

FUNDING AGREEMENT

(Lone Tree Ranch Affordable Housing)

THIS FUNDING AGREEMENT (this “Agreement”), dated as of _____, 2026, is made and entered into by and between LONE TREE RANCH, L.P., an Arizona limited partnership (the “Borrower”) and CITY OF FLAGSTAFF, ARIZONA, a municipal corporation of the State of Arizona (the “City”).

RECITALS

A. Proposition 442 approved by the voters in November 2022 authorized the use of \$20 million dollars of general obligation bonds for “Creating Rental and Ownership Opportunities for Residents of Flagstaff” and established four (4) affordable housing categories, including “incentivizing the private sector to incorporate affordable rental housing into new developments”.

B. The Rental Incentive Bond Program (“RIBP”) was approved by the City Council in November 2023, its purpose to provide loans to eligible developers of rental housing choosing to include a minimum of ten percent (10%) affordable units in new rental projects serving households in Flagstaff at or below eighty percent (80%) area median income (“AMI”).

C. The City published NOFA #2026-132 on January 9, 2026 (“NOFA”) and in accordance with its evaluation process identified the Borrower as one of the applicants to receive an award of funds from the RIBP (“RIBP Funds”) in the form of a loan to the Borrower. The NOFA can be reviewed at City Hall.

D. Borrower owns a fee simple interest in certain real property located at the northeast corner of Pine Knoll Drive and Lone Tree Road in Flagstaff, Arizona, more particularly described in Exhibit “A” attached hereto and made a part hereof (the “Land”).

E. The City subject to the Borrower’s agreement to and compliance with the terms and conditions of the RIBP award and the RIBP Funds documents, which include this Agreement, the Promissory Note (“the Note”), Deed of Trust (With Assignment of Rents and Security Agreement and Fixture Filing) (“Deed of Trust”), Declaration of Restrictive Covenants (“Declaration” or “Covenant”), and such other documents as the City in its sole, but reasonable, discretion shall determine necessary, agrees to provide to Borrower a loan in the original principal amount of One Million Six Hundred and Fifty Thousand and 00/100 Dollars (\$1,650,000.00) of RIBP Funds (the “Loan”) for the construction of an affordable housing unit development (the “Improvements”), which will include one hundred and sixty eight (168) affordable units serving households at or below sixty percent (60%) AMI (as adjusted for family size), and be known as Lone Tree Ranch on the Land. The Land and the Improvements are referred to collectively hereafter as the “Development.”

E. The Borrower and the City have negotiated the terms and conditions of, and wish to enter into this Agreement to set forth the terms and conditions of the disbursement of the Loan and specific terms and conditions concerning the RIBP funds as indicated herein.

F. Except as otherwise specified herein, capitalized terms used herein, including the above recitals, shall have the meanings set forth in Paragraph 2 of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. INCORPORATION OF RECITALS. The above recitals are true and correct and are incorporated into and made a part hereof.

2. DEFINITIONS. As used in this Agreement the terms listed below shall have the following meanings unless otherwise required by the context:

Completion Date: November __, 2028, or later date approved by the mutual agreement of the parties in writing.

Construction Contract: The general construction contract between the Borrower and the General Contractor for the installation and construction of the Improvements.

Contractor or General Contractor: Ironmark West, LLC a Minnesota limited liability company.

Debt Service Coverage Ratio: means, for any period, the ratio of the Project's net operating income to the regularly scheduled principal and interest payments due on Project indebtedness for the same period, excluding balloon payments and payments payable solely from surplus cash.

Declaration: that certain Declaration of Restrictive Covenants for affordable housing by the Borrower in favor of the City in connection with the Loan.

Developer: Lone Tree Ranch Developer LLC, a Delaware limited liability company

Development: as defined in recital E.

Events of Default: As defined in Section 10 of this Agreement.

Final Plans: The plans and specifications for the construction of the Improvements and all amendments and modifications thereto were reviewed by the City on or before October 6, 2026, prior to the disbursement of the Loan.

First Mortgage: means that certain (or those certain) Deed(s) of Trust from the Borrower in favor of the First Mortgagee (as defined herein).

First Mortgagee: collectively, Western Alliance Bank, the Arizona Industrial Development Authority and Zions Bancorporation, as well as any subsequent holder of the note evidencing the senior loan(s) secured by the First Mortgage.

Investor: As defined in Section 10 hereof.

Land: As defined in recital D.

Loan: As defined in recital E.

Loan Documents: The Note, this Agreement, Deed of Trust, the Declaration and all other documents evidencing or securing the Loan.

Note: That certain Promissory Note dated as of the date hereof, in the principal amount of One Million Six Hundred and Fifty Thousand and 00/100 Dollars (\$1,650,000.00) by the Borrower to the City, evidencing the Loan pursuant to the Loan Documents, as may be amended, modified or supplemented from time to time.

Partnership Agreement: The Amended and Restated Agreement of Limited Partnership of the Borrower dated on or about October 6, 2026.

Permanent Conversion: Means the date on which the Borrower's construction financing is repaid and replaced with the Borrower's permanent financing, which is contemplated to occur on or before [April 6, 2030].

State: Shall mean the state of Arizona.

3. THE LOAN.

The City will make the Loan to the Borrower subject to the terms and conditions set forth herein, and the Borrower agrees to the Loan and expressly agrees to comply with and perform all of the terms and conditions of the Loan Documents.

