refusal to comply with a request for information with respect thereto shall be deemed a violation of a substantial obligation of the tenancy of such tenant.

Section 5. Tax-Exempt Status of the 2021 H-1 Note. The Borrower and the LACDA make the following representations, warranties and agreements for the benefit of the holder of the 2021 H-1 Note from time to time:

(a) The Borrower and the LACDA will not, as is appropriate, knowingly take or permit actions within their control, or omit to take or cause to be taken any action, that would adversely affect the Tax-Exempt nature of the interest on the 2021 H-1 Note, and should either the Borrower or the LACDA take or permit, or omit to take or cause to be taken, any action contrary to the foregoing clause, it will take all lawful actions necessary to rescind or correct such actions or omissions promptly upon obtaining knowledge thereof, provided that the Borrower shall not have violated these covenants if the interest on the 2021 H-1 Note becomes taxable to a person solely because such person is a "substantial user" of the Project or a "related person" within the meaning of Section 147(a) of the Code.

(b) The Borrower and the LACDA will take such action or actions as may be necessary, in the written opinion of Bond Counsel filed with the LACDA, the Noteholder Representative and the Fiscal Agent, to comply fully with all applicable rules, rulings, policies, procedures, Regulations or other official statements promulgated, proposed or made by the Department of the Treasury or the Internal Revenue Service pertaining to obligations the interest on which is Tax-Exempt under Section 142(d) of the Code.

(c) The Borrower and the LACDA will file or record such documents and take such other steps as are necessary, in the written opinion of Bond Counsel filed with the LACDA and the Fiscal Agent, with a copy to the Borrower and the 2021 H-1 Noteholders, in order to insure that the requirements and restrictions of this Regulatory Agreement will be binding upon all owners of the Project, including, but not limited to, the execution and recordation of this Regulatory Agreement in the real property records of the County of Los Angeles.

(d) The Borrower will not knowingly enter into any agreements which would result in the payment of principal or interest on the 2021 H-1 Note being "federally guaranteed" within the meaning of Section 149(b) of the Code.

(e) Subject to Section 14 hereof, the Borrower hereby covenants to include the requirements and restrictions contained in this Regulatory Agreement in any documents transferring any interest in the Project prior to the expiration of the Qualified Project Period to another person to the end that such transferee has notice of, and is bound by, such restrictions, and to obtain the agreement from any transferee to abide by all requirements and restrictions of this Regulatory Agreement; provided, however, that so long as any former Borrower has no remaining interest in the Project, such former Borrower shall have no obligation to monitor such transferee's compliance with such restrictions, and such former Borrower shall incur liability if such transferee fails to comply with such restrictions only in proportion to its then remaining interest.

(f) The Borrower and any related party (as defined in Section 1.150-1(b) of the Regulations) thereto shall not acquire the 2021 H-1 Note in an amount related to the amount of the Loan.

Section 6. Additional Requirements of the Act. In addition to the requirements set forth in Sections 2 through 5 hereof, and without limiting any additional requirements in Section 7 hereof, during the Qualified Project Period, the Borrower and the LACDA hereby agree to comply with each of the requirements of the Act, and, without limiting the foregoing, the Borrower hereby specifically agrees to comply with each of the requirements set forth in this Section 6, as follows:

(a) Not less than forty percent (40%) of the total number of units in the Project (excluding units occupied by managers) shall be reserved for occupancy by tenants whose adjusted gross income does not exceed sixty percent (60%) of the median gross income for the Area, adjusted for family size, as determined pursuant to Section 8 of the Housing Act. Not less than ten percent (10%) of the total number of units in the Project (excluding units occupied by managers) shall be reserved for occupancy by tenants whose adjusted gross income does not exceed fifty percent (50%) of the median gross income for the Area, adjusted for family size, as determined pursuant to Section 8 of the Housing Act.

(b) The rents paid by the tenant for the units reserved pursuant to paragraph (a) of this Section (excluding any supplemental rental assistance from the State, the federal government, or any other public agency to those occupants or on behalf of those units) shall not exceed the amount derived by multiplying thirty percent (30%) times fifty percent (50%) for Very Low Income Tenants, and thirty percent (30%) times sixty percent (60%) for Low Income Tenants of the median gross income for the Area, adjusted for family size, as determined pursuant to Section 8 of the Housing Act.

(c) During the Qualified Project Period the Borrower shall file Certificates of Continuing Program Compliance in the form and at the time required by Sections 4(d) and (f) hereof that shall contain sufficient information to allow the LACDA to file any annual report required by the Act or pursuant to California Government Code Section 8855.5 and the Borrower shall provide to the California Debt and Investment Advisory Commission any annual report information required by California Government Code Section 8855(k)(1) until the later of the date the 2021 H-1 Note is no longer outstanding or the proceeds of the 2021 H-1 Note have been fully spent.



(d) No portion of the 2021 H-1 Note shall be used to finance the acquisition, construction, refinancing or development of commercial property for lease.

(e) The Borrower shall not apply selection criteria to certificate holders under Section 8 of the Housing Act that are more burdensome than the criteria applied to all other prospective tenants.

(f) Following the expiration or termination of the Qualified Project Period with respect to the Project, except in the event of foreclosure and redemption of the 2021 H-1 Note, deed in lieu of foreclosure, eminent domain or action of a federal agency preventing enforcement, units required to be reserved for occupancy pursuant hereto shall remain available to any eligible household occupying a reserved unit at the date of expiration or termination, at a rent not greater than the amount set forth in (b) above, until the earliest of any of the following occur:

(i) The household's income exceeds one-hundred forty percent (140%) of the maximum eligible income specified herein;

(ii) The household voluntarily moves or is evicted for "good cause." "Good cause" for the purposes of this Section, means the nonpayment of rent or allegation of facts necessary to prove major, or repeated minor, violations of material provisions of the occupancy agreement which detrimentally affect the health and safety of other persons or the structure, the fiscal integrity of the Project, or the purposes or special programs of the Project;

(iii) Thirty (30) years after the date of the commencement of the Qualified Project Period relative to the Project; and

(iv) The Borrower pays the relocation assistance and benefits to tenants as provided in subdivision (b) of Section 7264 of the California Government Code.

(g) During the three (3) years prior to expiration of the Qualified Project Period, the Borrower shall continue to make available to Low Income Tenants and Very Low Income Tenants reserved units that have been vacated to the same extent that nonreserved units are made available to tenants other than Low Income Tenants and Very Low Income Tenants.

(h) The rental payments for the Low Income Units and the Very Low Income Units paid by the tenants thereof (excluding any supplemental rental assistance from the State, the federal government or any other public agency to those tenants or on behalf of those units) shall not exceed Affordable Rents. The LACDA shall, from time to time, revise the maximum rental limits applicable to the Low Income Units and the Very Low Income Units, by a percentage equal to any percentage change in median income for the Area. Until such time as the LACDA mails a notice of such change, the previously existing charges shall apply. Upon receipt of new rental limit schedules, the Borrower may increase the rental charges. Any increase in rental charges must comply with the terms of the lease as to the time and manner of such changes, provided that no Low Income Tenant or Very Low Income Tenant shall have a rent increase sooner than one year after initial occupancy,

and provided, further, no Low Income Tenant or Very Low Income Tenant shall have an annual rent increase in excess of the percentage increase as determined by HUD in the Area median income for the applicable year in which the rent increase is being considered, nor shall there be an accumulation of rental increases from year to year for those years in which the Borrower chooses not to increase rents by the percentage allowed herein.

(i) The Borrower shall accept as tenants, on the same basis as all other prospective tenants, low income persons who are recipients of federal certificates or vouchers for rent subsidies pursuant to the existing program under Section 8 of the Housing Act. The Borrower shall not permit any selection criteria to be applied to Section 8 certificate or voucher holders that is more burdensome than the criteria applied to all other prospective tenants.

(j) No tenant residing in a unit reserved as required by subsection (a) of this Section shall be denied continued occupancy of a unit in the Project because, after admission, such tenant's Gross Income increases to exceed the qualifying limit for Low Income Tenants or Very Low Income Tenants, as applicable. However, should the Gross Income of a tenant residing in a reserved unit increase to exceed one-hundred forty percent (140%) of the qualifying limit, the next available unit must be rented to (or held vacant and available for immediate occupancy by) a tenant whose income satisfies the requirements of Sections 4(b) and 7(a) hereof. Until such next available unit is rented to a qualified tenant, the former Low Income Tenant or Very Low Income Tenant, as applicable, who has ceased to qualify as such shall be deemed to continue to be a Low Income Tenant or a Very Low Income Tenant, as applicable, for purposes of the requirements of Sections 4(b) and 7(a) hereof.

(k) The units reserved for occupancy as required by subsection (a) of this Section shall remain available on a priority basis for occupancy at all times during the Qualified Project Period.

Notwithstanding Section 1461 of the California Civil Code, the provisions hereof shall run with the land and may be enforced either in law or in equity by any resident, local agency, entity or any other person adversely affected by the Borrower's failure to comply with this Regulatory Agreement.

Section 7. Additional Requirements of the LACDA. In addition to, and not in derogation of, the requirements set forth in the preceding and following sections of this Regulatory Agreement, each of which is hereby incorporated in this Section as a specific requirement of the LACDA, whether or not required by California or federal law, the Borrower represents, warrants, covenants and agrees as follows:

(a) The Borrower shall promptly provide to the LACDA such information with respect to the Project or the Notes as the LACDA shall from time to time request. The Borrower shall provide written notice to the LACDA of receipt of a certificate of occupancy or other official authorization to occupy the Project immediately upon receipt.

(b) The Low Income Units and the Very Low Income Units shall be of comparable quality to all other units in the Project, shall be dispersed throughout the Project, and shall offer a range of size and number of bedrooms comparable to those units which are available to other tenants; and Low Income Tenants and Very Low Income Tenants shall have access to and enjoyment of all common areas and facilities of the Project on the same basis as tenants of other units.

(c) The Borrower agrees that it will not discriminate in the rental of units or in its employment practices against any employee or applicant for employment because of the applicant's race, religion, national origin, ancestry, sex, age, sexual orientation, gender identity/expression, transgender status, disability (except to give priority to persons with disabilities for the occupancy of Accessible Housing Units), marital status, domestic partner status or medical condition. All contracts entered into by the Borrower which relate to the Project shall contain a like provision.

(d) Not less than forty percent (40%) of the total number of units in the Project (other than one unit set aside for managerial or administrative use) shall be Low Income Units and not less than ten percent (10%) of the total number of units in the Project (other than one unit set aside for managerial or administrative use) shall be Very Low Income Units.

(e) For the Qualified Project Period, the Borrower will comply with the provisions of the Unruh Civil Rights Act, including, without limitation, Sections 51.2 and as applicable, 51.3 of the California Civil Code, as amended.

(f) The lease to be utilized by the Borrower in renting any residential units in the Project to Low Income Tenants or Very Low Income Tenants shall provide for termination of the lease and consent by such person to immediate eviction, subject to applicable provisions of California law, for any tenant who fails to qualify as a Low Income Tenant or a Very Low Income Tenant and who has made a material misrepresentation on the Income Certification as to such tenant's qualification as a Low Income Tenant or a Very Low Income Tenant. All such leases shall contain clauses, among others, wherein each individual lessee (i) certifies the accuracy of the statements made in the Income Certification and (ii) agrees that the family income, family composition and other eligibility requirements shall be deemed substantial and material obligations of the lessee's tenancy; that the lessee will comply promptly with all requests for information with respect thereto from the Borrower or the LACDA; and that the lessee's failure to provide accurate information in the Income Certification or refusal to comply with a request for information with respect thereto shall be deemed a violation of a substantial obligation of the lessee's tenancy and shall be a default thereunder. Additionally, such lease shall contain provisions informing any tenant of the possibility of rental payment increases in accordance with the terms of this Regulatory Agreement.

(g) All Income Certifications will be maintained on file at the Project or, with the prior written consent of the LACDA, at the principal place of business of the Borrower or the property manager of the Project, so long as this Regulatory Agreement is in effect and for five (5) years thereafter with respect to each Low Income Tenant or Very Low

Income Tenant who occupied a residential unit in the Project during the Qualified Project Period.

(h) The Borrower will accept as tenants, on the same basis as all other prospective tenants, persons who are recipients of federal certificates for rent subsidies pursuant to the existing program under Section 8 of the Housing Act, or its successor. The Borrower shall not apply selection criteria to Section 8 certificate or voucher holders that are more burdensome than criteria applied to all other prospective tenants.

(i) The Borrower shall submit to the LACDA (i) at the times specified in Sections 4(d) and (f) herein, a Certificate of Continuing Program Compliance, which shall include the information called for therein, including occupancy records for all units in the Project, and (ii) within fifteen (15) days after receipt of a written request, any other information or completed forms requested by the LACDA, in each case, in order to comply with reporting requirements of the Internal Revenue Service or the State of California, including, without limitation, information necessary for the LACDA to file any periodic report, or any other information concerning the Project as the LACDA may reasonably request.

(j) The LACDA may, at its option and at its expense, at any time appoint an administrator to administer this Regulatory Agreement and to monitor performance by the Borrower of the terms, provisions and requirements hereof. Following any such appointment, the Borrower shall comply with any request by the LACDA to deliver to such administrator, in addition to or instead of the LACDA, any reports, notices or other documents required to be delivered pursuant hereto, and upon reasonable notice to the Borrower to make the Project and the books and records with respect thereto available for inspection during regular business hours by such administrator as an agent of the LACDA.

