

AGREEMENT NUMBER ARRA CA-2009-____

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 SECTION 1602
CONDITIONAL GRANT AGREEMENT

GRANTEE NAME
GRANTEE ADDRESS

A. This Grant Agreement ("Agreement or Grant Agreement) is made this _____ day of _____, 2010, _____, L.P., a _____ (the "**Grantee**") and the *California Tax Credit Allocation Committee, a public agency of the State of California (the "**Committee**")*. If Tax Credit Assistance Program funds are being awarded to Grantee as a part of this Agreement, this is not a commitment until the Grantee complies with Exhibit G, item G-1.

RECITALS

B. Grantee owns or proposes to acquire the [fee or ground leasehold] interest in the certain real property described in Exhibit A (the "Property").

C. Grantee proposes to [construct or rehabilitate] or has [constructed or rehabilitated] on the Property certain improvements as described in the Application (defined below and attached as Exhibit B) (the "**Improvements**").

D. The Committee has the authority to receive the Treasury Grant (**the "*Federal Grant*"**) and use the proceeds of the Federal Grant to provide financial assistance to qualified affordable housing developments.

E. Grantee wishes to receive funds from the Committee and the Committee has approved the funding of the Grant through Section 1602 on the terms and conditions herein contained.

F. The Development (defined below) meets the Program Requirements (defined below), and the Committee has approved the funding of the Grant.

NOW, THEREFORE, the Committee and Grantee agree as follows:

ARTICLE I – DEFINITIONS

Section 1.1 – DEFINED TERMS. The following capitalized terms generally used in this Agreement shall have the meanings defined or referenced below. Certain other capitalized terms used in specific sections of this Agreement are defined in those sections. Capitalized terms used but not defined in this Agreement will have the meaning set forth in the Regulations.

“**Application**” means Grantee’s initial tax credit application to the Committee which is attached hereto as **Exhibit B** and incorporated herein by reference.

“**Construction Lender**” means _____, a _____.

“**Deed of Trust**” means that certain Deed of Trust with Assignment of Rents, Security Agreement and Fixture Filing of even date herewith to be executed by Grantee as trustor for the benefit of the Committee, as beneficiary, as hereafter amended, supplemented, replaced or modified.

“**Development**” means the Property and the Improvements constructed or rehabilitated or to be constructed or rehabilitated thereon as more specifically described in the Grantee’s Application.

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

“**Eligible Costs**” means those costs listed on **Exhibit D**.

“**Event of Default**” shall have the meaning given to such term in Section 8.1 of this Agreement.

“**Grant**” means that certain grant(s) as defined in Section 10323 of the Regulations made by the Committee to Grantee pursuant to the terms and conditions of the Grant Documents.

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

“**Hazardous Materials**” shall have the meaning given in Section 6.1.

“**Hazardous Materials Claims**” shall have the meaning given in Section 6.1.

“**Hazardous Materials Laws**” shall have the meaning given in Section 6.1.

“**HUD**” means the United States Department of Housing and Urban Development.

“**Manager**” means Property manager _____, a _____.

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

“**Permanent Financing Phase**” shall mean the period commencing upon the repayment of the construction loan and ending upon the repayment of the permanent loan.

“**Permanent Lender**” means any lender to the Grantee with a Deed of Trust senior to the Deed of Trust securing the Grant.

“**Program Requirements**” means all federal and state laws, rules regulations and guidelines applicable to the Grant, or the Improvements, as amended from time to time.

“**Regulations**” mean the Committee’s Regulations implementing the Federal and State Low Income Housing Laws (CCR Title 4, Division 17, Chapter 1) in effect as of the Effective Date.

“**Regulatory Agreement**” means the Committee’s Regulatory Agreement, to be recorded with the deed of trust for the Property.

“**Restrictions**” means all regulatory agreements and covenants, conditions and restrictions recorded against the Property and approved by the Committee.

“**Right of First Refusal Agreement**” means the Right of First Refusal Agreement of even date herewith between the Committee and Grantee, in the form set forth in **Exhibit E** hereto.

“**Section 1602**” means the Section 1602 program, through which the United States Department of Treasury awards grants (“**Section 1602 Funds**”) to the Committee to provide funding to complete construction or rehabilitation of qualified housing developments.

“**Treasury**” means the United States Department of Treasury.

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

ARTICLE II – CONDITIONAL GRANT

Section 2.1 – GRANT. By and subject to the terms of this Agreement, The Committee agrees to make a conditional grant to Grantee and Grantee agrees subject to the terms and conditions set forth in this agreement to accept from the Committee the sum of _____ Dollars (\$_____). The Grant shall be secured, in part, by the Deed of Trust, of even date

herewith, encumbering certain real property and improvements as legally defined therein. Amounts disbursed to or on behalf of Grantee pursuant to this Agreement shall be used to finance the acquisition, construction or renovation of the Property and Improvements and for such other purposes and uses as may be permitted under this Agreement and the other Grant Documents.

Section 2.2 – GRANT CONDITIONAL UPON COMPLIANCE WITH PROGRAM REGULATIONS FOR THE 15-YEAR COMPLIANCE TERM. Provided Grantee operates the Development in compliance with all program requirements during the 15-year compliance period, the Grantee will be subject to no repayment obligation. In the event the project is not operated in compliance with Program Regulations at any time during the 15-year compliance period, the Committee reserves the right to subject Grantee to the recapture provisions set forth in Section 8.3

ARTICLE III – INSURANCE

Section 3.1 – INSURANCE REQUIREMENTS. Grantee shall, while any obligation of Grantee under any Grant Document remains outstanding, maintain at Grantee's sole expense, with licensed insurers approved by the Committee, the following policies of insurance and such other coverage as may be required by the Committee in form and substance satisfactory to the Committee:

(a) Builders Risk. A Builders Risk Completed Value Hazard Insurance policy, including, without limitation, such endorsements as the Committee may require, insuring the Committee against damage to the Property and Improvements in an amount acceptable to the Committee. The Committee shall be named on the policy under a Lender's Loss Payable Endorsement (form #438BFU or equivalent).

(b) Liability. A policy of comprehensive general liability insurance with limits as required by the Committee, insuring against liability for injury and/or death to any person and/or damage to any property occurring on the Property and/or in the Improvements from any cause whatsoever.

(c) Other. Such other binders or policies of insurance as the Committee may require.

(d) Acceptance of Other Lender Approvals. During the term of the loan held by the Construction Lender, the Committee shall accept the same insurance coverage as accepted by the Construction Lender. During the

Permanent Financing Phase, the Committee shall accept the same insurance coverage as accepted by the Permanent Lender.

Section 3.2 – GENERAL. Grantee shall provide to the Committee certificates of insurance evidencing all required insurance policies, or other evidence of insurance acceptable to the Committee. Notwithstanding the foregoing, the Committee reserves the right, in its sole discretion, to require the Grantee to provide the Committee with certified copies of the original of all such policies. All insurance policies shall provide that the insurance shall not be cancelable or materially changed without thirty (30) days prior written notice to the Committee. The Committee shall be named under a Lender's Loss Payable Endorsement (form #438BFU or equivalent) on all insurance policies which Grantee actually maintains with respect to the Property and Improvements.