(a) Disbursement of RIBP Funds. The City will disburse the proceeds of the Loan to Borrower for the construction of the Project simultaneously with (or after) the recordation of the Deed of Trust and Declaration.

(b) Term. The term of the Loan shall be fifty (50) years from the disbursement of the RIBP Funds.

(c) Security. The Loan shall be evidenced by the Note and the other Loan Documents as herein provided.

(d) Interest and Payments. No interest and no payments are required during the term of the Loan if the Borrower has not otherwise defaulted on the Loan and if the affordable units in the Development continuously meet affordability and maintenance requirements as determined by the City in its sole discretion.

(e) Loan Forgiveness. Upon Borrower's strict compliance with the Loan Documents and the RIBP NOFA throughout the entire Term, the City, in its sole and absolute discretion, may forgive the balance of the Loan, in full or in part, during the last twenty (20) years of the term of the Loan consistent with the NOFA and as more specifically described in the Note.

4. CONSTRUCTION OF IMPROVEMENTS.

(a) Commencement and Completion. The Borrower shall cause construction of the Improvements to be prosecuted with reasonable diligence and dispatch so that the Improvements are completed substantially in accordance with the Final Plans on or before the Completion Date, free and clear of all unbonded liens or claims for materials, labor, services, or other items furnished in the construction of the Improvements, and in full compliance with all applicable building, zoning and other applicable local, state and federal ordinances and regulations. The Completion Date shall be extended for Unavoidable Delays (as defined below). Completion of the Improvements shall be evidenced by issuance of a temporary or permanent certificate of occupancy or completion on all of the Improvements by the governmental authorities having jurisdiction over the Development. "Unavoidable Delays" is defined as delays due to strikes, pandemics, blackouts, acts of God, restrictions of any governmental authority, failure or inability to secure materials or labor by reason of priority or similar regulation or order of any governmental authority, enemy action, civil disturbance, fire, inclement weather, or any other act beyond the reasonable control of the Borrower, (excluding, however, the inability or failure of the Borrower to obtain any financing which may be necessary to carry out its obligations under this Agreement), provided, however, within fifteen (15) days after the termination of the occurrence which caused any such delay, the Borrower shall have given written notice to the City of the cause of the delay and the period of time during which it existed, and the period of Unavoidable Delay shall be such period of time during which the particular delay existed or such longer period of time as the City, in its reasonable discretion, may determine.

(b) Right of City to Inspect. Subject to the rights of the tenants of the Development, the City and any other agent or representative of the City shall have the right to enter the Development during normal business hours for the purpose of inspecting the construction and the Improvements upon seventy-two (72) hours prior written notice to the Borrower. The Borrower shall cause the General Contractor and all subcontractors, suppliers, and tenants (subject to the rights of the tenants) to reasonably cooperate with the City and such agents and representatives in the exercise of their rights and performance of their duties hereunder. This provision shall not impose on the City any obligation to inspect or to correct any defects discovered or to notify any person with respect thereto.

5. CONDITIONS TO THE EXECUTION OF THIS AGREEMENT BY CITY.

The conditions listed below are conditions precedent to City's execution hereof and shall be complied with in form and substance satisfactory to City and its counsel prior to City's execution hereof:

(a) Survey. The Borrower shall deliver to City a current survey of the Development, certified to the City.

(b) Contracts. The Borrower shall deliver to the City an executed copy of the Construction Contract.

(c) Note. The Note shall be duly authorized, executed and delivered by the Borrower to the City.

(d) Deed of Trust. The Deed of Trust shall be duly authorized and delivered by the Trustor to the City.

(e) Declaration. The Declaration shall be duly authorized, executed and delivered by the Borrower to the City.

(f) Organizational Documents. To the extent applicable, the Borrower shall deliver to the City the following documents:

i. The Certificate of Incorporation of the Borrower, or, if the Borrower is a limited partnership, the Certificate of Limited Partnership of the Borrower and all amendments thereto, or, if the Borrower is a limited liability company, the Articles of Organization of the Borrower and all amendments thereto, and the Certificate of Incorporation or Certificate of Formation of any corporate general partners or managing members, as applicable, of the Borrower certified by the appropriate official of the state of their incorporation/formation, together with a certificate of such official to the effect that each such entity is in good standing therein;

ii. A good standing certificate of the Borrower from the Arizona Secretary of State;

iii. Articles of Incorporation and Bylaws of the Borrower, if a corporation, certified by the Secretary of such corporation; or Limited Partnership Agreement of the Borrower, if a limited partnership; or Articles of Organization and Operating Agreement of the Borrower, if a limited liability company;

iv. Incumbency certificates identifying the officers and directors of the Borrower or its General Partner or its Managing Member, as applicable, certified by an officer or authorized manager of such entity;

v. Certified resolutions of the Board of Directors of the Borrower or the corporate general partners or managers of Borrower, as applicable, authorizing the execution and delivery of the Loan Documents, and all other documents necessary or desirable for the consummation of the transactions contemplated by this Agreement; and

vi. Certified resolutions of the Borrower or its General Partner or its Managing Member, as applicable, authorizing the execution and delivery of the Loan Documents, and all other documents necessary or desirable for the consummation of the transactions contemplated by this Agreement.