(k) If upon the annual certification or recertification required in Section 4(d) hereof a tenant's Adjusted Income exceeds one-hundred forty percent (140%) of the then applicable income limit for a Low Income Tenant or a Very Low Income Tenant, as applicable, of the same family size, all rental limits herein previously applicable to the unit occupied by such tenant shall continue to apply until the next available unit is rented to a tenant who is a Low Income Tenant or a Very Low Income Tenant, as applicable.

(l) The Borrower shall give written notice to Low Income Tenants and Very Low Income Tenants at the following four points in time:

(i) Upon initial move in/lease execution, the Borrower shall give written notice to all tenants of Low Income Units and Very Low Income Units, of the duration of the rent restrictions under this Regulatory Agreement. The Borrower must maintain, in its files, a copy of each notice containing each tenant's signed acknowledgement of the notice required hereunder. The notice shall, at the least, contain language that the rent restrictions under this Regulatory Agreement shall be for a term equal to the later of the expiration of: (a) the Qualified Project Period; or (b) the CDLAC Conditions. Upon termination of the rent restriction

period under this Regulatory Agreement, rents may be set at a market rates unless otherwise restricted by some other legal, regulatory, or contractual requirement.

(ii) Twelve (12) months prior to the termination of the rent restriction period under this Regulatory Agreement, the Borrower must give written notice to its tenants of the termination of the restrictions on the Low Income Units and the Very Low Income Units before their rents may be raised to market rent levels. The Borrower must also give written notice, pursuant to California Government Code Section 65863.10, to the LACDA, the Chair of the Board of Supervisors of the County and the California Department of Housing and Community Development.

(iii) Six (6) months prior to the termination of the rent restriction period under this Regulatory Agreement, Borrower must give written notice to its tenants of the termination of the restrictions on the Low Income Units and Very Low Income Units before their rents may be raised to market rent levels. The Borrower must also give written notice, pursuant to California Government Code Section 65863.10, to the LACDA, the Chair of the Board of Supervisors of the County and the California Department of Housing and Community Development.

(iv) Ninety (90) days prior to the termination of the rent restriction period under this Regulatory Agreement, Borrower must again give written notice to its tenants of the termination of the restrictions on the Low Income Units before their rents may be raised to market rent levels.

Unless the Borrower meets the requirements of California Government Code Section 65863.13, pursuant to California Government Code Section 65863.11, prior or concurrent with the twelve month notice referred to above in clause (ii), the Borrower must provide notice of the opportunity to offer to purchase the assisted housing development to all qualified entities on the list maintained by the California Department of Housing and Community Development as well as to those qualified entities that contact the Borrower directly. The notice shall conform to the requirements of California Government Code Section 65863.11(h) and shall be sent to the entities by registered or certified mail, return receipt requested. The Borrower shall also post a copy of the notice in a conspicuous place in the common area of the Project.

(m) The Borrower shall pay to the LACDA its initial fee on the Closing Date and thereafter pay to the LACDA its ongoing fees with respect to the issuance of the Notes as follows. The Borrower shall pay the LACDA an initial fee immediately upon issuance of the Notes equal to twenty-five (25) basis points of the original principal amount of the Notes. In addition, the Borrower shall, as compensation for the LACDA's monitoring of the provisions of this Regulatory Agreement, pay to the LACDA, annually in advance, (i) on the anniversary of the Closing Date for the period from the date of issuance of the Notes through the Conversion Date, an annual amount equal to 0.125% of the original principal amount of the Notes and (ii) from the Conversion Date through the later of (i) the end of the Qualified Project Period or (ii) the termination of the CDLAC Conditions, an annual amount equal to the greater of 0.125% of the outstanding principal amount of the Notes as of the Conversion Date or \$6,000, or such lesser amount as shall be necessary in the opinion

of Bond Counsel to preserve the exemption of interest on the Note from gross income for federal income tax purposes. Throughout the term of this Agreement, the LACDA or the Fiscal Agent, as applicable, shall provide an invoice to the Borrower at least thirty (30) days prior to the due date of each such payment (and if applicable, a copy of which shall be provided to the LACDA) and shall collect such payments from the Borrower and immediately remit such funds to the LACDA. In the event of any prepayment of the Notes in whole, prior to the later of (i) the end of the Qualified Project Period or (ii) the termination of the CDLAC Conditions, the Borrower, at its election, shall either (A) pay to the LACDA, on or before such payment, an amount equal to the present value of the remaining LACDA fees payable hereunder, as calculated by the LACDA, using a discount rate equal to the yield on the date of prepayment on the United States treasury security maturing on the date nearest the later of (1) the end of the Qualified Project Period or (2) the termination of the CDLAC Conditions, or such lesser amount as shall be necessary in the opinion of Bond Counsel to preserve the exemption of interest on the 2021 H-1 Note from gross income for federal income tax purposes; or (B) pay directly to the LACDA on an annual basis, in advance on the anniversary of the Closing Date, the annual fee described above. The Borrower shall not be required to pay the fee described in the preceding sentence if the Notes are prepaid in whole under circumstances which permit termination of this Regulatory Agreement pursuant to Section 14 hereof. The Borrower shall also pay to the LACDA, thirty (30) days after receipt of request for payment thereof from the LACDA, all reasonable out of pocket expenses of the LACDA (not including salaries and wages of LACDA employees) related to the Project and the financing thereof that are not otherwise required to be paid by the Borrower under the terms of this Regulatory Agreement or the Borrower Loan Agreement, including, without limitation, reasonable legal fees and expenses incurred in connection with the interpretation, performance, enforcement or amendment of any documents relating to the Project, the Loan or the Notes. Notwithstanding any prepayment of the Loan and notwithstanding a discharge of the Notes, the Borrower shall continue to pay (or, to the extent allowed under the Code, may prepay the present value at such time, computed based on the Notes yield) the LACDA's fees, unless such prepayment is made in connection with a refunding of the Notes. Notwithstanding any prepayment of the Loan, the Borrower shall continue to pay to the LACDA all fees, losses and expenses required under the Borrower Loan Agreement and the Funding Loan Agreement as provided therein. The fees payable hereunder shall be reduced as and to the extent necessary to comply with the requirements of the Code.

(n) The Borrower shall pay to the LACDA any expenses incurred by the LACDA, including, without limitation, Bond Counsel, county counsel and financial advisor fees, as a condition to the consideration and receipt of any consent, approval, amendment, transfer or waiver requested of the LACDA with respect to the Project, the Project Site or the Notes. The LACDA shall provide an invoice directly to the Borrower for such amounts.

(o) The Borrower shall pay the LACDA its then current fees in connection with any consent, approval, transfer, amendment or waiver requested of the LACDA, together with any expenses incurred by the LACDA and its counsel and financial advisor in connection therewith.

(p) The Fiscal Agent shall report to the LACDA in writing semiannually, within ten (10) days of each June 30 and December 31, the principal amount of the Notes outstanding as of such June 30 or December 31, as appropriate.

(q) The Borrower shall include the LACDA as an additional insured on all liability insurance policies relating to the Borrower or the Project.

(r) The Borrower shall submit to the LACDA, (i) not later than the thirtieth (30<sup>th</sup>) day after the close of each calendar year, a statistical report in the form set forth as Exhibit F hereto, or such other form as may be prescribed by the LACDA, setting forth the information called for therein, and (ii) within fifteen (15) days after receipt of a written request, any other information or completed forms requested by the LACDA in order to comply with reporting requirements of the Internal Revenue Service or the State of California. The Borrower shall not rent any Low Income Unit or Very Low Income Unit to: (i) any individual who (A) holds an ownership interest in the Borrower, any general partner or member (or owner of such general partner or member) of the Borrower, (B) is an officer, board member, employee or agent of, or consultant to, the Borrower or any general partner or member thereof or owner of such general partner or member or (C) is a developer of the Project (collectively, an "Owner/Developer"); (ii) any Immediate Family Member of an Owner/Developer ("Immediate Family Members" consists of (A) spouses, (B) children, (C) parents and grandparents, (D) siblings, (E) in laws, including brother/sister in law and mother/father in law and son/daughter in law, or (F) significant other or domestic partner); or (iii) any elected official or his or her spouse/partner, who participated in the deliberative process, vote or consideration of legislative action regarding the issuance of the Notes or other loan in support of the Project, unless such person otherwise qualifies for tenancy under this Agreement and such tenancy is approved in writing by the LACDA.

(s) The Borrower acknowledges that the LACDA may appoint an administrator other than the LACDA (at no additional cost to the Borrower) to administer this Regulatory Agreement and to monitor performance by the Borrower of the terms, provisions and requirements hereof. In such event, the Borrower shall comply with any request by the LACDA to deliver to any such administrator, in addition to or instead of the LACDA, any reports, notices or other documents required to be delivered pursuant hereto, and to make the Project and the books and records with respect thereto available for inspection by the administrator as an agent of the LACDA. The Borrower shall include a certification in each tenant application that the applicant is not an Owner/Developer, an elected official who participated in the issuance of the Notes or an Immediate Family Member thereof.

(t) All tenant lists, applications and waiting lists relating to the Project shall at all times be kept separate and identifiable from any other business of the Borrower and shall be maintained as required by the LACDA, in a reasonable condition for proper audit and subject to examination during business hours by representatives of the LACDA. Neither the Borrower nor any general partner thereof shall issue any publicity release or other communication to any print, broadcast or online media, post any sign or in any other way identify the LACDA as the source of the financing provided for the Project, without the prior written approval of the LACDA (provided that nothing herein shall prevent the

Borrower or any general partner thereof from identifying the LACDA as the source of such financing to the extent that the Borrower or any general partner thereof is required to do so by disclosure requirements applicable to publicly held companies).

(u) The covenants and conditions of this Regulatory Agreement shall be binding upon successors in interest of the Borrower. Notwithstanding any of the foregoing, the Borrower shall comply with the provisions of the LACDA's Multi Family Bond Policies and Procedures, including those set forth in Exhibit H.

Any of the foregoing requirements of the LACDA may be expressly waived by the LACDA in writing in the LACDA's sole discretion, but (i) no waiver by the LACDA of any requirement of this Section 7 shall, or shall be deemed to, extend to or affect any other provision of this Regulatory Agreement, including particularly but without limitation the provisions of Sections 2 through 6 hereof, except to the extent the LACDA has received an opinion of Bond Counsel that any such provision is not required by the Act and may be waived without adversely affecting the exclusion from gross income of interest on the 2021 H-1 Note for federal income tax purposes; and (ii) any requirement of this Section 7 shall be void and of no force and effect if the LACDA and the Borrower receive a written opinion of Bond Counsel to the effect that compliance with any such requirement would cause interest on the 2021 H-1 Note to become includable in gross income for federal income tax purposes, if such opinion is accompanied by a copy of a ruling from the Internal Revenue Service to the same effect, or to the effect that compliance with such requirement would be in conflict with the Act.

Section 8. Modification of Covenants. The Borrower, the Fiscal Agent and the LACDA hereby agree as follows:

(a) To the extent any amendments to the Act, the Regulations or the Code shall, in the written opinion of Bond Counsel filed with the LACDA, the Fiscal Agent and the Borrower (with a copy to the Noteholder), impose requirements upon the ownership or operation of the Project more restrictive than those imposed by this Regulatory Agreement in order to maintain the Tax-Exempt status of interest on the 2021 H-1 Note, this Regulatory Agreement shall be deemed to be automatically amended, without the consent or approval of any other person, to impose such additional or more restrictive requirements. The parties hereto hereby agree to execute such amendment hereto as shall be necessary to document such automatic amendment hereof.

(b) To the extent that the Act, the Regulations or the Code, or any amendments thereto, shall, in the written opinion of Bond Counsel filed with the LACDA, the Fiscal Agent and the Borrower (with a copy to the Noteholder), impose requirements upon the ownership or operation of the Project less restrictive than imposed by this Regulatory Agreement, this Regulatory Agreement may be amended or modified to provide such less restrictive requirements but only by written amendment signed by the LACDA, the Fiscal Agent and the Borrower and approved by the written opinion of Bond Counsel to the effect that such amendment is permitted by the Act and will not affect the Tax exempt status of interest on the 2021 H-1 Note. The LACDA shall be under no obligation to agree to any such amendment, it being understood that each of the requirements of this Regulatory



Agreement is a specific requirement of the LACDA, whether or not required by California or federal law.

(c) The Borrower, the LACDA and, if applicable, the Fiscal Agent shall execute, deliver and, if applicable, file or record any and all documents and instruments necessary to effectuate the intent of this Section 8, and the LACDA hereby appoints the Fiscal Agent as its true and lawful attorney in fact to execute, deliver and, if applicable, file or record on behalf of the LACDA, as is applicable, any such document or instrument (in such form as may be approved in writing by Bond Counsel) if the LACDA defaults in the performance of its obligations under this subsection (c); provided, however, that unless directed in writing by the LACDA, the Fiscal Agent shall take no action under this subsection (c) without first notifying the LACDA and without first providing the LACDA an opportunity to comply with the requirements of this Section 8. Nothing in this Section 8(c) shall be construed to allow the Fiscal Agent to execute an amendment to this Regulatory Agreement on behalf of the LACDA.