ARTICLE IV – GRANT DISBURSEMENT PROCEDURES

Section 4.1 – CONDITIONS PRECEDENT. The Committee's obligation to make any disbursements is subject at all times to satisfaction of each of the following conditions precedent:

(a) Delivery of Documents. Grantee shall have delivered to the Committee executed originals of all Grant Documents and all other documents, instruments, policies, and forms of evidence or other materials requested by the Committee under the terms of this Agreement or any of the other Grant Documents, including without limitation, an opinion from Grantee's counsel that the Development complies with the provisions of Article XXXIV of the California Constitution and copies of all required policies of insurance, all in form and substance satisfactory to the Committee. For purposes of the opinion regarding Article XXXIV, Grantee's counsel may assume that the Committee is carrying out routine governmental functions and/or performing conventional activities of a lender.

(b) Review and Approval of Certain Documents Affecting the Development. The Committee shall have reviewed and approved or accepted the other documents related to the Development and any such document not completed in all respects shall have been completed to the Committee's satisfaction.

(c) No Event of Default. There shall exist no Event of Default as defined in this Agreement or Event of Default as defined in any of the other Grant Documents or in the Other Related Documents, and there shall exist no event, omission or failure of condition which, after notice or lapse of time, or both, would constitute an Event of Default.

(d) Funding Conditions. Grantee shall have met all applicable funding conditions in accordance with Section 4.2 of this Agreement, including but not limited to proof of acceptable funding commitments for construction and take-out financing and evidence acceptable to the Committee showing fee title or a leasehold interest in the Development vested in Grantee.

(e) Eligible Costs. Disbursements of the Grant shall be only for the Eligible Costs set forth in Exhibit D, in an aggregate amount of not more than the amounts set forth in Exhibit D for each Eligible Cost, except as provided herein. Grantee shall obtain written authorization from the Committee to make changes in the approved budget that exceed ten percent (10%) of the amount of the total development costs per Exhibit D. Grantee shall provide the Committee with such documentation as the Committee requires to confirm the application or proposed application of Grant funds to payment of Eligible Costs.

(f) Tri-Party Agreement. Grantee shall have entered into that certain Tri-Party Agreement with the Committee and Construction Lender (the “*Tri-Party Agreement*”).

(g) Inspection Reports; Certifications. Pursuant to the Tri-Party Agreement, Construction Lender shall have agreed to provide to Grantee and the Committee without warranty or liability each of the following, in form and content acceptable to the Committee in its reasonable discretion:

(i) Copies of all building inspection reports for all ARRA draw requests; and

(ii) Copies of all certifications provided to Construction Lender, including without limitation certifications from Grantee’s licensed structural engineer, a licensed asbestos abatement consultant (if required by Construction Lender), licensed lead-based paint abatement consultant (if required by Construction Lender), and licensed architect.

(h) Final Budget and Schedule. Grantee shall submit to the Committee a final sources and uses statement, including total development costs, and a detailed construction schedule that establishes time frames for meeting deadlines. The sources and uses statement and construction schedule must be submitted and deemed acceptable to the Committee prior to any request for disbursement of funds.

(i) Disbursement Request. Grantee shall have submitted to the Committee a written request for disbursement (“*Disbursement Request*”) in form and substance as set forth on **Exhibit F**, attached hereto and incorporated herein by this reference. Disbursement Requests shall be made by the persons listed in Exhibit F, who have been authorized by Grantee to request such disbursements

until such time as written notice of or Grantee's revocation of such authority is received by the Committee and acknowledged. Disbursement Requests may include Eligible Costs previously funded by the Construction Lender.

Section 4.2 – TERM OF COMMITMENT. In the event Grantee has not fulfilled condition 4.1(d) precedent set forth in this Article within 30 days of Grantee's execution of this Agreement, the Committee may terminate its obligations under this Agreement. In the event construction loan closing has not occurred within 120 of execution of this Agreement, the Committee may terminate its obligations under this Agreement.

Section 4.3 – DISBURSEMENTS; THE COMMITTEE AUTHORIZATION. Grant proceeds shall be disbursed up to the amount authorized under this Agreement. Grantee may request one (1) disbursement of the Grant in a calendar month. Subject to the conditions set forth in Section 4.1, Grantee may request disbursements of the proceeds of the Grant in accordance with the following schedule:

- (a) Up to forty percent (40%) upon and following closing of Construction Lender's loan;
- (b) At least thirty-five percent (35%) upon completion of the entire Development as evidenced by a temporary Certificate of Occupancy or Notice of Completion issued by the local building authority or by February 1, 2011 whichever is sooner;
- (c) Twenty-five percent (25%) minus a holdback in an amount determined by the Committee in its sole and absolute discretion provided that such amount shall not exceed \$300,000 (the "**Holdback**") upon ninety percent (90%) occupancy by eligible households of the Development, for a continuous period of more than thirty (30) days as certified by an independent third party;
- (d) The Holdback upon the Committee's approval of the final cost certification prepared and certified by a certified public accountant in accordance with the requirements of the Committee.

Notwithstanding the foregoing, disbursement of the Grant proceeds shall be accelerated by the Committee (i) as required to conform to expenditure deadlines as set forth in the Program Requirements or (ii) in the sole discretion of the Executive Director and as expressed under the terms of the Tri-Party Agreement.

The Committee shall use its best efforts to respond to a Disbursement Request within twenty (20) business days after receipt of the Disbursement Request. Upon receipt of the complete signed Disbursement Request, the Committee shall either (1) authorize the disbursement of Grant proceeds to Grantee; or (2) notify Grantee in writing within five (5) Business Days of any deficiencies or discrepancies in the Disbursement Request.

Grantee shall not receive a disbursement until Grantee corrects any such deficiencies or discrepancies. The proceeds of the Grant, when qualified for disbursement, shall be disbursed to, or for, the benefit or account of Grantee under the terms of this Agreement; provided, however, that any direct disbursements from the Grant which are made by means of wire transfer shall be subject to the provisions of any funds transfer agreement which is identified in the list of Grant Documents in Exhibit C hereto.

Section 4.4 – APPLICATION OF GRANT DISBURSEMENTS.

All disbursements shall be held by Grantee in trust and applied by Grantee solely for the Eligible Costs for which the funds have been disbursed (including repayment of Construction Loan proceeds used to pay for Eligible Costs). Grantee's expenditure of Grant funds for (a) costs not set forth in Exhibit D or the Disbursement Request approved by the Committee, or (b) listed Eligible Costs which deviate, by more than ten percent (10%) of the total development budget per Exhibit D, must be pre-approved in writing by the Committee. Use of Grant proceeds without such prior approval shall result in the suspension of subsequent Grant disbursements and may be deemed by the Committee to constitute an Event of Default hereunder. The amount of all ineligible Grant expenditures shall be immediately repaid to the Committee.

Section 4.5 – REVIEW OF DOCUMENTS; COMMITTEE APPROVAL.

The Committee's approval, review or modification of the certifications or other documents related to the Development is for the Committee's internal purposes only. Any Committee review or approval specifically shall exclude any review for purposes of determining whether the reviewed documents comply with laws, ordinances, rules or regulations. By approving, reviewing, modifying or otherwise commenting on any of Grantee's agreements and documents, the Committee shall not be deemed to make any express or implied warranty of the reviewed matters for any intended use or purpose. The scope and breadth of any review by the Committee is at the Committee's sole discretion and cannot be relied upon, or deemed for the benefit of, any other party.