(h) Insurance. The insurance requirements are attached hereto as Exhibit "B" and incorporated herein by reference and include the requirements of this paragraph. Borrower shall deliver evidence satisfactory to the City of the existence of public liability, builder's risk, permanent hazard/all risks, flood (if applicable) and worker's compensation insurance and any other reasonable insurance coverage. Borrower agrees that it shall promptly notify the City upon receiving notice of cancellation, modification or non-renewal of any policy. Borrower agrees that the City shall have the right to take any action necessary to continue said insurance in full force and effect including, but not limited to, paying premiums. Any funds advanced to continue said policies in full force and effect shall be considered as advances hereunder and shall bear interest from the date of disbursement at the default rate set forth under the Loan Documents.

(i) Other Documents. The Borrower shall deliver to the City such other documents and information as the City may reasonably require.

(j) Representations and Warranties. The representations and warranties of the Borrower as set forth in this Agreement and the Loan Documents shall be true and correct in all material respects at the time made.

6. EXPENSES. The Borrower shall pay all reasonable, third-party fees and charges actually incurred in the procuring and making of the Loan, if applicable, and all other reasonable, third-party expenses actually incurred by the City during the term of the Loan, including without limitation the title company's fees and premiums, charges for examination of title to the Development, expenses of surveys (which shall be limited to the ALTA survey provided at the time of Loan closing and the ALTA As-Built survey provided at Permanent Conversion), actual reasonable legal fees and costs, and recording expenses applicable to the Loan Documents. The Borrower shall also pay any and all insurance premiums, taxes (if any), assessments, water rates, sewer rates and other charges, liens and encumbrances upon the Development, any other expenses shown as part of the total development cost, and any other amounts necessary for the payment of the cost of constructing and operating the Improvements.

7. SPECIAL PROVISIONS APPLICABLE TO LOANS UNDER THE RIBP AWARD. The Borrower expressly agrees to the following terms and conditions:

(a) Set Asides and Rent Level Requirements. The Borrower shall comply with the set asides, rent restrictions, demographic commitment and other requirements set forth in the Loan Documents.

(b) Compliance with the RIBP NOFA. The RIBP Loan shall be subject to all of the terms and conditions of the NOFA #2026-132. Without limitation, and notwithstanding anything to the contrary herein, the RIBP Funds shall only be used for costs relating to the pre-development and construction of the affordable rental housing units in the Development. If Borrower fails to comply in all material respects with the terms of RIBP NOFA and Loan Documents, it shall be required to repay to the City the RIBP Funds.

(c) No Discrimination. The Borrower shall not discriminate on the basis of race, religion, color, sex, familial status, national origin or disability in the lease, use or occupancy of

the Development. Age discrimination and discrimination against minor dependents, except when units are specifically being held for the elderly is also not permitted.

(d) Prepayment Penalty. The Loan shall not be subject to any prepayment penalty.

(e) Sale or Transfer of the Development; Refinancing of First Mortgage. Any attempted sale, transfer or conveyance of the Borrower's fee interest in the Development, unless approved in writing by the City, which approval shall not be unreasonably withheld, conditioned or delayed, is strictly prohibited and all principal and interest, as well as all other obligations due or accrued under the Loan Documents, shall be due immediately. Notwithstanding the foregoing, the City agrees to subordinate its Loan to any future refinancings of the First Mortgage and/or any future financing of the Resyndication Partnership (as defined herein) in connection with a resyndication of the Project by an entity under common control with Borrower ("Resyndication Partnership") who agrees to preserve the Development as affordable housing so long as any such new financing doesn't cause the Project to have less than a 1.15x debt service coverage ratio with respect to such new financing.

(f) Uniform Administrative Requirements. Borrower shall comply with the applicable portions of the Uniform Administrative Requirements, Cost Principals and audit requirements found in 2 CFR 200. Borrower shall retain all records pertaining to this Agreement, regardless of the form of the record (e.g. paper, film, recording, electronic), including but not limited to financial records, supporting documents, statistical records, and any other documents (hereinafter referred to as "Records") for a period of five (5) fiscal years after all reporting requirements are satisfied and final payments have been received, or if an audit has been initiated and audit findings through litigation or otherwise.

(g) Relocation of Tenants. To the extent applicable, the Borrower shall comply with the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (42 U.S.C. s. 4601-4655) and implementing regulations (not required for new construction).

(h) Lead-Based Paint. The Development is subject to the requirements of 24 C.F.R. Part 35.

(i) Debarment and Suspension. Borrower hereby certifies that neither it nor any of its general partners, managing members or their principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in receiving RIBP Program funds.

(j) Flood Insurance. In accordance with the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001-4128), RIBP Program funds may not be used with respect to the acquisition, new construction or rehabilitation of a Development located in an area identified by the Federal Emergency Management Agency ("FEMA") as having special flood hazards unless the community in which the Development is located is participating in the national flood insurance program; therefore, the Borrower hereby certifies that the Development is either not located in an area identified by FEMA as having special flood hazards or, if the Development is located in an

area identified by FEMA as having special flood hazards, that the community in which the Development is located is participating in the national flood insurance program.

(k) Property Standards for New Construction. The Development must meet the following requirements including, but not limited to, (i) the accessibility requirements of 24 CFR part 8, which implements section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), (ii) Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131-12189) implemented at 28 CFR parts 35 and 36, as applicable, and (iii) the energy efficiency standards established pursuant to section 109 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12709).

(l) VAWA Requirements. The Borrower agrees to comply with the Violence Against Women Act (VAWA) requirements set forth in 24 CFR part 5, subpart L, including notice obligations and obligations under the emergency transfer plan.