Section 9. Indemnification. The Borrower shall defend, indemnify and hold harmless the LACDA and the Fiscal Agent and the respective staff, officers, members, supervisors, commissioners, directors, officials and employees, counsel, attorneys and agents, past present and future of each of them (collectively, the “Indemnified Parties”) against all loss, costs, damages, expenses, suits, judgments, actions and liabilities of whatever nature (including, without limitation, reasonable attorneys’ fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments), regardless of whether the Borrower is negligent, directly or indirectly resulting from or arising out of or related to (a) the development, design, construction, installation, operation, use, occupancy, maintenance, financing or ownership of the Project (including compliance with laws, ordinances and rules and regulations of public authorities relating thereto), (b) any written statements or representations with respect to the Borrower, the Project or the Notes made or given to the LACDA or the Fiscal Agent, or any underwriters or purchaser of the Notes, or any tenants or applicants for tenancy in the Project or any other person, by the Borrower, or any Authorized Borrower Representative, including, but not limited to, statements or representations of facts, financial information or limited partnership affairs, (c) the Notes or the Tax-Exempt status of interest on the 2021 H-1 Note, (d) any actual or alleged violation of any Hazardous Materials Law or with respect to the presence of Hazardous Materials on or under the Project or in any of improvements or on or under any property of the Borrower that is adjacent to the Project (whether before or after the date of this Agreement and whether or not Borrower knew of the same) and any violation of any environmental law, rule or regulation with respect to, or the release of any toxic substance from, the Project or any part thereof, (e) this Regulatory Agreement, the Funding Loan Agreement, the Borrower Loan Agreement, the Subordinate Documents, the AHAP Contract, the HAP Contract and any of the related documents or the execution or amendment thereof or in connection with transactions contemplated thereby, including the issuance or transfer of the Notes, (f) any act or omission of the Borrower or any of its agents, contractors, servants, employees or licensees in connection with the Loan or the Project, the operation of the Project, or the condition, environmental or otherwise, occupancy, use, possession, conduct or management of work done in or about, or from the planning, design, acquisition, installation or construction of, the Project or any part thereof, (g) the defeasance and/or prepayment, in whole or in part, of the Notes, (h) any Determination of Taxability and any declaration of taxability of interest on the 2021 H-1 Note, or allegations (or regulatory inquiry) that interest on the 2021 H-1 Note is taxable, for federal tax

purposes, (i) any finder's fee, brokerage commission, loan commission or other sum in connection with the consummation of the transactions contemplated hereby, (j) the issuance of any set aside letter, whether such matters are based on theories of derivative liability, comparative negligence or otherwise, at Borrower's own cost and with counsel approved by the Indemnified Party, unless the Indemnified Party elects to conduct its own defense at the expense of Borrower, (k) any act or omission of the Borrower or any of its agents, contractors, servants, employees or licensees in connection with the Borrower Loan or the Project, the operation of the Project, or the condition, environmental or otherwise, occupancy, use, possession, conduct or management of work done in or about, or from the planning, design, acquisition, installation or construction of, the Project or any part thereof, (l) any lien or charge upon payments by the Borrower to the LACDA, or any taxes (including, without limitation, all ad valorem taxes and sales taxes), assessments, impositions and other charges imposed on the LACDA in respect of any portion of the Project, (m) the defeasance and/or redemption, in whole or in part, of the Notes and (n) any untrue statement or misleading statement or alleged untrue statement or alleged misleading statement of a material fact by the Borrower contained in any closing certificate, offering statement or disclosure or continuing disclosure document for the Notes or any of the documents relating to the Notes to which the Borrower is a party, or any omission or alleged omission from any offering statement or disclosure or continuing disclosure document for the Notes of any material fact necessary to be stated therein in order to make the statements made therein by the Borrower, in the light of the circumstances under which they were made, not misleading; provided, however, that this provision shall not require the Borrower to indemnify an Indemnified Party from any claims, costs, fees, expenses or liabilities arising from the fraud or willful misconduct of such Indemnified Party or, in the case of indemnification of the Fiscal Agent, the negligence of the Fiscal Agent.

The Borrower also shall pay and discharge and shall indemnify and hold harmless the LACDA and the respective staff, officers, members, supervisors, commissioners, directors, officials and employees, attorneys and agents and the Fiscal Agent from (i) any lien or charge upon payments by the Borrower to the LACDA and the Fiscal Agent hereunder or under the Notes Documents and (ii) any taxes (including, without limitation, all ad valorem taxes and sales taxes), assessments, impositions and other charges in respect of any portion of the Project. Except in the case of the foregoing indemnification of the LACDA or any of its officers, members, supervisors, commissioners, directors, officials, employees, attorneys and agents, the indemnification under this Section 9 is limited to the extent such damages are caused by the willful misconduct of such Indemnified Party. In the event that any action or proceeding is brought against any Indemnified Party with respect to which indemnity may be sought hereunder, the Borrower, upon written notice from the Indemnified Party, shall assume the investigation and defense thereof, including the employment of counsel selected by the Indemnified Party, and shall assume the payment of all expenses related thereto, with full power to litigate, compromise or settle the same in its sole discretion; provided that the Indemnified Party shall have the right to review and approve or disapprove any such compromise or settlement. Each Indemnified Party shall have the right to employ separate counsel in any such action or proceeding and participate in the investigation and defense thereof, and the Borrower shall pay the reasonable fees and expenses of such separate counsel; provided, however, that such Indemnified Party may only employ separate counsel at the expense of the Borrower if in the reasonable judgment of such Indemnified Party a conflict of interest exists by reason of common representation or if all parties commonly represented do not agree as to the action (or inaction) of counsel, or if, in the case of the LACDA, it makes a reasonable judgment that a competent attorney has not been appointed.

Notwithstanding any transfer of the Project to another owner in accordance with the provisions of this Agreement, the Borrower shall remain obligated to indemnify each Indemnified Party pursuant to this Section if such subsequent owner fails to indemnify any party entitled to be indemnified hereunder, unless the LACDA has consented to such transfer and to the assignment of the rights and obligations of the Borrower hereunder.

The provisions of this Section 9 shall survive the term of the Notes and this Regulatory Agreement or the resignation of the Fiscal Agent.

Section 10. Consideration. The LACDA has agreed to issue the Notes to provide funds to finance the acquisition, construction and equipping of the Project, all for the purpose, among others, of inducing the Borrower to acquire, construct and equip the Project. In consideration of the issuance of the Notes by the LACDA, the Borrower has entered into this Regulatory Agreement and has agreed to restrict the uses to which this Project can be put on the terms and conditions set forth herein.

Section 11. Reliance. The LACDA and the Borrower hereby recognize and agree that the representations and covenants set forth herein may be relied upon by all persons interested in the legality and validity of the Notes and in the exclusion from federal income taxation and California personal income taxation of the interest on the 2021 H-1 Note. In performing their duties and obligations hereunder, the LACDA and the Fiscal Agent may rely upon statements and certificates of the Low Income Tenants and the Very Low Income Tenants and upon audits of the books and records of the Borrower pertaining to the Project. In addition, the LACDA and the Fiscal Agent may consult with counsel, and the written opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by the LACDA or the Fiscal Agent hereunder in good faith and in conformity with such opinion. In determining whether any default or lack of compliance by the Borrower exists under this Regulatory Agreement, the Fiscal Agent may, but shall not be required to, conduct any investigation into or review of the operations or records of the Borrower and may rely solely on any written notice or certificate delivered to the Fiscal Agent by the Borrower or the LACDA with respect to the occurrence or absence of a default unless it knows that the notice or certificate is erroneous or misleading.

Section 12. Project in the County of Los Angeles. The Borrower hereby represents and warrants that the Project will be located entirely within the County of Los Angeles.

Section 13. Sale or Transfer of the Project; Equity Interests. The Borrower hereby covenants and agrees not to (i) directly or indirectly, by operation of law, voluntarily or involuntarily, sell, gift, encumber, assign or otherwise transfer (collectively, "Transfer") all or any portion of its interest in the Project (excluding tenant leases pursuant to the terms hereof); (ii) permit the Transfer of greater than forty-nine percent (49%) of its ownership and/or control, in the aggregate, taking all transfers into account on a cumulative basis; or (iii) Transfer any of its rights or obligations under the Notes Documents without the prior written approval of the LACDA, which approval the LACDA may withhold in its sole and absolute discretion.

At any time the Borrower desires to effect a Transfer hereunder, the Borrower shall notify the LACDA in writing (a "Transfer Notice") and shall submit to the LACDA for its prior written approval (i) all proposed agreements and documents memorializing, facilitating, evidencing and/or

relating to the circumstances surrounding such proposed Transfer, and (ii) a certificate setting forth representations and warranties by the Borrower and the proposed transferee to the LACDA sufficient to establish and ensure that all requirements of this Section 13 have been and will be met (collectively, the “Transfer Documents”). No Transfer Documents for the Transfer of the Project shall be approved by the LACDA unless they expressly provide for the assumption by the proposed transferee of all of the Borrower’s obligations under the Notes Documents. The Transfer Notice shall include a request that the LACDA consent to the proposed Transfer. The LACDA agrees to make its decision on the Borrower’s request for consent to such Transfer promptly and use reasonable efforts to respond not later than thirty (30) days after the LACDA receives the last of the items required by this Section 13. In the event the LACDA consents to a proposed Transfer, then such Transfer shall not be effective unless and until the LACDA receives copies of all executed and binding Transfer Documents which Transfer Documents shall conform with the proposed Transfer Documents originally submitted by the Borrower to the LACDA.

Except as expressly provided in this Section 13, in connection with any Transfer of the Project hereunder, the purchaser or assignee shall also (i) deliver to the LACDA of an opinion of such purchaser or assignee’s counsel to the effect that each such document and this Regulatory Agreement are valid, binding and enforceable obligations of such purchaser or assignee, subject to bankruptcy and other standard limitations affecting creditor’s rights; (ii) deliver to the LACDA an opinion of Bond Counsel addressed to the LACDA to the effect that any such sale, transfer or other disposition will not adversely affect the Tax-Exempt status of interest on the 2021 H-1 Note; and (iii) pay to the LACDA and the Fiscal Agent all fees and/or expenses then currently due and payable to the LACDA and the Fiscal Agent (together with the Transfer Documents, the “Transfer Deliveries”).

Notwithstanding anything in this Regulatory Agreement to the contrary, the Borrower agrees that it shall not be permitted to make any Transfer, whether or not the LACDA’s consent is required and even if the LACDA has consented thereto, if there exists an Event of Default under the Borrower Loan Agreement or any other Loan Document at the time the Transfer Notice is tendered to the LACDA or at any time thereafter until such Event of Default has been cured.

Except as expressly provided in this Section 13, the provisions of this Section 13 shall apply to each successive Transfer and proposed transferee in the same manner as initially applicable to the Borrower under the terms set forth herein.

Notwithstanding the foregoing, if the Project receives funding through an allocation of low income housing tax credits under Section 42 of the Code (“LIHTCs”), the LACDA hereby consents to the following transfers in furtherance of such financing: (i) syndication of limited partnership interests in the Borrower to an equity investor and subsequent transfers of limited partnership interests; (ii) the grant and exercise of a purchase option and/or right of first refusal with respect to the Project from the Borrower to its general partner(s), which may involve the sale of the Borrower’s interest in the Project and/or the Transfer of greater than forty-nine percent (49%) of its ownership and/or control; (iii) removal of the general partner of the Borrower pursuant to the terms of the limited partnership agreement of the Borrower, as it may be amended from time to time, provided that the replacement general partner shall be approved by the LACDA, which approval shall not be unreasonably withheld; and (iv) removal of the general partner of the Borrower pursuant to the terms of the limited partnership agreement of the Borrower, as it may be

amended from time to time, provided that the replacement general partner is the Equity Investor of the Borrower or an affiliate thereof. Notwithstanding the above, the Borrower shall notify the LACDA that the Borrower intends to pursue such transfers of partnership interest at least thirty (30) days before the scheduled date of such transfers and shall comply with the provisions of the second paragraph of this Section 13; further, if the general partner is being replaced, the Borrower shall provide evidence acceptable to the LACDA with regard to such successor general partner's financial capability, management experience and history of compliance with affordable housing, landlord/tenant, and health and safety laws, and such other information as requested by the LACDA. In addition, if the general partner of the Borrower is removed and replaced pursuant to clause (iv) above, then the Equity Investor must (a) notify the LACDA that they have taken such action when they take such action; (b) provide the LACDA with copies of all amendments to the Partnership Agreement; and (c) provide a certification from the new general partner stating that it is the Equity Investor or an affiliate of the Equity Investor and describe the affiliation, and also state that the general partner is assuming all obligations and responsibilities of the removed general partner under the Notes Documents, if any, from and after the substitution of the general partner.

The Borrower shall use its best efforts to provide the LACDA concurrently with the closing of any Transfer (but in no event later than thirty (30) days after the closing of such Transfer) copies of all documents pertaining to the transaction, including any amendments to the organizational documents of the Borrower or any constituent partners or members.

Nothing in this Section 13 shall affect any provision of any other document or instrument between the Borrower and any other party which requires the Borrower to obtain the prior written consent of such other party in order to sell, transfer or otherwise dispose of the Project or any interest (direct or indirect) therein or in the Borrower, including, but not limited to, any consent of the Fiscal Agent or the Noteholder required under the Funding Loan Agreement or any other Note Documents.

Notwithstanding anything contained in this Section 13 to the contrary, neither the consent of the LACDA nor the delivery of the Transfer Deliveries shall be required in the case of a foreclosure or deed in lieu of foreclosure, whereby the Noteholder or a designee or third party purchaser becomes the Borrower of the Project, and nothing contained in this Section 13 shall otherwise affect the right of the Noteholders, the Fiscal Agent or a designee or third party purchaser to foreclose on the Project or to accept a deed in lieu of foreclosure or to effect a comparable conversion of the Loan or the Notes Documents. However, if the Fiscal Agent or the Noteholder acquires title to the Project by foreclosure or deed in lieu of foreclosure and this Regulatory Agreement has not been terminated pursuant to Section 14 below, consent of the LACDA, which shall (i) be subject to then-current LACDA policies and procedures and (ii) not be unnecessarily withheld, conditioned or delayed, and delivery of the Transfer Deliveries shall be required for any transfer of the Project subsequent to the Fiscal Agent's or the Noteholder's acquisition of the Property by foreclosure or deed in lieu of foreclosure.