ARTICLE V – REPRESENTATIONS AND WARRANTIES

As a material inducement to the Committee's entry into this Agreement, Grantee represents and warrants to the Committee as of the Effective Date and continuing thereafter that:

Section 5.1 – AUTHORITY/ENFORCEABILITY. Grantee is in compliance with all laws and regulations applicable to its organization, existence and transaction of business and has all necessary rights and powers to own, develop and operate the Property and Improvements as contemplated by the Grant Documents.

Section 5.2 – BINDING OBLIGATIONS. Grantee is authorized to execute, deliver and perform its obligations under the Grant Documents, and such obligations shall be valid and binding obligations of Grantee.

Section 5.3 – NO VIOLATION. Grantee’s execution, delivery, and performance under the Grant Documents does not: (a) require any consent or approval not heretofore obtained under any partnership agreement, operating agreement, articles of incorporation, bylaws or other document; (b) violate any governmental requirement applicable to the Property and Improvements or any other statute, law, regulation or ordinance or any order or ruling of any court or governmental entity; (c) conflict with, or constitute a breach or default or permit the acceleration of obligations under any agreement, contract, lease, or other document by which the Grantee is or the Property and Improvements are bound or regulated; or (d) violate any statute, law, regulation or ordinance, or any order of any court or governmental entity.

Section 5.4 – COMPLIANCE WITH LAWS. Grantee has or shall obtain when required, and at all times shall have obtained, all permits, licenses, exemptions, and approvals necessary to construct, occupy, operate and market the Property and Improvements, and shall maintain compliance with all governmental requirements applicable to the Property and Improvements and all other applicable statutes, laws, regulations and ordinances necessary for the transaction of its business. The Property consists of one or more legal parcels lawfully existing in full compliance with all subdivision laws and ordinances.

Section 5.5 – LITIGATION. Except as disclosed to the Committee in writing, there are no claims, actions, suits, or proceedings pending, or to Grantee’s knowledge threatened, against Grantee or affecting the Property or Improvements.

Section 5.6 – ACCURACY. To the best of Grantee’s knowledge, all reports, documents, instruments, information and forms of evidence delivered to the Committee concerning the Grant or security for the Grant or required by the Grant Documents are accurate, correct and sufficiently complete to give the Committee true and accurate knowledge of their subject matter, and do not contain any misrepresentation or omission.

Section 5.7 – TAX LIABILITY. Grantee has filed all required federal, State, county and municipal tax returns and has paid all taxes and assessments owed and payable, and Grantee has no knowledge of any basis for any additional payment with respect to any such taxes and assessments.

Section 5.8 – COMPLIANCE WITH PROGRAM REQUIREMENTS. The Development, the provisions of this Agreement and the Grant Documents, and all other agreements, financing documents and commitments entered into by Grantee in

connection with the Development comply with the Program Requirements, except as such requirements have been expressly waived in writing by an authorized official of the Treasury or HUD or any other agency having jurisdiction.

Section 5.9 – COMPLIANCE WITH NEW RESTRICTIONS ON LOBBYING. Grantee has executed and agrees to the “Certification for Contracts, Grants, Loans And Cooperative Agreements,” attached as Exhibit H and further agrees that the certification will be submitted to the HUD in accordance with Part 87 of Title 24 of the Code of Federal Regulations.

Section 5.10 – PROFESSIONAL ADVICE. Grantee has access to professional advice to the extent necessary to enable Grantee to fully comply with the terms of the Grant Documents.

ARTICLE VI –HAZARDOUS MATERIALS

Section 6.1 - SPECIAL REPRESENTATIONS AND WARRANTIES. Without in any way limiting the other representations and warranties set forth in this Agreement, Grantee hereby specially represents and warrants to the best of Grantee’s knowledge as of the date of this Agreement as follows:

(a) Hazardous Materials. Except as disclosed in writing to the Committee, the Property is not and has not been a site for the use, generation, manufacture, storage, treatment, release, threatened release, discharge, disposal, transportation or presence of any oil, flammable explosives, asbestos, urea formaldehyde insulation, radioactive materials, hazardous wastes, toxic or contaminated substances or similar materials, including, without limitation, any substances which are “hazardous substances,” “hazardous wastes,” “hazardous materials,” “toxic substances,” “wastes,” “regulated substances,” “industrial solid wastes,” or “pollutants” under the Hazardous Materials Laws, as described below, and/or other applicable environmental laws, ordinances and regulations but excluding any materials commonly used in the construction or operation of multifamily housing projects if used in accordance with all applicable requirements (collectively, the "**Hazardous Materials**").

(b) Hazardous Materials Laws. Except as disclosed in writing to the Committee, the Property and Improvements are in compliance with all laws, ordinances and regulations relating to Hazardous Materials ("**Hazardous Materials Laws**"), including, without limitation: the Clean Air Act, as amended, 42 U.S.C. Section 7401 *et seq.*; the Federal Water Pollution Control Act, as amended, 33 U.S.C. Section 1251 *et seq.*; the Resource Conservation and Recovery Act of 1976, as amended, 42 U.S.C. Section 6901 *et seq.*; the Comprehensive Environment Response, Compensation and Liability Act of 1980, as amended (including the Superfund Amendments and Reauthorization Act of 1986, “CERCLA”), 42 U.S.C. Section 9601 *et seq.*; the Toxic

Substances Control Act, as amended, 15 U.S.C. Section 2601 *et seq.*; the Occupational Safety and Health Act, as amended, 29 U.S.C. Section 651, the Emergency Planning and Community Right-to-Know Act of 1986, 42 U.S.C. Section 11001 *et seq.*; the Mine Safety and Health Act of 1977, as amended, 30 U.S.C. Section 801 *et seq.*; the Safe Drinking Water Act, as amended, 42 U.S.C. Section 300f *et seq.*; and all comparable state and local laws, laws of other jurisdictions or orders and regulations.

(c) Hazardous Materials Claims. Except as disclosed in writing to the Committee, there are no claims or actions pending or threatened against Grantee, the Property or Improvements by any governmental entity or the Committee or by any other person or entity relating to Hazardous Materials or pursuant to the Hazardous Materials Laws (“**Hazardous Materials Claims**”).

(d) Border Zone Property. Except as disclosed in writing to the Committee, the Property has not been designated as Border Zone Property under the provisions of California Health and Safety Code, Sections 25220 *et seq.* and there has been no occurrence or condition on any real property adjoining or in the vicinity of the Property that could cause the Property or any part thereof to be designated as Border Zone Property.

Section 6.2 - HAZARDOUS MATERIALS COVENANTS. Grantee agrees as follows:

(a) No Hazardous Activities. Grantee shall not cause or permit the Property or Improvements to be used as a site for the use, generation, manufacture, storage, treatment, release, discharge, disposal, transportation or presence of any Hazardous Materials.

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

(c) Notices. Grantee shall immediately notify the Committee in writing of: (i) the discovery of any Hazardous Materials on, under or about the Property and Improvements; (ii) any knowledge by Grantee the Committee that the Property and Improvements do not comply with any Hazardous Materials Laws; (iii) any Hazardous Materials Claims; and (iv) the discovery of any occurrence or condition on any real property adjoining or in the vicinity of the Property that could cause the Property or any part thereof to be designated as Border Zone Property.

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

Section 6.3 – INSPECTION BY THE COMMITTEE. Upon reasonable prior written notice to Grantee, the Committee, its employees and agents, may from time to time (whether before or after the commencement of a nonjudicial or judicial foreclosure proceeding) enter and inspect the Property and Improvements for the purpose of determining the existence, location, nature and magnitude of any past or present release or threatened release of any Hazardous Materials into, onto, beneath or from the Property and Improvements.