(m) Citations. In the event that any of the citations listed herein are changed, modified, amended or corrected, Borrower agrees to comply with any and all applicable, similar statutes, rules or regulations.

(n) Cooperation. The Borrower shall cooperate fully, as and to the extent reasonably requested by the City, in connection with any audit or report required under the Act and the rules promulgated thereunder and with any other audit or reporting requirements under federal, state, or local law. Such cooperation shall include the retention and provision of records and information reasonably relevant to any such report or audit and making employees and agents available to provide additional information and explanation of any material provided under this Agreement.

(o) Reports. The Borrower shall provide the City with biannual reports until submission of the administrative close-out report, which shall occur within 60 days of the Completion Date. These reports shall include the current status and progress by the Borrower in completing the Improvements and the expenditure of funds under this Agreement, in addition to any other information reasonably requested by the City.

(p) Required certifications. Each report must include a certification, signed by an official who is authorized to legally bind the Borrower.

8. WARRANTIES AND REPRESENTATIONS OF THE BORROWER. The Borrower represents and warrants as of the date hereof, as follows:

(a) Organization Status. If a partnership, the Borrower is duly organized, is in good standing as a limited partnership under the laws of the State and the state of its organization, if different; further, each general partner of the Borrower if a corporation or a limited liability company, is duly organized and in good standing under the laws of the State and the state of incorporation or organization, if different. If a corporation, the Borrower is duly organized, is in good standing as a corporation under the laws of the State and the state of its organization, if different. If a limited liability company, the Borrower is duly organized, is in good standing as a limited liability company under the laws of the State and the state of its organization, if different.

(b) Construction and Compliance with Laws. To Borrower's knowledge, based upon its due diligence and review, there is no violation of any applicable zoning, building or any other local, state or federal laws, ordinances and regulations existing with respect to the anticipated use and construction of the Development; the Borrower shall obtain all licenses, permits and approvals required by all local, state and federal agencies regulating such construction and use; and the Borrower is in compliance with all applicable laws, regulations, ordinances and orders of all governmental authorities having jurisdiction over the Development.

(c) Suspension/Debarment. Borrower certifies, for itself and, on behalf of the Contractor and subcontractors, that as of the date of its execution of this Agreement, neither Borrower nor any of its Contractor, nor to its knowledge, any subcontractors or suppliers are under suspension or debarment by the State of Arizona, the federal government or any governmental entity, instrumentality or authority and, if Borrower cannot so certify, then it agrees to submit with this Agreement a written explanation of why such certification cannot be made. The City will accept a certification by the Contractor in lieu of the Borrower's certification of the above.

(d) Authority to Enter into Loan Documents. The Borrower has full power and authority to enter into the Loan Documents and consummate the transactions contemplated hereby, and the facts and matters expressed in the opinions of its legal counsel are true and correct.

(e) Validity of Loan Documents. The Loan Documents have been approved by those persons having proper authority, and are in all respects legal, valid and binding according to their terms (subject to applicable bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights generally and to general principles of equity).

(f) Priority of Lien on Personalty. Except as previously disclosed in writing to the City or in the Borrower's Owner's Title Insurance Policy, no chattel mortgage, bill of sale, security agreement, financing statement or other title retention agreement has been or will be executed with respect to any personal property, chattel or fixture used in conjunction with the construction, operation, or maintenance of the Improvements as described.

(g) Conflicting Transactions of the Borrower. The consummation of the transaction hereby contemplated and the performance of the obligations of the Borrower under and by virtue of the Loan Documents will not constitute a default under, any lease, bank loan or credit agreement, or other instrument to which the Borrower is a party or by which it may be bound or affected.

(h) Pending Litigation. Except for actions, suits or proceedings which have been specifically disclosed to and accepted prior to disbursement of the Loan by the City in writing, there are no actions, suits or proceedings before or by any court or governmental authority, pending or to the actual knowledge of the Borrower threatened in writing that affect the Borrower or the Development which, if determined adversely to the Borrower or the Development, would have a materially adverse effect on the financial condition, properties, businesses or operations of the Borrower or the Development, or which may prevent or interfere with or prevent the Borrower entering into the Loan Documents, or the Borrower's ability to perform its obligations under the Loan Documents, or the validity of the Loan Documents, and, to the Borrower's knowledge,

Borrower is not in default beyond any applicable notice and cure periods with respect to any order, writ, injunction, decree or demand of any court or any governmental authority.

(i) Advertising. Subject to applicable laws, rules and regulations, during the period of the construction of the Improvements, the City shall have the right to install and maintain on the Development one or more signs identifying the City, or to be identified on such signs installed by others, as one of the institutions financing the Development. A sign or signs will be provided by the City and erected at the Borrower's expense. In connection with any leasing of the Development, or any portion thereof, which has been approved by the City, the Borrower will not use any promotional advertising or other material using the City's name without first obtaining City's prior written approval thereof, which approval shall not be unreasonably withheld.