Upon any sale or other transfer which complies with this Regulatory Agreement, the Borrower shall be fully released from its obligations hereunder, but only to the extent such obligations have been assumed by the transferee of the Project, without the necessity of further documentation. Any transfer of the Project to any entity, whether or not affiliated with the Borrower, shall be subject to the provisions of this Section 13. No transfer of the Project shall

operate to release the Borrower from its obligations under this Regulatory Agreement with respect to any action or inaction taken prior to such transfer. Nothing contained in this Section 13 shall affect any provision of the other Note Documents to which the Borrower is a party.

For the Qualified Project Period, the Borrower shall not (1) grant commercial leases of any part thereof, or permit the conveyance, transfer or encumbrance of any part of the Project, except as otherwise permitted by the Borrower Loan Agreement and this Regulatory Agreement (and upon receipt by the Borrower of an opinion of Bond Counsel that such action will not adversely affect the Tax-Exempt status of interest on the 2021 H-1 Note; provided that such opinion will not be required with respect to any lease permitted under this Regulatory Agreement relating to a commercial operation or ancillary facility that will be available for tenant use and is customary to the operation of multifamily housing developments similar to the Project); (2) demolish any part of the Project or substantially subtract from any real or personal property of the Project, except in accordance with the Notes Documents and except to the extent that what is demolished or removed is replaced with comparable property; or (3) permit the use of the dwelling accommodations of the Project for any purpose other than rental residences.

Notwithstanding the foregoing, if the Fiscal Agent acquires title to the Project by foreclosure or deed in lieu of foreclosure, no consent of the LACDA shall be required to such transfer under this Regulatory Agreement and no other conditions shall be required to be satisfied. However, if the Fiscal Agent acquires title to the Project by foreclosure or deed in lieu of foreclosure and this Regulatory Agreement has not been terminated pursuant to Section 14 below, consent of the LACDA, which shall (i) be subject to then-current LACDA policies and procedures and (ii) not be unnecessarily withheld, conditioned or delayed, and delivery of items (a) through (h) above shall be required for any transfer of the Project subsequent to the Fiscal Agent's acquisition of the Project by foreclosure or deed in lieu of foreclosure.

Notwithstanding anything to the contrary contained herein, the interest of the Borrower's limited partner shall be transferable under this Regulatory Agreement to any affiliate of the limited partners of the Borrower, without the consent of the LACDA and/or Fiscal Agent but with prior written notice thereto.

The Borrower acknowledges and recognizes that in addition to the above requirements the consent of CDLAC, in the manner and to the extent as may at the time be required by CDLAC, among other parties, may be required in connection with any transfer of the Project.

Section 14. Term. This Regulatory Agreement and all and each of the provisions hereof shall become effective upon its execution and delivery and shall remain in full force and effect for the periods provided herein and, except as otherwise provided in this Section 14 shall terminate in its entirety at the end of the Qualified Project Period (or such later date provided in Section 30 hereof pursuant to the CDLAC Resolution, which imposes restrictions for a term of at least fifty-five (55) years), it being expressly agreed and understood that the provisions hereof are intended to survive the retirement of the Notes, discharge of the Loan and termination of the Funding Loan Agreement and the Borrower Loan Agreement.

Notwithstanding the foregoing, the provisions of Section 9 hereof shall, in the case of the Fiscal Agent, survive the term of this Regulatory Agreement or the replacement of the Fiscal

Agent, but only as to claims arising from events occurring during the term of this Regulatory Agreement or the Fiscal Agent's tenure as Fiscal Agent under the Funding Loan Agreement, and shall, in the case of the LACDA, survive the term of this Regulatory Agreement, but only as to claims arising from events occurring during the term of this Regulatory Agreement.

The terms of this Regulatory Agreement to the contrary notwithstanding, this Regulatory Agreement and all the requirements set forth herein (except Section 9 as aforesaid) shall terminate and be of no further force and effect in the event of (a) involuntary noncompliance with the provisions of this Regulatory Agreement caused by fire, seizure, requisition, change in a federal law or an action of a federal agency after the Closing Date which prevents the LACDA or the Fiscal Agent from enforcing the provisions hereof, or (b) condemnation, foreclosure, delivery of a deed in lieu of foreclosure or a similar event, but only if, within a reasonable period thereafter, either the portion of the Notes attributable to the affected portion of the Project is retired or amounts received as a consequence of such event are used to provide a project which meets the requirements of the Code set forth in Sections 2 through 6 of this Regulatory Agreement and provided that, in either case, an opinion of Bond Counsel (unless waived by the LACDA) is delivered to the Fiscal Agent to the effect that the exclusion from gross income for federal income tax purposes of interest on the 2021 H-1 Note will not be adversely affected thereby. The provisions of the preceding sentence shall cease to apply and the requirements referred to therein shall be reinstated if, at any time during the Qualified Project Period after the termination of such requirements as a result of involuntary noncompliance due to foreclosure, transfer of title by deed in lieu of foreclosure or similar event, the Borrower or any "related party" (within the meaning of Section 1.150-1(b) of the Regulations) or "related person" (defined in Section 1.103-10(e) of the Regulations) obtains an ownership interest in the Project for tax purposes. The Borrower hereby agrees that, following any foreclosure, transfer of title by deed in lieu of foreclosure or similar event, neither the Borrower nor any related party as described above will obtain an ownership interest in the Project for tax purposes.

Upon the termination of this Regulatory Agreement, the parties hereto agree to execute, deliver and record appropriate instruments of release and discharge of the terms hereof; provided, however, that the execution and delivery of such instruments shall not be necessary or a prerequisite to the termination of this Regulatory Agreement in accordance with its terms.

Section 15. Covenants to Run with the Land. The Borrower hereby subjects the Project (including the Project Site) to the covenants, reservations and restrictions set forth in this Regulatory Agreement. The LACDA and the Borrower hereby declare their express intent that the covenants, reservations and restrictions set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the Borrower's successors in title to the Project; provided, however, that on the termination of this Regulatory Agreement said covenants, reservations and restrictions shall expire. The LACDA and, if necessary, the Fiscal Agent, agree to execute a quitclaim deed or other documents required to remove this Regulatory Agreement from title after the covenants, agreements and restrictions herein have expired. Each and every contract, deed or other instrument hereafter executed covering or conveying the Project or any portion thereof shall conclusively be held to have been executed, delivered and accepted subject to such covenants, reservations and restrictions, regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instruments.

No breach of any of the provisions of this Regulatory Agreement shall impair, defeat or render invalid the lien of any security instrument, deed of trust or like encumbrance made in good faith and for value encumbering the Project or any portion thereof.

Section 16. Burden and Benefit. The LACDA and the Borrower hereby declare their understanding and intent that the burden of the covenants set forth herein touch and concern the land in that the Borrower's legal interest in the Project is rendered less valuable thereby. The LACDA and the Borrower hereby further declare their understanding and intent that the benefit of such covenants touch and concern the land by enhancing and increasing the enjoyment and use of the Project by Low Income Tenants and Very Low Income Tenants, the intended beneficiaries of such covenants, reservations and restrictions, and by furthering the public purposes for which the Notes were issued. Notwithstanding the foregoing or any other provision of this Regulatory Agreement, no person, other than the parties hereto, shall have any rights of enforcement of this Regulatory Agreement.

Section 17. Uniformity; Common Plan. The covenants, reservations and restrictions hereof shall apply uniformly to the entire Project in order to establish and carry out a common plan for the use, development and improvement of the Project Site.

Section 18. Default; Enforcement. If the Borrower defaults in the performance or observance of any covenant, agreement or obligation of the Borrower set forth in this Regulatory Agreement, and if such default remains uncured for a period of sixty (60) days after notice thereof shall have been given by the LACDA to the Borrower, then the LACDA shall declare an "Event of Default" to have occurred hereunder; provided, however, that if the default stated in the notice is of such a nature that it cannot be corrected within sixty (60) days, such default shall not constitute an Event of Default hereunder so long as (i) the Borrower institutes corrective action within said sixty (60) days and diligently pursues such action until the default is corrected and (ii) in the opinion of Bond Counsel, the failure to cure said default within sixty (60) days will not adversely affect the Tax-Exempt status of interest on the 2021 H-1 Note. The Fiscal Agent hereby consents to any correction of the default by the LACDA on behalf of the Borrower. The LACDA hereby consents to any correction of a default on the part of the Borrower hereunder made by the Borrower's limited partners on behalf of the Borrower within the time periods provided in this Section. Copies of any notices sent to the Borrower hereunder shall simultaneously be sent to Borrower's limited partners at the address set forth in Section 23.

Following the declaration of an Event of Default hereunder, the Fiscal Agent, as directed by the LACDA and subject to the provisions of the Funding Loan Agreement relative to the Fiscal Agent's duty to exercise remedies generally, or the LACDA may, at its option, take any one or more of the following steps:

- (a) by mandamus or other suit, action or proceeding at law or in equity, including injunctive relief, require the Borrower to perform its obligations and covenants hereunder or enjoin any acts or things which may be unlawful or in violation of the rights of the LACDA or the Fiscal Agent hereunder;
- (b) have access to and inspect, examine and make copies of all or a portion of the books and records of the Borrower pertaining to the Project; and



(c) take such other action at law or in equity as may appear necessary or desirable to enforce the obligations, covenants and agreements of the Borrower hereunder.

During the Qualified Project Period, the Borrower hereby grants to the LACDA the option, upon either (a) the expiration of sixty (60) days after the giving of the notice to the Borrower referred to in the first paragraph of this Section 18 of the Borrower's default under this Regulatory Agreement or (b) the vacancy of a Low Income Unit or a Very Low Income Unit, as applicable, for more than six (6) months and the submission by the LACDA to the Borrower during such six month or longer period of at least five proposed tenants which meet the qualifications of Low Income Tenants or Very Low Income Tenants, as applicable, and the qualifications of a reasonable landlord, to lease up to forty percent (40%) of the units with respect to Low Income Units and ten percent (10%) with respect to Very Low Income Units in the Project (other than one unit set aside for managerial or administrative use) for a rental of \$1.00 per unit per year for the sole purpose of subleasing such units to Low Income Tenants or Very Low Income Tenants, as applicable, for a period of not less than six (6) months, but only to the extent necessary to comply with the provisions of Sections 2 through 7 of this Regulatory Agreement and to insure full occupancy of the Low Income Units or Very Low Income Units, as applicable. The option granted in the preceding sentence shall be effective only if the Borrower or the Fiscal Agent has not instituted corrective action before the end of such 60 day period referenced in (a) above, or the Borrower has not rented the unit during the six month or longer period referenced in (b) above, to a qualified Low Income Tenant or Very Low Income Tenant, as applicable. The option and any leases to the LACDA under this provision shall terminate with respect to each default upon the achievement, by the Borrower, the Fiscal Agent or the LACDA, of compliance with the requirements of Sections 2 through 7 hereof, and any subleases entered into pursuant to the LACDA's option shall be deemed to be leases from the Borrower. The LACDA shall make diligent effort, but shall not be required, to rent Low Income Units to Low Income Tenants and Very Low Income Units to Very Low Income Tenants at the highest rents practicable, subject to the limits of Sections 5, 6 and 7 hereof. Any rental paid under any such sublease shall be paid to the Borrower after the LACDA has been reimbursed for any reasonable expenses incurred in connection with such sublease, provided that, if the Borrower is in default under the Borrower Loan Agreement, such rental shall be paid to the Fiscal Agent for credit against payments due under the Borrower Loan Agreement. The Fiscal Agent shall have the right, as directed by the LACDA, in accordance with this Section 18 and the provisions of the Funding Loan Agreement, to exercise any or all of the rights or remedies of the LACDA hereunder, provided that prior to taking any such action the Fiscal Agent shall give the LACDA written notice of its intended action. All reasonable fees, costs and expenses of the LACDA and the Fiscal Agent incurred in taking any action pursuant to this Section 18 shall be the sole responsibility of the Borrower. Except for rentals paid to the Fiscal Agent as required above, and subject to the Mortgage, all rents received by the LACDA from such subleases, less the LACDA's expenses incurred in connection with such subleases, shall be placed into an escrow reasonably approved by the Borrower. All funds in such escrow shall, subject to the prior lien of the Mortgage, be continuously pledged by the LACDA for the benefit of the Borrower. The LACDA agrees to allow the Borrower access to the LACDA's books and records relating to the collection and disbursement of rents received pursuant to such subleases.

All reasonable fees, costs and expenses (including reasonable attorneys' fees) of the Fiscal Agent and the LACDA incurred in taking any action pursuant to this Section shall be the sole responsibility of the Borrower.

No breach or default under this Regulatory Agreement shall defeat or render invalid any deed of trust, mortgage or like encumbrance upon the Project or any portion thereof given in good faith and for value.

After the Funding Loan Agreement has been discharged, the LACDA may act on its own behalf to declare an “Event of Default” to have occurred and to take any one or more of the steps specified hereinabove to the same extent and with the same effect as if taken by the Fiscal Agent.

The obligations of the Borrower hereunder are not secured by a lien on the Project and the Loan shall not be accelerated as a result of any default hereunder. The Borrower hereby agrees that specific enforcement of the Borrower’s agreements contained herein is the only means by which the LACDA may obtain the benefits of such agreements made by the Borrower herein and the Borrower therefore agrees to the imposition of the remedy of specific performance against it in the case of any default by the Borrower hereunder.

The occurrence of a Determination of Taxability shall not, in and of itself, constitute a default hereunder.