Section 6.4 – HAZARDOUS MATERIALS INDEMNITY. GRANTEE HEREBY AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE COMMITTEE, ITS DIRECTORS, OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS AND ASSIGNS FROM AND AGAINST ANY AND ALL LOSSES, DAMAGES, LIABILITIES, CLAIMS, ACTIONS, JUDGMENTS, COURT COSTS AND LEGAL OR OTHER EXPENSES (INCLUDING, WITHOUT LIMITATION, REASONABLE ATTORNEY FEES AND EXPENSES) WHICH THE COMMITTEE MAY INCUR AS A DIRECT OR INDIRECT CONSEQUENCE OF THE USE, GENERATION, MANUFACTURE, STORAGE, DISPOSAL, THREATENED DISPOSAL, TRANSPORTATION OR PRESENCE OF HAZARDOUS MATERIALS IN, ON, UNDER OR ABOUT THE PROPERTY OR IMPROVEMENTS. GRANTEE SHALL IMMEDIATELY PAY TO THE COMMITTEE UPON DEMAND ANY AMOUNTS OWING UNDER THIS INDEMNITY, TOGETHER WITH INTEREST FROM THE DATE THE INDEBTEDNESS ARISES UNTIL PAID AT THE RATE OF INTEREST APPLICABLE TO THE PRINCIPAL BALANCE OF THE NOTE. GRANTEE'S DUTY AND OBLIGATIONS TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE COMMITTEE SHALL SURVIVE THE CANCELLATION OF THE NOTE AND THE RELEASE, RECONVEYANCE OR PARTIAL RECONVEYANCE OF THE DEED OF TRUST BUT SHALL NOT INCLUDE ANY ACTIONS TAKEN BY THE COMMITTEE OR ANY SUBSEQUENT OWNER OF THE PROPERTY.

Section 6.5 – LEGAL EFFECT OF SECTION. Grantee and the Committee agree that: (a) this Article VI is intended as the Committee's written request for information and Grantee's response) concerning the environmental condition of the real property security as required by California Code of Civil Procedure § 726.5; and (b) each provision in this Article (together with any indemnity applicable to a breach of any such provision) with respect to the environmental condition of the real property security is intended by the Committee and Grantee to be an "environmental provision" for purposes of California Code of Civil Procedure § 736, and as such it is expressly understood that Grantee's duty to indemnify the Committee hereunder shall survive: (i) any judicial or non-judicial foreclosure under the Deed of Trust, or transfer of the Property in lieu thereof; (ii) the release and reconveyance or cancellation of the Deed of Trust; and (iii) the satisfaction of all of Grantee's obligations under the Grant Documents.

ARTICLE VII –COVENANTS OF GRANTEE

Section 7.1 – OTHER FINANCING. Grantee shall close all construction financing within 120 days of execution of this Agreement. In the event Grantee has not fulfilled this condition within 120 days of Grantee's execution of this Agreement, the Committee's obligation under this Agreement shall automatically terminate unless extended by the Committee.

Section 7.2 – PROJECT COMPLETION. Grantee shall provide to the Committee a Certificate of Occupancy or other building permit signoff, to be issued by the local building authority for the Improvements or recorded Notice of Completion no later than December 1, 2011. Grantee shall comply with any and all other deadlines for the project to be placed in service.

Section 7.3 – LEASING. Grantee shall use its best efforts to lease one hundred percent (100%) of the residential units in the Improvements to tenants and at rental rates consistent with the Regulatory Agreement and all other restrictions recorded against the Property.

Section 7.4 – SUBDIVISION MAPS AND EASEMENTS. Prior to recording any final map, plat, parcel map, lot line adjustment or other subdivision map of any kind (collectively, "**Subdivision Map**") or any easement (other than utility or similar easement related to the construction of the Project) covering any portion of the Property, Grantee shall submit such Subdivision Map or easement (other than utility or similar easement related to the construction of the Project) to the Committee for the Committee's review and approval, which approval shall not be unreasonably withheld. Grantee shall execute, acknowledge and deliver to the Committee such amendments to the Grant Documents as the Committee may reasonably require to reflect the change in the legal description of the Property resulting from the recordation of any Subdivision Map or easement and the Committee agrees to execute and deliver to Grantee for recordation in the Official Records of the county in which the Property is located any and all amendments to the Grant Documents or releases or quitclaim deeds to reflect such new legal description.

Section 7.5 – FURTHER ASSURANCES. Upon the Committee's request and at Grantee's sole cost and expense, Grantee shall execute, acknowledge and deliver any other instruments and perform any other acts necessary, desirable or proper, as determined by the Committee, to carry out the purposes of this Agreement and the other Grant Documents or to perfect and preserve any liens created by the Grant Documents.

Section 7.6 – ASSIGNMENT. Without the prior written consent of the Committee or except as permitted by the Regulatory Agreement, Grantee shall not assign Grantee's interest under any of the Grant Documents, or in any monies due or to become due thereunder, and any assignment without such consent shall be void. In this regard, Grantee acknowledges that the Committee would not make this Grant except in reliance

on Grantee's expertise, reputation, prior experience in developing and constructing commercial real property and the Committee's knowledge of Grantee.

Section 7.7 – MANAGEMENT OF PROPERTY. Grantee shall enter into a Management Agreement for the Property with Manager as management agent (the "**Management Agreement**"). The Management Agreement shall be structured so that it is subject to termination with or without cause by the Grantee or the Committee, and without penalty, upon thirty (30) days prior written notice to the Manager, provided, however, the Committee shall not have the right to terminate the Management Agreement at any time during which Grantee is not in default under the Grant Documents . Any liability associated with the termination of the Management Agreement shall be the sole obligation of the Grantee. Upon notice of termination, the Grantee agrees to make immediate alternative arrangements, satisfactory to the Committee, for the continued management of the Development. In the event that the Grantee shall fail to make such alternative arrangements for a substitute managing agent within a reasonable time (which in no event shall exceed sixty (60) days from the date of the sending of the termination notice), the Committee shall have the right to make such alternative arrangements with the consent of the Construction Lender or Permanent Lender, as applicable. Except as otherwise permitted by the terms of this Agreement, Grantee shall not materially amend or materially modify, nor shall Grantee terminate the Management Agreement without the prior written consent of the Committee.

Section 7.8 – BOOKS AND RECORDS. Grantee shall maintain complete books of account and other records for the Property and Improvements and for disbursement and use of the proceeds of the Grant in accordance with generally accepted accounting principles, consistently applied.

Section 7.9 – EXISTENCE. Grantee shall preserve and maintain its existence and all of its rights, privileges and franchises; conduct its business in an orderly, efficient, and regular manner; and comply with the requirements of all applicable laws, rules, regulations, and orders of a governmental authority.

Section 7.10 – TAXES AND LIABILITIES. Grantee shall pay and discharge prior to delinquency any and all indebtedness, obligations, assessments, taxes (real and personal), including Federal and state income taxes, provided that Grantee may contest any such obligation provided that provision is made to the satisfaction of the Committee for eventual payment thereof in the event that it is found that the same is an obligation of Grantee.

Section 7.11 – LITIGATION. Grantee shall promptly give notice in writing to the Committee of any administrative action or litigation pending or threatened against Grantee, or the Development in which the amount claimed is in excess of \$25,000 and is not fully covered by insurance.