(j) Hazardous Waste. The Borrower is in compliance in all material respects with all provisions of the Federal Water Pollution Control Act, Comprehensive Environmental Response, Compensation and Liability ("Superfund") Act of 1980 and other similar federal, state and local statutory schemes imposing liability on the Borrower relating to the generation, storage, impoundment, disposal, discharge, treatment, release, seepage, emission, transportation or destruction of any sewage, garbage, effluent, asbestos or asbestos-containing materials, polychlorinated biphenyls (PCBs), toxic, hazardous or radioactive materials, petroleum products, pesticides, smoke, dust, or any other form of pollution as such laws are in effect as of the date of this Agreement and with any rules, regulations and orders issued by any federal, state or local governmental body, agency or authority thereunder and with any orders or judgments of any courts of competent jurisdiction with respect thereto, and no assessment, notice of (primary or secondary) liability or notice of financial responsibility, or the amount thereof, or to impose civil penalties has been received by the Borrower. The Borrower has paid any environmental excise taxes, imposed upon it with respect to the Development pursuant to Sections 4611, 4661 or 4681 of the Internal Revenue Code of 1986, as from time to time amended.

(k) Representations and Warranties in Loan Documents. All of the representations and warranties of Borrower contained in the other Loan Documents are true and correct in all material respects as and when made and are incorporated herein by reference as if set out in full.

(l) Other Financing. The Borrower has not received any other mortgage financing for the construction of the Improvements other than the Loan, and the First Mortgage.

(m) Labor and Materials. All labor and materials contracted for in connection with the construction of the Improvements shall be in substantial accordance with the Final Plans.

(n) Contractor and Other Contractors. The Construction Contract and all other contracts with architects and engineers, which have been or will be executed, are in full force and effect and are the legal, valid and binding obligations of the General Contractor and each architect and engineer, as applicable, enforceable in accordance with the respective terms thereof; the General Contractor is a duly licensed general contractor under the laws of the State of Arizona; and each of the other aforementioned professional are duly licensed professional under the laws of the State of Arizona.

(o) Payments of Taxes. The Borrower and each of the guarantors, if any, has filed or caused to be filed, or will file or cause to be filed, all federal, state and local tax returns that are required to be filed and has paid or caused to be paid all taxes as shown on such returns or on any assessment received by it, to the extent that such taxes have become due.

(p) O.S.H.A. and Environmental Matters. The Borrower has duly complied with, and the Development is in full compliance in all material respects with, the provisions of the Federal Occupational Safety and Health Act, the Environmental Protection Act, and the Resource Conservation and Recovery Act (“RCRA”) and all applicable rules and regulations thereunder and all applicable similar state and local laws, rules and regulations, including but not limited to any and all of the foregoing relating in any manner to underground tanks and other storage facilities or equipment and the removal and disposal of asbestos; there have been no outstanding citations, notices or orders of noncompliance issued to Borrower relating to its businesses or properties under any such laws, rules or regulations.

(q) ADA Compliance. The Development as constructed will comply with the Americans With Disabilities Act of 1990, as implemented by 28 C.F.R. Part 35, as amended (the “ADA”); and to the extent any renovation or changes are required to be made to the Development, so as to have the Development comply with and meet all the requirements of the ADA, the Borrower shall, at its expense, promptly undertake said renovations or improvements. Furthermore, the Borrower indemnifies the City from and against all claims, damages (specifically excluding special, consequential, loss of profit and other speculative damages), fines, penalties, losses, expenses (including reasonable attorneys’ fees), liabilities and obligations arising out of or relating to any breach by the Borrower of this representation.

9. ADDITIONAL AND CONTINUING COVENANTS OF THE BORROWER.

The Borrower covenants and agrees with the City as follows:

(a) Compliance with Laws. The Borrower will comply promptly with all applicable federal, state and local laws, ordinances and regulations relating to the construction, use, and leasing of the Development, and will obtain and keep in good standing all necessary licenses, permits and approvals required or desirable for construction and use of the Improvements.

(b) Brokerage Commissions. The Borrower will not knowingly engage in any activity or enter into any relationship which will give rise to any loan or brokerage commission with regard to the Loan, and the Borrower will indemnify the City from the claims of brokers claiming through the Borrower and/or its affiliates arising by reason of the execution hereof or the consummation of the transactions contemplated hereby.

(c) The Borrower to Maintain Bookkeeping System. The Borrower shall maintain (or shall cause its management agent to maintain) a bookkeeping system for the Development in form and content sufficient for the City to conduct reviews, inspections, certifications and reports required by this Agreement. Subject to the privacy rights of the tenants of the Improvements required by law, the City shall have full (but confidential) access during normal business hours and after prior written notice to the Borrower, to the books, records and contracts pertaining to

construction and operation of the Development for affordable housing and/or the Borrower to determine the accuracy, correctness and reasonableness of the sum advanced hereunder. Borrower shall retain all records pertaining to this Agreement, regardless of the form of the record (e.g. paper, film, recording, electronic), including but not limited to financial records, supporting documents, statistical records, and any other documents (hereinafter referred to as "Records") for a period of five (5) fiscal years after all reporting requirements are satisfied and final disbursements have been received, or if an audit has been initiated and audit findings through litigation or otherwise.

(d) Collection of Insurance Proceeds. Subject to the rights of the First Mortgagee, the Borrower will cooperate with the City in obtaining for the City the benefits of any insurance or other proceeds lawfully or equitably payable to it in connection with the transaction contemplated hereby and the collection of any indebtedness or obligation of the Borrower to the City incurred hereunder (including the payment by the Borrower of the expense of an independent appraisal on behalf of the City in case of a fire or other casualty affecting the Development).