Section 19. The Fiscal Agent. The Fiscal Agent shall act as specifically provided herein and in the Funding Loan Agreement. The Fiscal Agent is entering into this Regulatory Agreement solely in its capacity as Fiscal Agent under the Funding Loan Agreement, and the duties, powers, rights and liabilities of the Fiscal Agent in acting hereunder shall be subject to the provisions of the Funding Loan Agreement.

The LACDA shall be responsible for the monitoring and verifying of compliance by the Borrower with the terms of this Regulatory Agreement. The Fiscal Agent may at all times assume compliance with this Regulatory Agreement unless otherwise notified in writing by the LACDA, or unless it has actual knowledge of noncompliance.

After the date on which no principal of the Notes remains outstanding as provided in the Funding Loan Agreement, the Fiscal Agent shall no longer have any duties or responsibilities under this Regulatory Agreement and all references to the Fiscal Agent in this Regulatory Agreement shall be deemed references to the LACDA.

Section 20. Recording and Filing.

(a) The Borrower shall cause this Regulatory Agreement, and all amendments and supplements hereto and thereto, to be recorded and filed in the real property records of the County of Los Angeles and in such other places as the LACDA or the Fiscal Agent may reasonably request. The Borrower shall pay all fees and charges incurred in connection with any such recording. This Regulatory Agreement shall be recorded in the grantor grantee index to the name of the Borrower as grantor and the LACDA as grantee.

(b) The Borrower and the LACDA will file of record such other documents and take such other steps as are reasonably necessary, in the opinion of Bond Counsel, in order to ensure that the requirements and restrictions of this Regulatory Agreement will be binding upon all owners of the Project.

(c) The Borrower hereby covenants to include or reference the requirements and restrictions contained in this Regulatory Agreement in any documents, executed and delivered in connection with a voluntary transfer of any interest in the Project to another person to the end that such transferee has notice of, and is bound by, such restrictions and to obtain the agreement from any transferee to abide by all requirements and restrictions of this Regulatory Agreement.

Section 21. Governing Law. This Regulatory Agreement shall be governed by the laws of the State of California. The Fiscal Agent's rights, duties and obligations hereunder are governed in their entirety by the terms and provisions of the Funding Loan Agreement.

Section 22. Amendments. Except as provided in Section 30(e) hereof, this Regulatory Agreement shall be amended only by a written instrument executed by the parties hereto or their successors in title, and duly recorded in the real property records of the County of Los Angeles, California, and only upon receipt by the LACDA of an opinion from Bond Counsel that such amendment will not adversely affect the Tax-Exempt status of interest on the 2021 H-1 Note and is not contrary to the provisions of the Act and with the written consent of the Fiscal Agent.

The LACDA, the Fiscal Agent and the Borrower hereby agree to amend this Regulatory Agreement to the extent required, in the opinion of Bond Counsel (subject to the approval of the County Counsel of the LACDA), in order that interest on the 2021 H-1 Note remains Tax-Exempt. The party or parties requesting such amendment shall notify the other parties to this Regulatory Agreement of the proposed amendment, with a copy of such requested amendment to Bond Counsel and the County Counsel of the LACDA and a request that such Bond Counsel render to the LACDA an opinion as to the effect of such proposed amendment upon the Tax-Exempt status of interest on the 2021 H-1 Note.

Section 23. Notices. Any notice required to be given hereunder shall be made in writing and shall be given by personal delivery, certified or registered mail, postage prepaid, return receipt requested, at the addresses specified below, or at such other addresses as may be specified in writing by the parties hereto:

If to LACDA: Los Angeles County Development Authority  
700 West Main Street  
Alhambra, CA 91801 3312  
Attention: Mark Trinidad and Ryan Mosley  
Telephone: (626) 262 4511  
Facsimile: (626) 943 3818

with a copy to: Behnaz Tashakorian  
Office of the County Counsel  
Government Services Division  
500 W. Temple St., Suite 648  
Los Angeles, CA 90012

If to Borrower: PV West Carson, LP  
c/o PATH Ventures  
340 N. Madison Avenue  
Los Angeles, CA 90004  
Attn: Executive Director

with a copy to: Gubb & Barshay LLP  
505 14<sup>th</sup> Street, Suite 450  
Oakland, CA 94612  
Attention: Nicole Kline  
Email: nkline@hubbandbarshay.com

If to the Fiscal Agent: U.S. Bank National Association  
633 West 5th Street, 24th Floor  
Los Angeles, CA 90071  
Attention: Global Corporate Trust  
LACDA MF (West Carson Villas) 2021 Series H-1/H-2  
Telephone: (213) 615 6032  
Facsimile: (213) 615 6199

If to CDLAC: California Debt Limit Allocation Committee  
915 Capitol Mall, Room 311  
Sacramento, CA 95814  
Attention: Executive Director

If to Equity Investor: BF West Carson Villas LLLP  
c/o Boston Financial Investment Management, LP  
101 Arch Street, 13<sup>th</sup> Floor  
Boston, MA 02110  
Attn: Asset Management (West Carson)

With a copy to: Holland & Knight LLP  
10 St. James Avenue, 11<sup>th</sup> Floor  
Boston, MA 02116  
Attn: Kristen M. Cassetta, Esq.

Notice shall be deemed given three Business Days after the date of mailing.

A duplicate copy of each notice, certificate or other communication given hereunder by any party hereto to another party hereto shall also be given to all of the parties specified above. Failure to provide any such duplicate notice pursuant to the foregoing sentence, or any defect in any such duplicate notice so provided shall not constitute a default hereunder. All other documents required to be submitted to any of the foregoing parties shall also be submitted to such party at its address set forth above. Any of the foregoing parties may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates, documents or other communications shall be sent.

Section 24. Severability. If any provision of this Regulatory Agreement or if the applicability of any such provision shall be invalid, illegal or unenforceable, the validity, legality, enforceability, or the applicability with respect to the validity, legality and enforceability, of the remaining portions hereof shall not in any way be affected or impaired thereby.

Section 25. Multiple Counterparts. This Regulatory Agreement may be simultaneously executed in multiple counterparts, all of which shall constitute one and the same instrument, and each of which shall be deemed to be an original.

Section 26. Nondiscrimination and Affirmative Action. The Fiscal Agent and the Borrower shall comply with the applicable nondiscrimination and affirmative action provisions of the laws of the United States of America, the State of California, and the County of Los Angeles. The Fiscal Agent and the Borrower shall not discriminate in their employment practices against any employee or applicant for employment; denial of family and medical care leave; denial of pregnancy disability leave or reasonable accommodations against any employee or applicant for employment because of such person's race, ancestry, color, citizenship, national origin, religion, sex, sexual orientation, gender identity/expression, transgender status, age, marital status, familial status, domestic partner status, physical handicap, mental disability, medical condition, political affiliation or belief. The Fiscal Agent and the Borrower shall comply with Executive Order 11246, entitled "Equal Employment Opportunity," as amended by Executive Order 11375, and as supplemented in Department of Labor regulations (41 C.F.R. Part 60). No person shall on the grounds of race, ancestry, color, citizenship, national origin, religion, sex, sexual orientation, gender identity/expression, transgender status, age, marital status, familial status, domestic partner status, physical handicap, mental disability, medical condition, political affiliation or belief be excluded from participation in, be denied the benefit of, or be subjected to discrimination under this Regulatory Agreement. For purposes of this Section, Title 24 Code of Federal Regulations Part 107 and Section 570.601(b) defines specific discriminatory actions that are prohibited and corrective action that shall be taken in a situation as defined therein.

Section 27. Financial Obligations Personal to Borrower. The LACDA acknowledges that the Project shall be encumbered by the Notes Documents. Notwithstanding any provisions of this Regulatory Agreement to the contrary, all obligations of the Borrower under this Regulatory Agreement for the payment of money and all claims for damages against the Borrower occasioned by breach or alleged breach by the Borrower of its obligations under this Regulatory Agreement, including indemnification obligations, shall not be a lien on the Project and no Person shall have the right to enforce such obligations other than directly against the Borrower as provided in Section 18 of this Regulatory Agreement, except that the LACDA shall have the right at all times to enforce the rights contained in the third paragraph of Section 18 hereof. No subsequent owner of the Project shall be liable or obligated for the breach or default of any obligations of the Borrower under this Regulatory Agreement on the part of any prior Borrower, including, but not limited to, any payment or indemnification obligation. Such obligations are personal to the Person who was the Borrower at the time the default or breach was alleged to have occurred and such Person shall remain liable for any and all damages occasioned thereby even after such Person ceases to be the Borrower. Each Borrower shall comply with and be fully liable for all obligations of an "owner" hereunder during its period of ownership.

Section 28. Americans with Disabilities Act. Each of the Borrower and the Fiscal Agent hereby certifies that it and any contractor and subcontractor will comply with the Americans with Disabilities Act 42 U.S.C. Section 12101 et seq., and its implementing regulations and the American Disabilities Act Amendments Act (ADAAA) Pub. L.110-325 and all subsequent amendments (the “ADA”). Each of the Borrower and the Fiscal Agent and any contractor or subcontractor will provide reasonable accommodations to allow qualified individuals with disabilities to have access to and to participate in its programs, services and activities in accordance with the provisions of the ADA. The Borrower and the Fiscal Agent each will not discriminate against persons with disabilities or against persons due to their relationship to or association with a person with a disability. Any contract and subcontract entered into by the Borrower or the Fiscal Agent, relating to this Regulatory Agreement and the Project, to the extent allowed hereunder, shall be subject to the provisions of this paragraph.

Section 29. No Limitation on Borrower’s Liability. The Borrower’s liability hereunder shall not be limited in the case of the following:

- (a) a willful breach by the Borrower of the provisions of the Notes Documents limiting payments or distributions to members of the Borrower to the extent the Borrower receives such payments or distributions;
- (b) any liability, damage, cost or expense incurred by the LACDA or the Fiscal Agent as a result of fraud, waste, willful misconduct or bad faith by the Borrower; and
- (c) any failure by the Borrower to comply with Section 9 or Section 13 of this Regulatory Agreement.

In addition, each individual, other than any representative of the LACDA, signing this Agreement, or any other Note Document, in a representative capacity, shall be personally liable for (a) the warranty and representation hereby or thereby made that such person has legal capacity and is authorized to sign this Regulatory Agreement or such Note Document, as the case may be, and (b) intentional fraud by such person in connection therewith.

Section 30. Requirements of CDLAC. In addition to other requirements set forth herein and to the extent not prohibited by the requirements set forth in Sections 2 through 6 hereof, the Borrower hereby agrees to comply with each of the requirements of the CDLAC set forth in this Section 30, as follows:

(a) The Borrower shall comply with the conditions set forth in Exhibit A to the CDLAC Resolution (the “CDLAC Conditions”), as they may be modified or amended from time to time, which conditions are incorporated herein by reference and made a part hereof and is attached hereto as Exhibit G. Notwithstanding anything to the contrary herein, the provisions of this Section 30 shall remain effective for the period specified in the CDLAC Conditions, unless this Regulatory Agreement shall terminate as otherwise provided in Section 14 hereof.

(b) The Borrower acknowledges that the LACDA shall monitor the Borrower’s compliance with the terms of the CDLAC Conditions. The Borrower will cooperate fully with the LACDA in connection with such monitoring and reporting requirements as

provided herein. Compliance with the terms of the CDLAC Conditions not contained within this Regulatory Agreement, but referred to in the CDLAC Conditions are the responsibility of the Borrower to report to the LACDA.

(i) The Borrower shall prepare and deliver a Certificate of CDLAC Program Compliance pursuant to the terms of the CDLAC Conditions. The Borrower acknowledges that the Borrower will prepare and submit to the LACDA not later than January 15 of each year, and the LACDA will submit to CDLAC not later than March 1 of each year, until the Borrower has submitted to the LACDA and CDLAC a Construction Completion Certificate, and on March 1 every three years thereafter (such that the next succeeding year shall be the beginning of each such three (3) year period) until the end of the term of the CDLAC Conditions, a Certificate of CDLAC Program Compliance, executed by an Authorized Borrower Representative.

(ii) The Borrower shall prepare and deliver a Self-Certification Certificate pursuant to the terms of the CDLAC Conditions. The Borrower acknowledges that the Borrower will prepare and submit to the LACDA, not later than January 15 of each year, and the LACDA will submit to CDLAC, not later than March 1 of each year, until the Borrower has submitted to the LACDA and CDLAC a Construction Completion Certificate, and on March 1 every three (3) years thereafter (such that the next succeeding year shall be the beginning of each such three year period) until the end of the term of the CDLAC Conditions, a Self-Certification Certificate in the form provided by CDLAC.

(iii) Within thirty (30) days following the completion of the Project, the Borrower will prepare and submit to the LACDA, the Fiscal Agent and CDLAC, a Construction Completion Certificate. Following the submission of the Construction Completion Certificate, the Borrower will prepare and submit to the LACDA, not later than January 15 every three (3) years thereafter until the end of the Compliance Period, a California Tax Credit Allocation Committee Project Status Report or equivalent documentation in substantially the form required or otherwise provided by CDLAC from time to time.

(c) Except as otherwise provided in Section 14 of this Regulatory Agreement, this Regulatory Agreement shall terminate on the date fifty-five (55) years after the date on which at least fifty percent (50%) of the units in the Project are first occupied or such later date as the Qualified Project Period shall begin, as required by the CDLAC Conditions.

(d) The Borrower shall notify CDLAC in writing of: (i) any change in ownership of the Project, (ii) any change in the issuer of the Notes, (iii) any change in the name of the Project or the Project manager; (iv) any default under the Funding Loan Agreement, the Borrower Loan Agreement or this Regulatory Agreement; or (v) termination of this Regulatory Agreement.