Section 7.12 – CHANGE IN STATUS/UNINSURED LOSS. Grantee shall promptly give notice in writing to the Committee of: (1) any change in the name of Grantee, and in the case of a corporation, partnership or joint venture, any change in name, identity or corporate status; or (2) any uninsured or partially uninsured loss through fire, theft, liability or otherwise in an aggregate of \$25,000.

Section 7.13 – POST-EXECUTION SYNDICATION REIMBURSEMENT REQUIREMENT. Grantee shall promptly give notice in writing to the Committee in the event the Grantee syndicates and sells a portion of its ownership interest in the Development to an entity seeking tax losses associated with the Development where such syndication was not set forth in the Application. In the event of a post-execution syndication, Grantee agrees to remit nine-tenths (9/10ths) of the gross proceeds of any such sale to the Committee as recaptured Grant proceeds.

Section. 7.14 – RELEASE. Grantee shall waive all claims and recourse against the Committee including the right to contribution for loss or damage to persons or property arising from, growing out of, or in any way connected with or incident to this Agreement, Grantee's use of the Grant proceeds, Grantee's business operations, or the Development, other than a default by the Committee hereunder.

Section 7.15 – NON-DISCRIMINATION CLAUSE. During the term of this Agreement, Grantee and its subcontractors shall not unlawfully discriminate, harass, or allow harassment against any employee or applicant for employment because of sex, race, color, ancestry, religion, creed, national origin, physical disability (including HIV and AIDS), mental disability, medical condition (cancer or genetic characteristics), sexual orientation, political affiliation, position in a labor dispute, age, marital status, and denial of statutorily-required employment-related leave. Grantee and subcontractors shall insure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment. Grantee and subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Government Code Section 12990 (a-f) and the applicable regulations promulgated thereunder (Chapter 5 (commencing with Section 7285) of Division 4 of Title 2 of California Code of Regulations). The applicable regulations of the Fair Employment and Housing Commission (referenced above), are incorporated into this Agreement by reference and made a part hereof as if set forth in full. Grantee and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement.

Section 7.16 – COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). Grantee shall comply with the California Environmental Quality Act, California Public Resources Code section 21000 *et seq.* and the State CEQA Guidelines pursuant to State law, to the extent that law applies to the Development.

Section 7.17 – COMPLIANCE WITH REGULATORY AGREEMENT. Grantee shall comply with the Regulatory Agreement recorded against the Development pursuant to California Health and Safety Code Section 50199.14(f).

Section 7.18 – INSURANCE. Grantee shall maintain any and all required insurance policies for the term of this Agreement.

Section 7.19 – REPORTING TO THE COMMITTEE. Grantee shall timely provide all required monthly and other reports and notices to the Committee during the term of this Agreement, including without limitation all certifications provided to Construction Lender and/or Grantee and a construction progress schedule detailing the progress of construction and the projected sequencing and completion time for uncompleted work, all as of the date of such schedule.

Section 7.20 – USE OF FUNDS. Grantee shall not use any Grant proceeds for purposes other than as described in Exhibit D.

Section 7.21 – MERGER, CONSOLIDATION, SALE OF ASSETS. Grantee shall not merge, consolidate or otherwise alter Grantee's form of business, or acquire all or substantially all of the assets of any other corporation or entity; or sell, lease, assign, or otherwise dispose of more than twenty percent (20%) of control of Grantee's business assets to another entity without the prior written approval of the Committee.

Section 7.22 – REPORT OF DEFAULT. Within five (5) days of becoming aware of an event constituting an Event of Default under Article VIII, Grantee shall provide to the Committee a written notice disclosing such event in reasonable detail.

Section 7.23 – SPECIAL CONDITIONS. Grantee shall comply with any additional requirements set forth in Exhibit G, if any.

ARTICLE VIII – DEFAULT AND REMEDIES

Section 8.1 - EVENTS OF DEFAULT. The occurrence of any one or more of the following may constitute an event of default ("*Event of Default*") under this Agreement and the other Grant Documents:

- (a) Monetary. Grantee's failure to make any payment when due under the Note or any of the other Grant Documents;
- (b) Performance of Obligations. Grantee's failure to perform any term or condition of this Agreement or any other Grant Documents; provided,

however, that if a cure period is provided for the remedy of such failure, Grantee's failure to perform will not constitute an Event of Default until such date as the specified cure period expires;

(c) Representations and Warranties. Any representation or warranty made by Grantee, or anyone acting on its behalf, is ultimately determined to have been incorrect in any material respect when made;

(d) Construction. Failure of the Grantee to complete the Development, as described in any of the Grant Documents, within the term of the Grant Agreement, including any extensions;

(e) Eligibility Requirements. Any changes to the Development such that it no longer meets the program eligibility requirements;

(f) Liens; Condemnation. (i) The recording of any claim of lien against the Property or Improvements or the service on the Committee of any bonded stop notice relating to the Grant and the continuance of such insurance over claim of lien or bonded stop notice for thirty (30) days without discharge, satisfaction or provision for payment being made by Grantee in a manner satisfactory to the Committee; or (ii) the condemnation, seizure or appropriation of, or occurrence of an uninsured casualty for which insurance was required by the terms of the Grant Documents with respect to any material portion of the Property or Improvements;

(g) Failure to Comply with Laws. Grantee fails to comply with any law, regulation or rule applicable to the Development, including without limitation the Program Requirements;

(h) Attachment. Grantee fails to promptly pay and discharge any judgment or levy of attachment, execution or other process against the assets of Grantee, and such judgment is not satisfied, or such levy or other process is not removed within twenty (20) days after the entry or levy thereof unless Grantee contests any such judgment, levy or lien in good faith;

(i) Any Voluntary Bankruptcy; Insolvency; Dissolution. (A) The filing of a petition by Grantee for relief under the Bankruptcy Reform Act of 1978 (11 U.S.C. § 101-1330) ("Bankruptcy Code"), or under any other present or future State or federal law regarding bankruptcy, reorganization or other debtor relief law; (B) the filing of any pleading or an answer by Grantee 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 Grantee's insolvency; (C) a general assignment by Grantee for the benefit of creditors; or (D) Grantee applying for, or the appointment of, a receiver, trustee, custodian or liquidator of Grantee or any of its property;

(j) Involuntary Bankruptcy. The failure of Grantee to effect a full dismissal of any involuntary petition under the Bankruptcy Code or under any other debtor relief law that is filed against Grantee or in any way restrains or limits Grantee or the Committee regarding the Grant, the Property or the Improvements, prior to the earlier of the entry of any court order granting relief sought in such involuntary petition, or ninety (90) days after the date of filing of such involuntary petition;

(k) Death or Incapacity of Grantee. The death or incapacity of Grantee, if an individual;

(l) Prohibited Transfers or Reorganization. Except as permitted in the Grant Documents, the transfer of any interest in the Development or the transfer or syndication of equity interests in Grantee; or Grantee reorganizes, merges, consolidates, or otherwise changes ownership in violation of the Grant Documents without the Committee's prior written consent.