(e) Consolidation, Merger, Entity Status. The Borrower shall not consolidate with or merge into any other partnership, corporation or limited liability company, or permit another partnership, corporation or limited liability company to merge into it, or voluntarily or involuntarily fail to maintain its current status.

(f) Further Assurances and Preservation of Security. The Borrower will do all acts and execute all documents for the better and more effective carrying out of the intent and purposes of this Agreement, as the City shall reasonably require from time to time, and will do such other acts necessary to preserve and protect the collateral at any time securing or intending to secure the Note, as the City may reasonably require.

(g) Utilization of Loan Proceeds. The Borrower will utilize the proceeds of the Loan solely for eligible uses under the City of Flagstaff's Rental Incentive Bond Program.

(h) No Assignment. The Borrower shall not assign this Agreement or any interest therein, and any such assignment shall be void and of no effect.

(i) Rights Inferior. The City shall not be liable to materialmen, contractors, subcontractors, sub-subcontractors, laborers, suppliers or others for goods or services delivered by them in or upon the Land or employed in the construction of the Improvements, or for any debts or claims accruing to any of said parties against the Borrower or against the Development, and it is distinctly understood and agreed that there is no contractual relationship, either express or implied, between the City and any materialmen, contractors, sub-contractors, sub-subcontractors, craftsmen, laborers or any person supplying any work, labor or material.

(j) Borrower's Rights Assigned. Subject to the First Mortgagee's superior rights, the Borrower hereby assigns to the City, effective however, only after an Event of Default and the expiration of applicable notice and cure periods, all rights of the Borrower under its contract with the General Contractor and under its contracts with any other professionals, and the City shall have the option during the existence of an Event of Default, and the expiration of applicable cure

periods, in its sole discretion and in addition to any other rights and remedies the City may have, to exercise its rights under this assignment. Nothing herein shall be construed, however, to require the City to exercise any rights under this paragraph.

10. DEFAULT. Upon the occurrence of any of the following events and subject to the expiration of any applicable notice and cure periods (an “Event of Default”) all obligations on the part of the City shall, if the City elects, terminate, and the City may at its option exercise any of its remedies at law or equity including without limitation causing Borrower’s immediate repayment of the Loan. All prior commitments to forgive any portion or all of the Loan shall be terminated and not reinstated notwithstanding the Borrower bringing the Loan into compliance or curing the Default.

(a) Bankruptcy. If there is filed by or against the Borrower a petition in bankruptcy or a petition for the appointment of a receiver or trustee of the property of the Borrower, and any such petition not filed by the Borrower is not dismissed within ninety (90) days of the date of filing; or if the Borrower files a petition for reorganization under any of the provisions of the United States Bankruptcy Code or of any similar law, state, federal, or foreign, and any such petition is not dismissed within ninety (90) days of the date of filing, or if either of them makes a general assignment for the benefit of creditors or makes any insolvency assignment or is adjudicated insolvent by any court of competent jurisdiction, any of which events, in the reasonable judgment of the City, will cause material interference with the timely completion of the Improvements; or

(b) Payment. The Borrower fails to make any payment of principal or interest required under the Note within five (5) days of when due; or

(c) Breach of Covenants, Warranties and Representations. If any warranty or representation made by the Borrower or pursuant to the terms of the Loan Documents shall be false or misleading in any material respect as and when made, or if the Borrower shall fail to keep, observe or perform in all material respects any of the terms, covenants, representations or warranties contained in the Loan Documents (provided, that with respect to nonmonetary Events of Default, the City shall give written notice to the Borrower, who shall have thirty (30) days after the date it receives such written notice to cure, which time shall be extended by the City, if Borrower cannot reasonably cure within thirty (30) days, for an additional period of time as the City deems appropriate in its sole but reasonable discretion for Borrower to cure such nonperformance, and that with respect to monetary Events of Default, the Borrower shall have a five (5) day grace period); or

(d) Failure to Comply with Requirements of RIBP Fund Recipients. If at any time the Borrower or Development is not in compliance in all material respects with requirements associated with the RIBP Funds, including, but not limited to the, the affordability requirements set forth in Sections 2 and 3 of the Declaration, such funds will be immediately due and payable to the City.

Notwithstanding the foregoing, [ADD NAME OF INVESTOR FUND ONCE KNOWN], the investor limited partner of the Borrower (the “Investor”) and the First Mortgagee shall each

have the right, but not the obligation, to cure any Event of Default and such cure effectuated by such parties shall be treated the same as if made directly by the Borrower.

11. REMEDIES OF THE CITY. Subject to the rights of the First Mortgagee, upon the occurrence and during the continuance of an Event of Default, then the City may, at its option, upon written notice to the Borrower:

- (a) Cancel this Agreement.
- (b) Commence legal or equitable action to enforce performance of this Agreement.
- (c) Accelerate the payment of the Note and the Loan and commence legal and equitable action to collect all such amounts due the City.
- (e) Exercise any other rights or remedies the City may have under the Loan Documents referred to in this Agreement or executed in connection with the Loan or which may be available under applicable law.

No right, power or remedy of the City as provided in this Agreement is intended to be exclusive of any other right, power, or remedy of the City, but each and every such right, power and remedy shall be cumulative and concurrent and in addition to any other right, power or remedy available to the City now or hereafter existing at law or in equity and may be pursued separately, successively or concurrently at the sole discretion of the City. The failure of the City to exercise any such right, power or remedy shall in no event be construed as a waiver or release thereof.