(e) Any of the foregoing requirements of CDLAC contained in this Section 30 may be expressly waived by CDLAC, in its sole discretion, in writing, but (i) no waiver by CDLAC of any requirement of this Section 30 shall, or shall be deemed to, extend to or affect any other provision of this Regulatory Agreement except to the extent the LACDA has received an opinion of Bond Counsel that any such provision is not required by the Code, the Act and the Law and may be waived without adversely affecting the exclusion from gross income of interest on the 2021 H-1 Note for federal income tax purposes; and (ii) any requirement of this Section 30 shall be void and of no force and effect if the LACDA and the Borrower receive a written opinion of Bond Counsel to the effect that compliance with any such requirement would cause interest on the 2021 H-1 Note to cease to be Tax-Exempt or to the effect that compliance with such requirement would be in conflict with the Code, the Act, or any other state or federal law.

(f) CDLAC is intended to be and is a third party beneficiary of this Regulatory Agreement, and CDLAC shall have the right (but not the obligation) to enforce, separately or jointly with the LACDA and/or the Fiscal Agent or to cause the LACDA or the Fiscal Agent to enforce, the provisions of Section 30(d) of this Regulatory Agreement and to pursue an action for specific performance of such provisions or other available remedy at law or in equity in accordance with Section 18 hereof, provided that any such action or remedy shall not materially adversely affect the interests and rights of the Noteholders and shall otherwise be subject to the terms, conditions and limitations applicable to the enforcement of remedies under this Regulatory Agreement.

(g) CDLAC shall have the right, but not the obligation, to deliver revised CDLAC Conditions to the Borrower after the Closing Date, at any time, that are not more restrictive than the original CDLAC Conditions; provided however, that, with the prior written consent of the Noteholder, which will not be unreasonably withheld: (i) any changes in the terms and conditions of the CDLAC Conditions prior to the recordation against the Project in the real property records of Los Angeles County, California, of a regulatory agreement between the Borrower and the California Tax Credit Allocation Committee (“TCAC Regulatory Agreement”) shall be in accordance with Section 3 of the CDLAC Resolution limited to such changes as are necessary to correct any factual errors or to otherwise conform the CDLAC Conditions to any change in facts or circumstances applicable to the Borrower or the Project; and (ii) after recordation of the TCAC Regulatory Agreement, any changes in the terms and conditions of the CDLAC Conditions shall be limited to such changes as are necessary to conform Items 1, 6, 7, 10, 11, 12, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, and/or 37 of Exhibit A to the CDLAC Conditions to any change in terms and conditions requested by the Borrower and approved by CDLAC. The LACDA may, in its sole and absolute discretion, require the Borrower to enter into an amendment to this Regulatory Agreement reflecting the revised CDLAC Conditions, which amendment shall be executed by the parties hereto or their successor in title and duly recorded in the real property records of the County of Los Angeles. The Borrower shall pay any costs and expenses in connection therewith and provide CDLAC with a copy of that recorded amendment reflecting the revised CDLAC Conditions.

Section 31. Conflicts between Affordable Housing Covenants. It is the intention of the parties to this Regulatory Agreement that the Borrower shall comply with the affordable housing



covenants and agreements which impose the greatest restriction on the Project. If there is a conflict, now or in the future, between the restrictions contained in this Regulatory Agreement and another regulatory agreement or affordable housing covenants contained in another agreement binding on the Project, the more restrictive provisions shall be followed by the Borrower and the Borrower shall not be in default of its obligations under such other covenants and agreements or this Regulatory Agreement if the Borrower follows the more restrictive covenants or agreements. For example, but not as a limitation to this provision, if one covenant requires two units to be set aside for affordable housing and another covenant requires five units to be set aside, the Borrower shall set aside 5 units; or if one covenant establishes income qualification standards at 80% of AMI and another covenant establishes income qualification standards at 50% then the Borrower shall comply with the 50% standard; or if one agreement sets forth a more detailed description of eligible household than another agreement then the more detailed provisions will apply; or if one agreement requires annual reporting and another requires quarterly reporting then the Borrower will provide quarterly reporting.

IN WITNESS WHEREOF, the LACDA, the Fiscal Agent and the Borrower have executed this Regulatory Agreement by duly authorized representatives, all as of the date first above written.

LOS ANGELES COUNTY  
DEVELOPMENT AUTHORITY

By: \_\_\_\_\_  
Executive Director or Designee

\_\_\_\_\_  
Print Name

U.S. BANK NATIONAL ASSOCIATION,  
as Fiscal Agent

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

PV West Carson, LP,  
a California limited partnership

By: WCV MGP, LLC,  
a California limited liability company

By: PATH Ventures,  
a California nonprofit public benefit  
corporation, its sole member and manager

By: \_\_\_\_\_  
Ernesto Espinoza  
Deputy Executive Director

**NOTARY ACKNOWLEDGMENT STATEMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of \_\_\_\_\_)

On \_\_\_\_\_, before me, \_\_\_\_\_,

(here insert name and title of the officer), personally appeared \_\_\_\_\_ (name(s) of

signers), who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ [SEAL]

**NOTARY ACKNOWLEDGMENT STATEMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of \_\_\_\_\_)

On \_\_\_\_\_, before me, \_\_\_\_\_,  
(here insert name and title of the officer), personally appeared \_\_\_\_\_ (name(s) of

signers), who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ [SEAL]

**NOTARY ACKNOWLEDGMENT STATEMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of \_\_\_\_\_)

On \_\_\_\_\_, before me, \_\_\_\_\_,

(here insert name and title of the officer), personally appeared \_\_\_\_\_ (name(s) of

signers), who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ [SEAL]

**EXHIBIT A**

**DESCRIPTION OF PROJECT SITE**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

[TO COME.]

Street Address of Property

22801-22905 South Vermont Avenue, Los Angeles, California 90502

**EXHIBIT B**

**FORM OF CERTIFICATE OF CONTINUING PROGRAM COMPLIANCE**

FOR THE [PERIOD] ENDING \_\_\_\_\_

Los Angeles County Development Authority  
Multifamily Housing Mortgage Revenue Notes  
(West Carson Villas)  
2021 Series H

The undersigned, being the Authorized Borrower Representative of PV West Carson, LP, a California limited partnership (the “Borrower”), has read and is thoroughly familiar with the provisions of the various loan documents associated with the Borrower’s participation in the multifamily housing program of the Los Angeles County Development Authority (together with any assigns or successors thereto, the “LACDA”), including, without limitation, the Regulatory Agreement and Declaration of Restrictive Covenants, dated as of September 1, 2021 (the “Regulatory Agreement”), among the Borrower, the LACDA and U.S. Bank National Association, as Fiscal Agent relative to the multifamily housing project located at 22801-22905 South Vermont Avenue, Los Angeles, California 90502 in the County of Los Angeles, California (the “Project”), known as West Carson Villas.

As of the date of this Certificate, the following percentages of completed residential units in the Project (as such term is defined in the Regulatory Agreement) (i) are occupied by Low Income Tenants and Very Low Income Tenants (as such terms are defined in the Regulatory Agreement) or (ii) are currently vacant and being held available for such occupancy and have been so held continuously since the date a Low Income Tenant or a Very Low Income Tenant vacated such unit, as indicated:

Occupied by Low Income Tenants or Very Low Income Tenants:	_____ % Unit Nos. _____ and size
--	--

Occupied by Low Income Tenants:	_____ % Unit Nos. _____ and size
---------------------------------	--

Occupied by Very Low Income Tenants:	_____ % Unit Nos. _____ and size
--------------------------------------	--

Held vacant for occupancy continuously since last occupied by Low Income Tenants:	_____ % Unit Nos. _____ and size
---	--

Held vacant for occupancy continuously since last occupied by Very Low Income Tenants:	_____ %
--	---------



Unit Nos. \_\_\_\_\_ and  
size

Vacant Units:

\_\_\_\_\_ %

Low Income Tenants who commenced  
Occupancy of units during the  
Preceding [month/quarter]:

Unit Nos. \_\_\_\_

Very Low Income Tenants who commenced  
Occupancy of units during the  
Preceding [month/quarter]:

Unit Nos. \_\_\_\_

Attached is a separate sheet (the "Occupancy Summary") listing, among other items, the following information for each unit in the Project: the number of each unit, the occupants of each unit and the size, in square feet of each unit. It also indicates which units are occupied by Low Income Tenants and Very Low Income Tenants and which units became Low Income Units and Very Low Income Units during the preceding [period]. The information contained thereon is true and accurate.

The undersigned hereby certifies that (1) a review of the activities of the Borrower during such [period] and of the Borrower's performance under the Regulatory Agreement has been made under the supervision of the undersigned; (2) to the best of the knowledge of the undersigned, based on the review described in clause (1) hereof, the Borrower is not in default under any of the terms and provisions of the above documents [OR DESCRIBE THE NATURE OF ANY DEFAULT IN DETAIL AND SET FORTH THE MEASURES BEING TAKEN TO REMEDY SUCH DEFAULT]; and (3) to the knowledge of the Borrower, no Determination of Taxability (as such term is defined in the Regulatory Agreement) has occurred [OR, IF A DETERMINATION OF TAXABILITY HAS OCCURRED, SET FORTH ALL MATERIAL FACTS RELATING THERETO].

[Remainder of page left blank]

PV West Carson, LP,  
a California limited partnership

By: WCV MGP, LLC,  
a California limited liability company

By: PATH Ventures,  
a California nonprofit public benefit  
corporation, its sole member and manager

By: \_\_\_\_\_  
Ernesto Espinoza  
Deputy Executive Director

[Signature Page to West Carson Villas Certificate of Continuing Program Compliance]

**EXHIBIT C**

**FORM OF INCOME CERTIFICATION**

[or such other form as shall be provided by the LACDA]

Apartment Number: \_\_\_\_\_ . Initial Occupancy Date: \_\_\_\_\_

*NOTE TO APARTMENT OWNER: This form is designed to assist you in computing Annual Income in accordance with the method set forth in the Department of Housing and Urban Development (“HUD”) Regulations (24 C.F.R. Part 5 Subpart F). You should make certain that this form is at all times up to date with the HUD Regulations.*

Re: West Carson Villas  
22801-22905 South Vermont Avenue, Los Angeles, California 90502

The undersigned hereby (certify) (certifies) that:

1. This Income Certification is being delivered in connection with the undersigned’s application for occupancy of Apartment # \_\_\_\_\_ in West Carson Villas, located at the 22801-22905 South Vermont Avenue, Los Angeles, California 90502, in the County of Los Angeles, California.

2. List all the occupants of the apartment, the relationship (if any) of the various occupants, their ages, and indicate whether they are students (for this purpose, a student is any individual who has been, or will be, a full time student at an educational institution during five months (whether consecutive or not) of the year in which this application is submitted, other than a correspondence school, with regular facilities and students).

	<b>Occupant</b>	<b>Relationship</b>	<b>Age</b>	<b>Student (Yes or No)</b>	<b>Social Security Number</b>
(a)	_____	_____	_____	_____	_____
(b)	_____	_____	_____	_____	_____
(c)	_____	_____	_____	_____	_____
(d)	_____	_____	_____	_____	_____
(e)	_____	_____	_____	_____	_____
(f)	_____	_____	_____	_____	_____

3. If all of the occupants are students, answer the following questions for each occupant:

(a) Is any student listed in paragraph 2 above married and files a joint return for federal income tax purposes? List any such students.



allowances such as alimony and child support payments, and regular contributions or gifts received from persons not residing in the dwelling; all regular and special pay and allowances of members of the Armed Forces (whether or not living in the dwelling) who are the head of the family or spouse; and any earned income tax credit to the extent that it exceeds income tax liability;

but excluding:

income from employment of children (including foster children) under the age of 18 years; payments received for the care of foster children or foster adults (usually individuals with disabilities, unrelated to the tenant family, who are unable to live alone); lump sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance and workers' compensation), capital gains and settlement for personal or property losses; amounts which are specifically for reimbursement of medical expenses; amounts of educational scholarships paid directly to the student or the educational institution, and amounts paid to a veteran for use in meeting the costs of tuition, fees, books and equipment, but in either case only to the extent used for such purposes; special pay to a serviceman head of a family who is away from home and exposed to hostile fire; amounts received under training programs funded by HUD; amounts received under Plan to Attain Self Sufficiency; amounts for out of pocket expenditures incurred in connection with other public assistance programs; resident service stipend (not in excess of \$200 per month); amounts from state or local employment training programs; temporary, nonrecurring or sporadic income (including gifts); reparation payments paid by a foreign government to persons who were persecuted during the Nazi era; earnings in excess of \$480 for each full time student 18 years old or older (excluding head of family and spouse); adoption assistance payments in excess of \$480 per adopted child; deferred periodic payments of supplemental social security income and benefits received in a lump sum; refunds or rebates of property taxes paid on the unit; payments from state agency to allow developmentally disabled family member to stay home; relocation payments under Title II of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970; foster child care payments; the value of coupon allotments for the purchase of food pursuant to the Food Stamp Act of 1964 which is in excess of the amount actually charges for the allotments; and payments to volunteers under the Domestic Volunteer Service Act of 1973; is as follows:

<b>Occupant</b>	<b>Anticipated Annual Income</b>	<b>Source of Income or Employer</b>
(a) _____ _____	\$ _____	_____
(b) _____ _____	\$ _____	_____
(c) _____ _____	\$ _____	_____

(d)	_____	\$ _____	_____
	_____		
(e)	_____	\$ _____	_____
	_____		
(f)	_____	\$ _____	_____
	_____		
	TOTAL	\$ _____	_____

5.(a) Do the persons whose income or contributions are included in Item 4 above have savings, stocks, bonds, equity in real property or other form of capital investment (excluding the values of necessary items of personal property such as furniture and automobiles and interest in Indian trust land)?