(m) Loss of Priority. The failure at any time of the Deed of Trust to be a valid lien upon the Property and Improvements or any portion thereof, other than as a result of any release or reconveyance of the Deed of Trust with respect to all or any portion of the Property and Improvements pursuant to the terms and conditions of this Agreement;

(n) Hazardous Materials. The discovery of any significant Hazardous Materials not disclosed by Grantee in, on or about the Property or Improvements subsequent to the Effective Date. Any such Hazardous Materials shall be "significant" for this purpose if said Hazardous Materials, in the Committee's sole discretion, have a materially adverse impact on the value of the Property and Improvements; or

(o) Transfer of Assets. Except as permitted by the Grant Documents, the sale, assignment, pledge, hypothecation, mortgage or transfer of all or a substantial portion of assets of Grantee.

Section 8.2 – NOTICE OF GRANTEE'S DEFAULT AND OPPORTUNITY TO CURE. The Committee shall give written notice to Grantee of any Event of Default by specifying: (a) the nature of the event or deficiency giving rise to the Event of Default, (b) the action required to cure the Event of Default, if an action to cure is possible, and (c) a date, which shall not be less than sixty (60) calendar days from the mailing of the notice, by which such action to cure must be taken, if an action to cure is possible, except with respect to a monetary Event of Default, so long as Grantee has commenced to cure within such time, then Grantee shall have a reasonable period thereafter within which to fully cure the Event of Default.

Section 8.3 – COMMITTEE'S REMEDIES. The occurrence of an Event of Default, following the expiration of all applicable notice and cure periods, will, either at the option of the Committee or automatically where so specified relieve the Committee of the obligation to disburse the Grant proceeds, and the Committee may in addition to any and all remedies permitted by law, and as set forth in this Agreement and the Grant Documents proceed with any or all of the following remedies in any order or combination the Committee may choose in its sole discretion:

(a) Acceleration. Declare all sums owing to the Committee under this Agreement and the other Grant Documents immediately due and payable. Upon such acceleration, any and all obligations of the Committee to fund further disbursements under the Agreement shall terminate;

(b) Recapture. Recapture all or some portion of the Grant proceeds disbursed to Grantee. Recapture shall be proportionate to the scale and duration of the uncorrected noncompliance relative to the 15-year initial compliance period;

(c) Notify Government Entities. Notify Federal, state and local entities of Grantee's provision of false information;

(d) Ineligibility. Notify Grantee that it will be ineligible for future financing under the low income housing tax credit program administered by the Committee;

(e) Specific Performance. Have the right to mandamus or other suit, action or proceeding at law or in equity to (1) require Grantee to perform its obligations and covenants under the Grant Documents, and/or (2) enjoin, abate, or prevent any violation of the terms and conditions of the Grant Documents, and/or (3) seek declaratory relief; or

(f) Other Remedies. The Committee shall have the right to exercise any and all rights and remedies afforded by this Agreement, the other Grant Documents, at law, in equity or otherwise, including obtaining the appointment of a receiver (to which Grantee hereby consents) and/or judicial or nonjudicial foreclosure under the Deed of Trust and apply against any indebtedness secured by the Deed of Trust, to the extent thereof and to the maximum extent permitted by law, any and all deposits, funds, or assets in which the Committee has been granted a security interest pursuant to any Grant Document.

Section 8.4 – RIGHT OF CONTEST. Grantee shall have the right to contest in good faith any claim, demand, levy, or assessment by any person other than the Committee which would constitute an Event of Default hereunder. Any such contest shall be prosecuted diligently and in a manner unprejudicial to the Committee or the rights of the Committee hereunder, and Grantee shall provide to the Committee such

security or other assurances, reasonably satisfactory to the Committee, as shall be required in the judgment of the Committee to ensure that such contest shall not materially adversely impair the construction or operation of the Development or any security held by the Committee.

Section 8.5 – REMEDIES CUMULATIVE. No right, power, or remedy given to the Committee by the terms of this Agreement or the Grant Documents is intended to be exclusive of any other right, power, or remedy; and each and every such right, power, or remedy shall be cumulative and in addition to every other right, power, or remedy given to the Committee by the terms of any such instrument, or by any statute or otherwise against Grantee and any other person. Neither the failure nor any delay on the part of the Committee to exercise any such rights and remedies shall operate as a waiver thereof, nor shall any single or partial exercise by the Committee of any such right or remedy preclude any other or further exercise of such right or remedy, or any other right or remedy.

Section 8.6 – WAIVER. The Committee may waive any Event of Default, in its sole and absolute discretion, upon a finding that it is in the public interest and advances the purposes of the program.

ARTICLE IX – MISCELLANEOUS

Section 9.1 – INDEMNITY. GRANTEE HEREBY AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE COMMITTEE, ITS DIRECTORS, OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS AND ASSIGNS FROM AND AGAINST ANY AND ALL LOSSES, DAMAGES, LIABILITIES, CLAIMS, ACTIONS, JUDGMENTS, COURT COSTS AND LEGAL OR OTHER EXPENSES (INCLUDING, WITHOUT LIMITATION, REASONABLE ATTORNEY FEES AND EXPENSES), EXCEPT ARISING SOLELY FROM THE COMMITTEE'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, WHICH THE COMMITTEE MAY INCUR AS A DIRECT OR INDIRECT CONSEQUENCE OF: (A) THE PURPOSE TO WHICH GRANTEE APPLIES THE GRANT PROCEEDS; (B) THE FAILURE OF GRANTEE TO PERFORM ANY OBLIGATIONS AS AND WHEN REQUIRED BY THIS AGREEMENT OR ANY OF THE OTHER GRANT DOCUMENTS; (C) ANY FAILURE AT ANY TIME OF ANY OF GRANTEE'S REPRESENTATIONS OR WARRANTIES TO BE TRUE AND CORRECT; OR (D) ANY ACT OR OMISSION BY GRANTEE, CONSTITUENT PARTNER OR MEMBER OF GRANTEE, ANY CONTRACTOR, SUBCONTRACTOR OR MATERIAL SUPPLIER, ENGINEER, ARCHITECT OR OTHER PERSON OR ENTITY WITH RESPECT TO ANY OF THE PROPERTY OR IMPROVEMENTS. GRANTEE SHALL IMMEDIATELY PAY TO THE COMMITTEE UPON DEMAND ANY AMOUNTS OWING UNDER THIS INDEMNITY. GRANTEE'S DUTY AND OBLIGATIONS TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE COMMITTEE SHALL SURVIVE

CANCELLATION OF THE NOTE AND THE RELEASE, RECONVEYANCE OR PARTIAL RECONVEYANCE OF THE DEED OF TRUST. With respect to principal and interest owed on the Note, the foregoing indemnification obligation is subject to the limitations on recourse in the Note and Deed of Trust.

Section 9.2 – TERM OF THIS AGREEMENT. This Agreement shall commence on the date set forth above and remain in full force and effect for the full term of the Grant.

Section 9.3 – FORM OF DOCUMENTS. The form and substance of all documents, instruments, and forms of evidence to be delivered to the Committee under the terms of this Agreement and any of the other Grant Documents shall be subject to the Committee's approval and shall not be modified, superseded or terminated in any respect without the Committee's prior written approval.

Section 9.4 – NO THIRD PARTIES BENEFITED. No person other than the Committee and Grantee and their permitted successors and assigns shall have any right of action under any of the Grant Documents. This provision shall not impair the right of any limited partner of Grantee to cure any Default on Grantee's behalf.