12. GENERAL TERMS. The following shall be applicable throughout the period of this Agreement or thereafter as provided herein:

(a) Rights of Third Parties. All conditions of the City hereunder are imposed solely and exclusively for the benefit of the City and its successors and assigns, and no other person shall have standing to require satisfaction of such conditions or be entitled to assume that the City will make the Loan in the absence of strict compliance with any or all thereof, and no other person shall, under any circumstances, be deemed to be a beneficiary of this Agreement or the Loan Documents, any provisions of which may be freely waived in whole or in part by the City at any time if, in its sole discretion, it deems it desirable to do so. In particular, the City makes no representations and assumes no duties or obligations as to third parties concerning the quality of the construction by the Borrower of the Improvements or the absence therefrom of defects.

(b) The Borrower Not City's Agent. Nothing in this Agreement, the Note, or any other Loan Document shall be construed to make the Borrower the City's agent for any purpose whatsoever, or the Borrower and the City partners, or joint or co-venturers, and the relationship of the parties shall, at all times, be that of debtor and creditor.

(c) The City Not Liable for Damage or Loss. All inspections and other services rendered by or on behalf of the City shall be rendered solely for the protection and benefit of the

City. Neither the Borrower nor other third persons shall be entitled to claim any loss or damage against the City or against its agents or employees for failure to properly discharge their duties.

(d) The City Not Obligated to Insure Proper Disbursement of Funds to Third Parties. Nothing contained in this Agreement, or the Loan Documents, shall impose upon the City any obligation to oversee the proper use or application of any disbursements and advances of funds made pursuant to the Loan.

(e) Indemnification from Third Party Claims. The Borrower shall indemnify and hold harmless the City, its directors, officers, members, officials, employees and agents (collectively, the "Indemnified Parties"), from any actual, third party liability, claims or losses, including reasonable attorneys' fees and costs, resulting from the disbursement of the proceeds of the Loan to the Borrower or its designee or from the condition of the Development, whether related to the quality of construction or otherwise, during the term of the Loan excluding misconduct, bad faith or negligence of any of the Indemnified Parties. This provision shall survive the repayment or termination of the Loan and shall continue in full force and effect so long as the possibility of such liability, claims, or losses exists from events that occurred during the term of this Loan.

(f) Rights of Subcontractor, Laborers and Materialmen. In no event shall this Agreement be construed to make the City, the Title Company or any agent of the City liable to the General Contractor or any subcontractor, laborers, materialmen, craftsmen, or others for labor, materials, or services delivered to the Development or goods specially fabricated for incorporation therein, or for debts or claims accruing or arising to such persons or parties against the Borrower or the General Contractor. It is distinctly understood and agreed that, other than as specifically provided herein, there is no relationship of any type whatsoever, contractual or otherwise, either express or implied, between the City and the General Contractor, nor is there any such relationship between the City and any materialman, subcontractor, craftsman, laborer or any other person or entity supplying any labor, materials or services to the Development or specially fabricating goods to be incorporated therein. Except as otherwise specifically provided herein, no such persons or entities are intended to be third party beneficiaries of this Agreement or any document or instrument related to the Loan or to have any claim or claims in or to any undisbursed or retained proceeds of the Loan.

(g) Headings. The headings of the sections, paragraphs and subdivisions of this Agreement are for the convenience of reference only and shall not limit or otherwise affect any of the terms hereof.

(h) Invalid Provisions to Affect No Others/Severability. If performance of any provision hereof or any transaction related hereto is limited by law, then the obligation to be performed shall be reduced accordingly; and if any clause or provision herein contained operates or would prospectively operate to invalidate this Agreement in part, then the invalid part of said clause or provision only shall be held for naught, as though not contained herein, and the remainder of this Agreement shall remain operative and in full force and effect.

(i) Application of Interest to Reduce Principal Sums Due. In the event that any charge, interest or late charge is above the maximum rate provided by law, then any excess amount over

the lawful rate shall be applied by the City to reduce the principal sum of the Loan or any other amounts due the City hereunder.

(j) Governing Law. The laws of the State of Arizona shall govern the interpretation and enforcement of this Agreement.

(k) Number and Gender. Whenever the singular or plural number, masculine or feminine or neuter gender is used herein, it shall equally include the others and shall apply jointly and severally.

(l) Prior Agreement. To the extent necessary, this Agreement shall be deemed to be an amendment to any prior loan agreement between the Borrower and the City, and in the event of a conflict between the terms of this Agreement and of any such prior agreement, the terms of this Agreement shall govern.

(m) Waiver. If the City shall waive any provisions of the Loan Documents, or shall fail to enforce any of the conditions or provisions of this Agreement, such waiver shall not be deemed to be a continuing waiver and shall never be construed as such; and the City shall thereafter have the right to insist upon the enforcement of such conditions or provisions. Furthermore, no provision of this Agreement shall be amended, waived, modified, discharged or terminated, except by instrument in writing signed by the parties hereto.

(n) Notices. All notices and other communications to be made or permitted to be made hereunder shall be in writing and shall be delivered to the addresses shown below or to such other addresses that the parties may provide to one another in accordance herewith. Such notices and other communications shall be given by any of the following means: (a) personal service; or (b) national express air courier, provided such courier maintains written verification of actual delivery. Any notice or other communication given by the means described in subsection (a) or (b) above shall be deemed effective upon the date of receipt or the date of refusal to accept delivery by the party to whom such notice or other communication has been sent.