\_\_\_\_\_ Yes \_\_\_\_\_ No

(b) Have the persons whose income or contributions are included in Item 4 above disposed of any assets (other than at a foreclosure or bankruptcy sale) during the last two years at less than fair market value?

\_\_\_\_\_ Yes \_\_\_\_\_ No

(c) If the answer to (a) or (b) above is yes, does the combined total value of all such assets owned or disposed of by all such persons total more than \$5,000?

\_\_\_\_\_ Yes \_\_\_\_\_ No

(d) If the answer to (c) above is yes,

(i) insert the total value of all such assets owned or disposed of \$ \_\_\_\_\_; and

(ii) state:

(A) the amount of income expected to be derived from such assets in the 12-month period beginning on the date of initial occupancy in the unit that you propose to rent:

\$ \_\_\_\_\_

(B) the amount of such income, if any, that was included in Item 4 above:

\$ \_\_\_\_\_

6. Neither myself nor any other occupant of the unit I/we propose to rent is the owner of the rental housing project in which the unit is located (hereinafter, the "Borrower"), has any family relationship to the Borrower or owns directly or indirectly any interest in the Borrower. For purposes of this paragraph, indirect ownership by an individual shall mean ownership by a family member, ownership by a corporation, partnership, estate or trust in proportion to the ownership or beneficial interest in such corporation, partnership, estate or trust held by the individual or a family member and ownership, direct or indirect, by a partner of the individual.

7. This Income Certification is made with the knowledge that it will be relied upon by the Borrower to determine maximum income for eligibility to occupy the unit, and I/we declare that all information set forth herein is true, correct and complete and based upon information I/we deem reliable and that the statement of total anticipated income contained in paragraph 4 is reasonable and based upon such investigation as the undersigned deemed necessary.

8. I/we will assist the Borrower in obtaining any information or documents required to verify the statements made therein, including either an income verification from my/our present employer(s) or copies of federal tax returns for the immediately preceding calendar year.

9. I/we acknowledge that I/we have been advised that the making of any misrepresentation or misstatement (whether or not intentional) in this Income Certification will constitute a material breach of my/our agreement with the Borrower to lease the unit and will entitle the Borrower to prevent my/our occupancy of the unit and will be cause for immediate termination of such lease.

10. The undersigned hereby acknowledge and agree that on or before January 1 (or upon Lease renewal) of each year the undersigned and any other current residents of such apartment will complete and deliver a new Income Certification, in the form then in use, to the Borrower and that the undersigned's rent is subject to increase thirty (30) days after written notice is given to the undersigned stating that the undersigned no longer qualifies as a Lower Income Tenant under the Tax Regulatory Agreement.

11. RESIDENT(S) STATEMENT: I/We certify that the statements are true and complete to the best of my/our knowledge and belief and are given under penalty of perjury. In the event this Income Certification is executed more than five (5) days prior to the date I/we intend to occupy the unit, I/we hereby agree to update and recertify the accuracy of the information herein provided as of the date I/we first occupy the unit:

- (a) \_\_\_\_\_ Date: \_\_\_\_\_
- (b) \_\_\_\_\_ Date: \_\_\_\_\_
- (c) \_\_\_\_\_ Date: \_\_\_\_\_
- (d) \_\_\_\_\_ Date: \_\_\_\_\_
- (e) \_\_\_\_\_ Date: \_\_\_\_\_
- (f) \_\_\_\_\_ Date: \_\_\_\_\_

*[The signatures of all persons over the age of 18 years listed in Number 2 above are required]*

12. Calculation of Eligible Income:

- (a) Enter the amount entered for entire household in 4 above: \$ \_\_\_\_\_
- (b) Enter income derived from assets (line 5(d)(2)(A)): \$ \_\_\_\_\_
- (c) Subtract (b) from (a) \$ \_\_\_\_\_
- (d) Multiply the amount entered in 5(d)(1) by the current passbook savings rate to determine the total annual earnings on assets [5(d)(1)] if invested in passbook savings.  
Passbook rate \_\_\_\_\_ % X \_\_\_\_\_ = \$ \_\_\_\_\_
- (e) Enter the greater of (b) or (d) \$ \_\_\_\_\_
- (f) TOTAL ELIGIBLE INCOME (Line (e) + (c)) \$ \_\_\_\_\_

13. The amount entered in 12(f):

- (a) \_\_\_\_\_ Qualifies the applicant(s) as a Lower Income Tenant(s).
- (b) \_\_\_\_\_ Does not qualify the applicant(s) as Lower Income Tenant(s).
- (c) \_\_\_\_\_ Qualifies the applicant(s) as a Very Low Income Tenant(s).
- (d) \_\_\_\_\_ Does not qualify the applicant(s) as Very Low Income Tenant(s).

14. Number of apartment unit assigned: \_\_\_\_\_

Bedroom size: \_\_\_\_\_ Rent: \$ \_\_\_\_\_

Tenant paid Utilities:

Water \_\_\_\_\_ Gas \_\_\_\_\_ Electric \_\_\_\_\_

Trash \_\_\_\_\_ Other (list type) \_\_\_\_\_

15. Was this apartment unit last occupied for a period of 31 consecutive days by persons whose aggregate anticipated annual income as certified in the above manner upon their initial occupancy of the apartment unit qualified them as Lower Income Tenants?

\_\_\_\_\_ Yes \_\_\_\_\_ No

16. Method used to verify applicant(s) income:

\_\_\_\_\_ Employer income verification

\_\_\_\_\_ Social Security Administration verification



\_\_\_\_\_ Department of Social Services verification

\_\_\_\_\_ Copies of tax returns

\_\_\_\_\_ Other (\_\_\_\_\_)

17. Method used to verify responses, if any, in paragraph 3 of this Income Certification:

\_\_\_\_\_ Copies of Tax Returns

\_\_\_\_\_ Evidence of participation in an enumerated program

18. BORROWER'S STATEMENT: Based on the representations herein and upon the proofs and documentation submitted pursuant to paragraph 8 hereof, the family or individual(s) named in paragraph 2 of this Income Certification is/are eligible under the provisions of the Regulatory Agreement and Declaration of Restrictive Covenants to live in a unit in the Project.

Date \_\_\_\_\_

Signature of Authorized Borrower Representative:

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

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

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

EXECUTION OF ITEMS 19 AND 20

\_\_\_\_\_ IS \_\_\_\_\_ IS NOT NECESSARY.

Initials: \_\_\_\_\_.

19. If this Income Certification was executed by me/us more than five (5) days prior to my/our occupancy of the unit, I/we hereby update and recertify the accuracy of the information herein provided as of \_\_\_\_\_, 20\_\_\_\_ and state:

\_\_\_\_\_ (a) No additional information is required to be provided to make this Income Certification true and correct on the date of this certification.

\_\_\_\_\_ (b) The following information is provided to update the information previously provided in the Income Certification:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- (a) \_\_\_\_\_ Date: \_\_\_\_\_
- (b) \_\_\_\_\_ Date: \_\_\_\_\_
- (c) \_\_\_\_\_ Date: \_\_\_\_\_
- (d) \_\_\_\_\_ Date: \_\_\_\_\_
- (e) \_\_\_\_\_ Date: \_\_\_\_\_
- (f) \_\_\_\_\_ Date: \_\_\_\_\_

20. BORROWER'S STATEMENT: The family or individual(s) named in paragraph 2 of this Income Certification have, pursuant to paragraph 19 hereof, updated and recertified the information heretofore provided as specifically set forth in paragraph 19 hereof.

Date \_\_\_\_\_

Signature of Authorized Borrower Representative:

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

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

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

[Remainder of page intentionally left blank]

**INCOME VERIFICATION**  
(for employed persons)

The undersigned employee has applied for a rental unit located in a project financed by the issuance of notes by the Los Angeles County Development Authority for persons of low or moderate income. Every income statement of a prospective tenant must be stringently verified. Please indicate below the employee's current annual income from wages, overtime, bonuses, commissions or any other form of compensation received on a regular basis.

Annual Wages        \_\_\_\_\_  
Overtime            \_\_\_\_\_  
Bonuses             \_\_\_\_\_  
Commissions        \_\_\_\_\_  
Total Current Income    \_\_\_\_\_

I hereby certify that the statements above are true and complete to the best of my knowledge.

\_\_\_\_\_  
Date

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

I hereby grant you permission to disclose my income to \_\_\_\_\_,  
in order that they may determine my income eligibility for rental of an apartment located in their  
project which has been financed by an issuance of notes by the Los Angeles County Development  
Authority.

Date \_\_\_\_\_

Signature \_\_\_\_\_

Please send form to: \_\_\_\_\_

[Income verification signature page]

**INCOME VERIFICATION**  
(for self-employed persons)

I hereby attach copies of my individual federal and state (if applicable) income tax returns for the immediately preceding calendar year and certify that the information shown in such income tax returns is true and complete to the best of my knowledge.

Date \_\_\_\_\_

Signature \_\_\_\_\_

**EXHIBIT D**

**FORM OF ANNUAL TENANT INCOME RECERTIFICATION**

Project name: West Carson Villas

Apartment # \_\_\_\_\_ Date of Original Certification \_\_\_\_\_

Resident name \_\_\_\_\_

**TO THE RESIDENT:**

*This form is a continuation of the Los Angeles County Development Authority (the "Authority") Affordable Housing Program (the "Program") which was previously discussed with you. In order to keep you on the qualifying list, you will need to update the following information each year when you renew your lease. The Borrower is required by the Internal Revenue Code of 1986 and the LACDA to maintain this information in order to maintain the Program.*

**Household Composition:**

- 1) Please list all of those individuals residing in your apartment.
- 2) Please list the anticipated annual income of all occupants of your household who are 18 years of age or older (if housemaker, or unemployed, etc.—please list as such).
- 3) If college or technical school student, please list if full time or part time student.

	<b>NAME</b>	<b>SS#</b>	<b>AGE</b>	<b>ANTICIPATED ANNUAL INCOME*</b>	<b>OCCUPATION/STUDENT</b>
1)					
2)					
3)					
4)					
5)					
6)					
7)					

**\*SEE INCOME DEFINITION ATTACHED TO THIS FORM.**

**DO YOU OWN OR HAVE YOU ACQUIRED OR HAVE YOU DISPOSED OF ANY ASSETS OVER \$5,000.00 IN THE PAST YEAR? \_\_\_\_\_**

If so, please describe and list amount and annual income expected to be derived from such assets. \_\_\_\_\_

If all persons residing in your apartment are full time students, please indicate for each such person whether they are: (1) a single parent living with his/her children; (2) a student receiving assistance

under Title IV of the Social Security Act (Temporary Assistance for Needy Families); (3) a student enrolled in a job training program receiving assistance under the Job Training Partnership Act or under other similar federal, state or local laws; (4) a student who was previously under the care and placement responsibility of a foster care program (under part B or E of Title IV of the Social Security Act); or (5) a student who is married and files a joint return. Single parents described in (1) above may not be dependents of another individual and their children may not be dependents of another individual other than their parents.

**Please have all occupants over the age of 18 sign this certification.**

I/we acknowledge that I/we have been advised that the making of any misrepresentation or misstatement in this declaration will constitute a material breach of my/our agreement with the Borrower to lease the unit and will entitle the Borrower to prevent or terminate my/our occupancy of the unit by institution of an action for ejection or other appropriate proceedings.

I/we declare under penalty of perjury that the foregoing is true and correct.

SIGNATURES:

DATE:

1	_____	_____
)		
2	_____	_____
)		
3	_____	_____
)		
4	_____	_____
)		

MANAGER'S SIGNATURE:

\_\_\_\_\_

**DEFINITION OF INCOME**

The full amount, before any payroll deductions, of wages, salaries, overtime, commissions, fees, tips, and bonuses; net income from the operation of a business or profession or from the rental of real or personal property (without deducting expenditures for business expansion or amortization of capital indebtedness or any allowance for depreciation of capital assets); interest and dividends (including income from assets excluded below); the full amount of periodic payments from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits and other similar types of periodic payments including any lump sum payment for the delayed start of a periodic payment; payments in lieu of earnings, such as unemployment and disability compensation, workers' compensation and severance pay; all public assistance income; periodic and determinable allowances such as alimony and child support payments, and regular contributions or gifts received from persons not residing in the dwelling; all regular and special pay and allowances of members of the Armed Forces (whether or not living in the dwelling) who

are the head of the family or spouse; and any earned income tax credit to the extent that it exceeds income tax liability;

but excluding:

income from employment of children (including foster children) under the age of 18 years; payments received for the care of foster children or foster adults (usually individuals with disabilities, unrelated to the tenant family, who are unable to live alone); lump sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance and workers' compensation), capital gains and settlement for personal or property losses; amounts which are specifically for reimbursement of medical expenses; amounts of educational scholarships paid directly to the student or the educational institution, and amounts paid to a veteran for use in meeting the costs of tuition, fees, books and equipment, but in either case only to the extent used for such purposes; special pay to a serviceman head of a family who is away from home and exposed to hostile fire; amounts received under training programs funded by HUD; amounts received under Plan to Attain Self Sufficiency; amounts for out of pocket expenditures incurred in connection with other public assistance programs; resident service stipend (not in excess of \$200 per month); amounts from state or local employment training programs; temporary, nonrecurring or sporadic income (including gifts); reparation payments paid by a foreign government to persons who were persecuted during the Nazi era; earnings in excess of \$480 for each full time student 18 years old or older (excluding head of family and spouse); adoption assistance payments in excess of \$480 per adopted child; deferred periodic payments of supplemental social security income and benefits received in a lump sum; refunds or rebates of property taxes paid on the unit; payments from state agency to allow developmentally disabled family member to stay home; relocation payments under Title II of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970; foster child care payments; the value of coupon allotments for the purchase of food pursuant to the Food Stamp Act of 1964 which is in excess of the amount actually charges for the allotments; and payments to volunteers under the Domestic Volunteer Service Act of 1973.