Section 9.5 – DELAY OUTSIDE THE COMMITTEE'S CONTROL. The Committee shall not be liable in any way to Grantee or any third party for the Committee's failure to perform or delay in performing under the Grant Documents (and the Committee may suspend or terminate all or any portion of the Committee's obligations under the Grant Documents), and Grantee shall not be in default hereunder if Grantee fails to timely perform its obligations hereunder, if such failure to perform or delay in performing results directly or indirectly from, or is based upon, the action, inaction, or purported action, of any governmental or local authority, or because of war, rebellion, insurrection, strike, lock-out, boycott or blockade (whether presently in effect, announced or in the sole judgment of the Committee deemed probable), or from any Act of God or other cause or event beyond the Committee control.

Section 9.6 – COSTS OF COLLECTION. In the event Grantee is in default under this Agreement, Grantee agrees to pay the Committee all reasonable costs incurred in collection of amounts due under this Agreement which are not paid within ten (10) days of the due date as specified herein, without regard to whether legal action has been filed.

Section 9.7 – ATTORNEY FEES AND EXPENSES; ENFORCEMENT. If any attorney is engaged by the Committee to enforce or defend any provision of this Agreement, any of the other Grant Documents or Other Related Documents, or as a consequence of any Event of Default under the Grant Documents, with or without the filing of any legal action or proceeding, and including, without limitation, any fees and expenses incurred in any bankruptcy proceeding of the Grantee, then Grantee shall

immediately pay to the Committee, upon demand, the amount of all attorney fees and expenses and all costs incurred by the Committee in connection therewith, including allocated fees and expenses of the Committee's in-house counsel, together with interest thereon from the date of such demand until paid at the rate of interest applicable to the principal balance of the Note as specified therein.

Section 9.8 – GOVERNING LAW. This Agreement shall be governed by, and construed and enforced in accordance with the laws of the State of California. Grantee and all persons and entities in any manner obligated to the Committee under the Grant Documents consent to the jurisdiction of any federal or state court within the State of California having proper venue and also consent to service of process by any means authorized by California or federal law.

Section 9.9 – NO WAIVER. Any waiver by the Committee of any obligation in the Grant Documents must be in writing. No waiver shall be implied from any failure of Grantee to take, or any delay or failure by the Committee to take action on any breach or default or Event of Default by Grantee or to pursue any remedy allowed under this Agreement or applicable law. Any extension of time granted to Grantee to perform any obligation under the Grant Documents shall not operate as a waiver or release from any of its obligations under the Grant Documents. Grantee hereby waives all defenses and pleas on the grounds of any extensions of the time for repayment of any amounts due under the Grant Documents, unless the Committee has granted such extensions in writing. Consent by the Committee to any act or omission by Grantee shall not be construed to be consent to any other act or omission or to waive the requirement for the Committee's written consent to future waivers.

Section 9.10 – NOTICES. All notices, demands, or other communications under this Agreement and the other Grant Documents shall be in writing and shall be delivered to the appropriate party at the address set forth below (subject to change from time to time by written notice to all other parties to this Agreement):

Grantee:

The Committee: California Tax Credit Allocation Committee
915 Capitol Mall, Room 485
Sacramento, CA 95814

All notices, demands or other communications shall be considered as properly given if delivered personally or sent by first class United States Postal Service mail, postage prepaid, except that notice of an Event of Default may be sent by certified mail, return receipt requested, or by Overnight Express Mail or by overnight commercial courier service, charges prepaid. Notices so sent shall be effective three (3) days after

mailing, if mailed by first class mail, and otherwise upon receipt; provided, however, that non-receipt of any communication as the result of any change of address of which the sending party was not notified or as the result of a refusal to accept delivery shall be deemed receipt of such communication.

Section 9.11 – THE COMMITTEE'S RIGHT TO INSPECT RECORDS. Grantee is required to maintain adequate books, accounts, and records and to prepare all financial statements required under this Agreement in compliance with the regulations of any governmental regulating body having jurisdiction over it, and permit employees or agents of the Committee at any reasonable time, to inspect the Development and to examine Grantee's books, accounts, and records applicable to the Development and make copies and memoranda of them. These records shall include, without limitation, employment information records as well as business and financial records.

Section 9.12 – BINDING UPON SUCCESSORS. All provisions of this Agreement shall be binding upon and inure to the benefit of the heirs, administrators, executors, successors-in-interest, transferee, and assigns of each of the parties; provided, however, that this section does not waive the prohibition on assignment of this Agreement by Grantee without the Committee's consent. The term "Grantee" as used in this Agreement shall include all assigns, successors-in-interest, and transferees of Grantee.

Section 9.13 – RELATIONSHIP OF PARTIES. The relationship of Grantee and the Committee for the Development and this Grant is and shall remain solely that of a grantor and grantee and shall not be construed as a joint venture, equity venture, partnership, or any other relationship. The Committee neither undertakes nor assumes any responsibility or duty to Grantee (except as provided herein) or to any third party with respect to Grantee, the Development or the Grant. Grantee shall have no authority to act as an agent of the Committee or to bind the Committee to any obligation.

Section 9.14 – COMMITTEE'S AGENTS. The Committee may designate an agent or independent contractor to exercise any of the Committee's rights under this Agreement and any of the other Grant Documents. Any reference to the Committee in any of the Grant Documents shall include the Committee's agents, employees or independent contractors.

Section 9.15 – ASSIGNMENT AND ASSUMPTION. Grantee shall not assign any of its interests under this Agreement or the Grant Documents to any other party, except as specifically permitted under the terms of this Agreement or the Grant Documents, without the prior written consent of the Committee. Any unauthorized assignment shall be void.

Section 9.16 – AMENDMENTS AND MODIFICATIONS. Any amendments or modifications to the Grant Documents must be in writing, and shall be effective only if executed by both Grantee and the Committee. In any event, pursuant to the Regulations no Grant may be extended for more than two years except by the Committee which may

grant additional extensions upon a finding that it is in the public interest and furthers the purposes of the program.

Section 9.17 – TIME. Time is of the essence in this Agreement.

Section 9.18 – INTEGRATION; INTERPRETATION. The Grant Documents contain or expressly incorporate by reference the entire agreement of the parties with respect to the matters contemplated therein and supersede any and all prior negotiations or agreements, written or oral. The Grant Documents shall not be modified except by written instrument executed by all parties. Any reference to the Grant Documents includes any amendments, renewals or extensions now or hereafter approved by the Committee in writing.

Section 9.19 – SEVERABILITY. If any provision or obligation under this Agreement and the other Grant Documents shall be held invalid, illegal or unenforceable by a court of competent jurisdiction, the validity, legality and enforceability of the remaining provisions or obligations shall not in any way be affected or impaired by such holding and shall remain in full force as though the invalid, illegal, or unenforceable provision had never been a part of the Grant Documents, provided, however, that if the rate of interest or any other amount payable under the Note or this Agreement or any other Grant Document, or the right of collectibility therefore, is declared to be or become invalid, illegal or unenforceable, the Committee's obligations to make advances under the Grant Documents shall not be enforceable by Grantee.

Section 9.20 – HEADINGS. All article, section or other headings appearing in this Agreement and any of the other Grant Documents are for convenience of reference only and shall be disregarded in construing this Agreement and any of the other Grant Documents.

Section 9.21 – JOINT AND SEVERAL LIABILITY. The liability of all persons and entities obligated in any manner under this Agreement and any of the Grant Documents shall be joint and several.