The City: City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001
[Attention: **Housing Division Director**]

with a copy to: City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001
Attn: City Attorney

Borrower: Lone Tree Ranch, L.P.
c/o Lincoln Avenue Communities
401 Wilshire Blvd., 11th Floor

Santa Monica, CA 90401
Attention: Ben Taylor, Matthew Klein and Russell Condas

with a copies to: Lincoln Avenue Capital LLC
680 5th Avenue, 17th Floor
New York, NY 10019
Attention: Hanna Jamar
Email: hanna@lincolnavcap.com

And: Cohen Liuzzo PLLC
88 Pine Street, Suite 1430
New York, NY 10005
Attention: Eleor Cohen, Esq. and Anthony Bargnesi, Esq.
Email: ecohen@cohenliuzzo.com and abargnesi@cohenliuzzo.com

And: [BORROWER'S LIHTC INVESTOR AND FIRST
MORTGAGEE]

And: [BORROWER'S FIRST MORTGAGEE]

Any party may change said address by giving the other parties hereto Notice of such change of address in accordance with the foregoing provisions.

(o) Successors and Assigns. This Agreement shall inure to the benefit of and be binding on the parties hereto and their heirs, legal representatives, successors and assigns; but nothing herein shall authorize the assignment hereof by the Borrower.

(p) Counterparts; Electronic Signature. This Agreement may be executed in one or more counterparts, all of which shall constitute collectively but one and the same instrument, and it may be executed by electronic means, which shall have the same force and effect as a wet ink original signature.

(q) Right of Cancellation. All parties hereto acknowledge that this Agreement is subject to cancellation by the City pursuant to the provisions of §38-511, Arizona Revised Statutes.

(r) Discretion of the City. Wherever pursuant to this Agreement (a) the City exercises any right given to it to approve or disapprove, (b) any arrangement or term is to be satisfactory to the City, or (c) any other decision or determination is to be made by the City, the decision of the City to approve or disapprove, all decisions that arrangements or terms are satisfactory or not satisfactory and all other decisions and determinations made by the City, shall be in the reasonable discretion of the City and shall be final and conclusive, except as may be otherwise expressly and specifically provided herein.

(s) Waiver of Jury Trial. BY EXECUTING THIS AGREEMENT, THE BORROWER AND THE CITY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THEIR RESPECTIVE RIGHTS OR THE RIGHTS OF THEIR RESPECTIVE ASSIGNS OR

SUCCESSORS TO A TRIAL BY JURY, IF ANY, IN ANY ACTION, PROCEEDING OR SUIT, WHETHER ARISING IN CONTRACT, TORT OR OTHERWISE, AND WHETHER ASSERTED BY WAY OF COMPLAINT, ANSWER, CROSSCLAIM, COUNTERCLAIM, AFFIRMATIVE DEFENSE OR OTHERWISE, BASED ON, ARISING OUT OF, UNDER OR IN CONNECTION WITH, THIS AGREEMENT

The Borrower acknowledges that the above paragraph has been expressly bargained for by the City as part of the transaction with the Borrower and that, but for the Borrower's agreement thereto, the City would not have extended the Loan evidenced by this Agreement for the terms and at the interest rates provided.

(t) Attorneys' Fees and Costs. If any legal services by an attorney are required to enforce the requirements of this Agreement or any of the Loan Documents, the prevailing party will be reimbursed by the other party for all costs and expenses of such action, including reasonable attorneys' fees, and if in legal action costs and expense of such action, including reasonable attorneys' fees as may be fixed by the court.

(u) Limitation of Liability. Notwithstanding anything contained herein to the contrary, the parties hereby agree (i) all obligations of the Borrower herein are non-recourse to its members, officers, directors, employees and agents (except in the event of fraud or unlawful conduct on the part of such parties); (ii) that no punitive, special, speculative, indirect or loss of profit damages shall be awarded in any suit, action or other proceeding arising out of or based upon this Agreement or the subject matter hereof; (iii) the Borrower shall not be liable to the City to the extent any such liability arose from the gross negligence, misconduct or fraud of the City or any of its agents, and (iv) the Borrower shall not be liable for any liability that first arises after the Borrower is no longer in possession of the Development.

[COUNTERPART SIGNATURE PAGES TO FOLLOW]

**COUNTERPART SIGNATURE PAGE TO
FUNDING AGREEMENT**

Lone Tree Ranch

IN WITNESS WHEREOF, the City and the Borrower have caused this Agreement to be executed on the date first set forth above.

CITY OF FLAGSTAFF, ARIZONA, a municipal
corporation of the State of Arizona

By: _____

Name: _____

Title: _____

**COUNTERPART SIGNATURE PAGE TO
FUNDING AGREEMENT**

Lone Tree Ranch

IN WITNESS WHEREOF, the City and the Borrower have caused this Agreement to be executed on the date first set forth above.

LONE TREE RANCH, L.P.,
an Arizona limited partnership

By: Fairview Lone Tree LLC, a Delaware limited liability company, its general partner

By: Fairview Housing Partners Ltd, a Delaware non-stock corporation, its sole member

By: _____

Name: Thom Amdur

Title: Executive Director

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COCONINO, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Tracts "B", "C" and "D" as shown on the plat for Woods at Clear Creek as recorded in Case 8, Map 25, records of Coconino County, Arizona.

EXHIBIT “B”

INSURANCE REQUIREMENTS