**EXHIBIT E**

**FORM OF CERTIFICATE OF CDLAC PROGRAM COMPLIANCE**

Project Name Change:        No \_\_\_\_\_            Yes \_\_\_\_\_

(If project name has changed since the award of allocation please note the original project name as well as the new project name.)

If yes provide old and new Project Name: \_\_\_\_\_

CDLAC Application No.:    18-406

Bond Issuer Change:        No \_\_\_\_\_            Yes \_\_\_\_\_

(If Bond Issuer has changed since the award as a result of refinance or refunding of an allocation please note the original Issuer as well as the new Issuer.)

If yes provide the Name of existing and New Issuer \_\_\_\_\_

Contact Information \_\_\_\_\_

Change in Borrower        No \_\_\_\_\_            Yes \_\_\_\_\_

(If Borrower has changed since the award affecting the CDLAC Resolution please note the original Borrower as well as the new Borrower.)

If yes provide the Name of the existing and New Borrower \_\_\_\_\_

Contact Information \_\_\_\_\_

Change in Management Company    No \_\_\_\_\_            Yes \_\_\_\_\_

If yes provide the Name of the New Management Company \_\_\_\_\_

Has the Qualified Project Period commenced?    No \_\_\_\_\_            Yes \_\_\_\_\_

No \_\_\_\_\_            Yes \_\_\_\_\_    Already Submitted Certification \_\_\_\_\_

If yes please submit the Construction Completion Certificate (one time only)

Has the project been completed and placed in service?

No \_\_\_\_\_            Yes \_\_\_\_\_    Already Submitted Certification \_\_\_\_\_

If yes please submit Completion Certification (one time only)

Have any of the following events occurred associated with the Note allocation including but not limited to: defaults associated with rents and income requirements, Bond Default or a Qualified Bond Default?

No \_\_\_\_\_ Yes \_\_\_\_\_

If so, please describe and explain?

Has a termination of the Regulatory Agreement occurred or is a termination planned in the next year? Has proper noticing occurred?

No \_\_\_\_\_ Yes \_\_\_\_\_

If so, please describe and explain?

Federally Bond Restricted Units (Reflected in in PSR)		Other Restrictions (reflected in PSR)
Total (Reported in CDLAC Resolution)		

____ at 50% AMI	____ at 50% AMI	____ at 50% AMI
-----------------	-----------------	-----------------

____ at 60% AMI	____ at 60% AMI	____ at 60% AMI
-----------------	-----------------	-----------------

Total _____	Total _____	Total _____
-------------	-------------	-------------

Please attached a copy of the project's TCAC Project Status Report (PSR) or equivalent documentation.

Please indicate the distribution of the CDLAC restricted 10% of the 50% AMI units

Bedroom Type	# of Units in PSR	# of Units in CDLAC Resolution
1 bedroom	_____	_____
2 bedroom	_____	_____
3 bedroom	_____	_____

If the Project has committed to and is currently providing the service amenities for a term as specified in the CDLAC Resolution, please verify the services are being provided: on a regular and ongoing basis, which are provided free of charge and all hour requirements are being met:

\_\_\_\_ After-school Programs

\_\_\_\_ Educational, health and wellness, or skill building classes

\_\_\_\_ Health and Wellness services and programs (not group classes)

\_\_\_\_ Licensed Childcare provided for a minimum of 20 hours per week (Monday-Friday)

\_\_\_\_ Bona-Fide Service Coordinator/ Social Worker

Is the service being offered on an ongoing basis and provided free of charge (childcare excepted)?

No \_\_\_\_\_ Yes \_\_\_\_\_ If no, please explain.

Are all hour requirements being met?

No \_\_\_\_\_ Yes \_\_\_\_\_ If no, please explain.

Attach evidence demonstrating that the above listed services are being provided and have met the requirements in the CDLAC Resolution. Including but not limited to MOUs and or contracts associated with the services rendered, a 12-month schedule (current reporting year) of the services offered, flyers, sign-up sheets, etc.

Pursuant to Section 13 of Resolution No. \_\_\_\_ (the “Resolution”) adopted by the California Debt Limit Allocation Committee (the “Committee”) on \_\_\_\_\_, I, [\_\_\_\_\_], an Officer of the Borrower, hereby certify under penalty of perjury that, as of the date of this Certificate, the above-mentioned Project is in compliance with the terms and conditions set forth in the Resolution as outlined above. I further certify that I have read and understand the CDLAC Resolution, which specifies that once the Notes are issued, the terms and conditions set forth in the Resolution Exhibit A, shall be enforceable by the Committee through an action for specific performance, negative points, withholding future allocation or any other available remedy.

\_\_\_\_\_  
Signature of Officer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Officer

\_\_\_\_\_  
Title of Officer

**EXHIBIT F**

**FORM OF STATISTICAL REPORT TO LACDA**

Reporting Period: \_\_\_\_\_, \_\_\_\_\_. Date: \_\_\_\_\_

As of the date hereof:

1. Total units: \_\_\_\_\_; units occupied by Low Income Tenants: \_\_\_\_\_; units occupied by Very Low Income Tenants: \_\_\_\_\_; vacant units most recently occupied by Low Income Tenants: \_\_\_\_\_; vacant units most recently occupied by Very Low Income Tenants: \_\_\_\_\_; other vacant units: \_\_\_\_\_.

2. Total units occupied by households with children, to the extent such information has been provided by tenants: \_\_\_\_\_; Low Income Units so occupied: \_\_\_\_\_; Very Low Income Units so occupied: \_\_\_\_\_.

3. To the extent such information has been provided by tenants, total units occupied by elderly households with a member of age 62 or over: \_\_\_\_\_; Low Income Units so occupied: \_\_\_\_\_; Very Low Income Units so occupied: \_\_\_\_\_.

4. The number of Low Income Tenants who terminated their rental agreements during the previous 12 month period is \_\_\_\_\_. The number of Very Low Income Tenants who terminated their rental agreements during the previous 12 month period is \_\_\_\_\_.

5. The number of units rented to new Low Income Tenants during the last 12-month period is \_\_\_\_\_. The number of units rented to new Very Low Income Tenants during the last 12-month period is \_\_\_\_\_.

6. To the extent such information has been provided by tenants, the family names of each household currently occupying a Low Income Unit and a Very Low Income Unit are listed on the schedule attached hereto.

7. The number of Low Income Units of various sizes is:

studio:  
one bedroom:  
two bedroom:  
three bedroom:

8. The number of Very Low Income Units of various sizes is:

studio:  
one bedroom:  
two bedroom:  
three bedroom:

PV West Carson, LP,  
a California limited partnership

By: WCV MGP, LLC,  
a California limited liability company

By: PATH Ventures,  
a California nonprofit public benefit  
corporation, its sole member and manager

By: \_\_\_\_\_  
Ernesto Espinoza  
Deputy Executive Director

**EXHIBIT G**  
**CDLAC RESOLUTION**

## **EXHIBIT H**

### **MULTI FAMILY BOND POLICIES AND PROCEDURES**

#### **AFFORDABILITY REQUIREMENTS**

**A. Number of Affordable Units**

At least 20% of the units in each project must be rented to or held available for rent to very low income tenants (50% of median income, adjusted for household size) or 40% of the project units must be rented to or held available for rent to low income tenants (60% of median income), with an additional 10% of these units set at the very low income level.

**B. Term**

The term of the affordability requirement is the longer of (a) 30 years from the beginning of the Qualified Project Period or the date of the refunding, as applicable, (b) such period as may be required in the opinion of Bond Counsel to meet federal or state law. The rent of “in place” tenants at the conclusion of the required affordability period will continue to be governed by the applicable affordability restriction, so long as those tenants continue to live in the development.

**C. Income Limits**

Total household income for income restricted units may not exceed 50% or 60% of the median income as applicable, adjusted by household size, as set by the U.S. Department of Housing and Urban Development (HUD). These limits will be adjusted periodically when HUD adjusts the median income standards.

**D. Annual Certification of Tenant Income**

The project owner must certify tenant eligibility annually. If at the annual certification a tenant’s income exceeds 1.4 times the then income limit for initial occupancy, the owner must rent the next available unit to a new income eligible tenant. The owner may raise the current tenant’s rent to market rent only upon renting the next available unit to a new low income or very low income household, as applicable, to be counted toward meeting the affordable unit requirements. A unit rented only to students does not count toward the affordable unit requirements unless they are married and are not listed as dependents on another household’s tax returns.

**E. Rent Limits**

The maximum rents for all the affordable units are adjusted based on the percentage increase in the HUD determined median income for Los Angeles County. These rents are based on 1/12 of 30% of the appropriate income limits, assuming 1 person in a studio, 2 persons in a one bedroom, 3 persons in a two bedroom and 4 persons in a three bedroom unit. These assumptions differ for projects using LIHTCs, which assumes 1 person in a studio and 1.5 persons per bedroom. In the event Tax-Exempt Bond are used with LIHTCs, the more restrictive rents apply.

**EXHIBIT I**

**FORM OF CONSTRUCTION COMPLETION CERTIFICATE**

1) Project Name: West Carson Villas  
*(If project name has changed since the award of allocation please note the original project name as well as the new project name and request a change in the CDLAC resolution.)*

Original: \_\_\_\_\_

2) CDLAC Application No.: \_\_\_\_\_

3) Name of Bond Issuer: Los Angeles County Development Authority

4) Name of Borrower: PV West Carson, LP  
*(If Borrower has changed name since the award please note the original Borrower as well as the new Borrower and request a change in the CDLAC resolution.)*

Original: \_\_\_\_\_

5) The undersigned hereby certifies that all work on the Project was substantially completed as of \_\_\_\_\_, 20\_\_

The undersigned hereby further certifies that:

(a) the aggregate amount disbursed on the Loan to date is \$[\_\_\_\_\_]

(b) all amounts disbursed from proceeds of the Notes have been applied to pay or reimburse the undersigned for the payment of Project Costs (as that term is used in the Regulatory Agreement) and none of the amounts disbursed from the proceeds of the Notes have been applied to pay or reimburse any party for the payment of costs or expenses other than Project Costs; and

(c) at least 95 percent of the amounts disbursed from the proceeds of the Notes have been applied to pay or reimburse the Borrower for the payment of Qualified Project Costs (as that term is used in the Regulatory Agreement) and less than 25% of the amounts disbursed from the proceeds of the Notes, exclusive of amounts applied to pay the costs of issuing the Notes, have been applied to pay or reimburse the Borrower for the cost of acquiring land.

6) The undersigned hereby certifies the Project meets the general federal rule for a Qualified Project Period.

No \_\_\_\_\_ Yes \_\_\_\_\_

(a) 10% of the dwelling units in the Project financed in part from the proceeds of the 2021 H-1 Note were first occupied on \_\_\_\_\_, 20\_\_ and

(b) 50% of the dwelling units in the Project financed in part from the proceeds of the 2021 H-1 Note were first occupied on \_\_\_\_\_, 20\_\_.



7) If no to (6), the undersigned hereby certifies the Project meets the special federal rule for a Qualified Project Period.

No \_\_\_\_\_ Yes \_\_\_\_\_

*(Project qualifies if it is an acquisition/rehabilitation where no more than 90% of the units were not available for occupancy within sixty (60) days of the earlier of the Project acquisition or the 2021 H-1 Note issuance date.)*

(a) 2021 H-1 Note was issued on \_\_\_\_\_, 20\_\_

(b) Property was acquired on \_\_\_\_\_, 20\_\_

(c) The date 10% of the units were available to occupy (within sixty (60) days of the earlier of the acquisition or bond issuance) is \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Signature of Officer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Officer

\_\_\_\_\_  
Title of Officer

\_\_\_\_\_  
Phone Number

**EXHIBIT J**

**FORM OF CERTIFICATE OF QUALIFIED PROJECT PERIOD**

Project Name: West Carson Villas  
*(If project name has changed since the award of allocation please note the original project name as well as the new project name and request a change in the CDLAC resolution.)*

CDLAC Application No.: \_\_\_\_\_

Name of Bond Issuer: Los Angeles County Development Authority

Name of Borrower PV West Carson, LP  
*(If Borrower has changed since the award please note the original Borrower as well as the new Borrower and request a change in the CDLAC resolution.)*

Project meets the general federal rule for a Qualified Project Period  
Yes \_\_\_\_\_ No \_\_\_\_\_

(a) 10% of the dwelling units in the project financed in part from the proceeds of the captioned 2021 H-1 Note were first occupied on \_\_\_\_\_, 20\_\_; and

(b) 50% of the dwelling units in the project financed in part from the proceeds of the captioned 2021 H-1 Note were first occupied on \_\_\_\_\_, 20\_\_.

Project meets the special federal rule for a Qualified Project Period.  
Yes \_\_\_\_\_ No \_\_\_\_\_

*(Project qualifies if it is an acquisition/rehabilitation where more than 90% of the units were not available for occupancy within sixty (60) days of the earlier of the project acquisition or the Notes Issuance Date.)*

(a) 2021 H-1 Note was issued on \_\_\_\_\_, 20\_\_

(b) Date 12 months after the 2021 H-1 Note Issuance Date \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Signature of Officer

\_\_\_\_\_  
Printed Name of Officer

\_\_\_\_\_  
Title of Officer

\_\_\_\_\_  
Phone Number