Section 9.22 – EXECUTION OF COUNTERPARTS. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute a single document provided, however that only the counterpart delivered to the Committee shall be deemed the original. Any signature page to any counterpart may be detached from such counterpart without impairing the legal effect of the signatures thereon and thereafter attached to another counterpart identical thereto except having attached to it additional signature pages.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in day and year first hereinabove written.

GRANTEE:

By: _____

The Committee:

California Tax Credit Allocation Committee

By: _____
William J. Pavão, Executive Director

Exhibits

- A Property
- B Application
- C Grant Documents
- D Eligible Costs
- E Right of First Refusal Agreement
- F Form of Disbursement Request
- G Special Conditions

EXHIBIT A – DESCRIPTION OF PROPERTY

Property Description

PROJECT NAME & ADDRESS

Owner:
Contact:

Construction Type: New Construction
Total Residential Buildings:
Total number of units:
Total number of low-income LIHTC qualified units:
Amount and form of Section 1602 assistance (Grant):
Amount of 2009 - 9% Credit Retained:

EXHIBIT B – APPLICATION

EXHIBIT C – GRANT DOCUMENTS

Grant Documents. The documents listed below and amendments, modifications and supplements thereto which have received the prior written consent of the Committee, together with any documents executed in the future that are approved by the Committee and that recite that they are “Grant Documents” for purposes of this Agreement are collectively referred to herein as the Grant Documents.

This Agreement.

The Deed of Trust with Assignment of Rents Security Agreement and Fixture Filing.

The Regulatory Agreement.

UCC-1 Financing Statement, showing Borrower as Debtor and the Committee as Secured Party [and UCC-3 showing Borrower as secured party with respect to Tax Credit Limited Partner and the Committee as assigned of secured party].

Subordination Agreement(s) executed by [City of _____, Redevelopment Lender of the City of _____, other existing Lender _____ and Grantee.

[Tri-Party Agreement executed by the Committee, Grantee, and Construction Lender.]

Borrowing resolutions satisfactory to the Committee.

Application (to the extent not inconsistent with express terms of other Grant Documents).

Right of First Refusal between Grantee and the Committee.

Other Related Documents

Signature Authorization Form of even date herewith executed by Grantee.

Documents evidencing Grant providing additional financing for the development and secured by subordinate liens or unsecured.

EXHIBIT D – ELIGIBLE COSTS

1. Tax Credit Assistance Program (TCAP) funds must be used for capital investment in eligible Low Income Housing Tax Credit projects. Capital investment means costs that are included in the “eligible basis” of a project under Section 42 of the Internal Revenue Code, costs of land acquisition, on-site demolition costs, and hazardous material remediation costs. Section 1602 of the Recovery Act specifically prohibits the use of TCAP funds for swimming pools.
2. Section 1602 program funds may be used to pay for any project development cost.
3. Eligible costs for projects funded with either TCAP or Section 1602 funds will be as stated in the final sources and uses statement submitted to and accepted by the Committee. The repayment of construction Grant used to fund Eligible Costs shall be an Eligible Cost.

EXHIBIT E – RIGHT OF FIRST REFUSAL AGREEMENT

EXHIBIT F – FORM OF DISBURSEMENT REQUEST

EXHIBIT G – SPECIAL CONDITIONS

If the ARRA funds for this Agreement are Tax Credit Assistance Program funds, the Grantee agrees to develop and manage the project in compliance with the following Federal grant requirements:

Section G-1. COMMITMENT OF FUNDS. Notwithstanding any provision of this Agreement, the parties hereto agree and acknowledge that this Agreement does not constitute a commitment of funds or site approval, and that such a commitment of funds or approval may occur only upon satisfactory completion of the federal environmental review and receipt by the California Tax Credit Allocation Committee (the Committee) of an executed “Authority to Use Grant Funds” (HUD 7015.16) or equivalent letter. The parties further agree that the provision of any funds to the project is conditioned on the Committee’s determination to proceed with, modify or cancel the project based on the results of a subsequent environmental review. The Grantee and its contractors are prohibited from undertaking or committing any funds to physical or choice-limiting actions, including property acquisition, demolition, movement, rehabilitation, conversion, repair or construction, or leasing or disposition prior to the execution of the “Authority to Use Grant Funds” (HUD 7015.16) or equivalent letter. Violation of this provision may result in the denial of any funds under the agreement.

Section G-2 – COMPLIANCE WITH NATIONAL ENVIRONMENTAL POLICY ACT. Grantee shall comply with the National Environmental Policy Act (NEPA) contained in 42 USC Sections 4321-4347 and the implementing regulations at 24 CFR 50 and 58, to the extent that law applies to the Development. No actions by any party (including the developer, owner, or sponsor) shall be undertaken for any activity that would have an adverse environmental impact or limit the choice of reasonable alternatives under 24 CFR 58.22 until HUD or the Committee has issued an environmental clearance.

Section G-3 – COMPLIANCE WITH DAVIS-BACON ACT. Grantee shall comply with the Davis Bacon Act, 40 U.S.C. 3141, and regulations promulgated thereunder, to the extent that law applies to the Development.

Section G-4 – COMPLIANCE WITH STATE PREVAILING WAGE LAWS. Grantee shall comply with California’s prevailing wage law (California Labor Code Section 1720, *et seq.*) to the extent that law applies to the Development.

Section G-5 – SECTION 504. Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at 24 CFR Part 8 “Nondiscrimination Based

on Handicap in Federally Assisted Programs and Activities of the Department of Housing and Urban Development.

Section G-6 – THE AGE DISCRIMINATION ACT of 1975 – (42 U.S.C. 6101-07) and implementing regulations at 24 CFR Part 146 “Nondiscrimination on the Basis of Age in HUD Programs or Activities Receiving Federal Financial Assistance.”

Section G-7 – FAIR HOUSING ACT. (42 U.S.C. 3601-19) and implementing regulations at 24 CFR Part 100 and the regulations at 24 CFR Part 107 (Equal Opportunity Housing).

Section G-8 – LEAD BASED PAINT. The Lead-Based Paint Poisoning Prevention Act and the Residential Lead-Based Paint Hazard Reduction Act of 1992 and implementing regulations at 24 CFR Part 35 are applicable to rehabilitation project. HUDs Interpretive guidance for Lead Safe Housing is found at: http://portal.hud.gov/portal/page/portal/RECOVERY/programs/TCAP_RESOURCES/TCAP-LBP-GUIDE.pdf.

Section G-9 – CIVIL RIGHTS ACT. Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) (Nondiscrimination in Federally Assisted Programs) and implementing regulations at 24 CFR Part 1.

Section G-10 – AFFIRMATIVE MARKETING. When marketing TCAP units, the Grantee must comply with the TCAP affirmative fair housing marketing plan and procedures established by the Committee.

Section G-11 – PROCUREMENT. 2 CFR Part 2424 “Non-procurement Debarment and Suspension”. The Grantee cannot award a contract to a contractor who is debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs. The Grantee must comply with subpart C of 2CFR Part 180, as required by 2 CFR Part 2424.

Section G-12 – REQUIRED SIGNAGE – Project signage must be posted in a manner consistent with criteria established by HUD and the Committee. Signage requirements are posted on the Committee website at: <http://www.treasurer.ca.gov/ctac/arra.asp>.

**EXHIBIT H – Certification for Contracts, Grants Loans,
and Cooperative Agreements
(24 CFR Part 87)**

If the ARRA funds for this Agreement are Tax Credit Assistance Program funds, the undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form–LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

GRANTEE:

By: _____