

APPENDIX I

DEFINITIONS

As used in the agreement to which this Appendix I is attached, and as used in this Appendix I, the following terms shall have the indicated meanings:

“Allocation Committee” shall mean the California Tax Credit Allocation Committee and any successor governmental agency appointed to carry out the obligations of the Allocation Committee.

“Bank” shall mean MUFG Union Bank, N.A., acting in its capacity as holder of the Funding Loan Note and as assignee of and agent for the Governmental Lender pursuant to the Funding Loan Agreement, its successors and assigns.

“Borrower” shall mean Fillmore Marketplace Housing Partners, L.P., a California limited partnership.

“Borrower Loan” shall mean the [\$_____] **[CHECK]** construction and permanent loan to be made by Governmental Lender to Borrower pursuant to the Borrower Loan Agreement.

“Borrower Loan Agreement” shall mean the Construction and Permanent Loan Agreement (Multifamily Housing Back to Back Loan Program) dated March 1, 2021, executed by Borrower, Governmental Lender and Bank.

“Borrower Loan Documents” shall mean the Borrower Loan Agreement, the Borrower Note, the Deed of Trust and all other documents evidencing, securing or pertaining to the Borrower Loan.

“Borrower Note” shall mean collectively, Borrower Note A-1 and Borrower Note A-2.

“Borrower Note A-1” shall mean the Promissory Note A-1 (Tax Exempt - Construction) (Multifamily Housing Back to Back Loan Program) in the amount of [\$_____] **[CHECK]** dated March 1, 2021 and executed by Borrower in favor of Governmental Lender.

“Borrower Note A-2” shall mean the Promissory Note A-2 (Tax Exempt - Permanent) (Multifamily Housing Back to Back Loan Program) in the amount of [\$_____] **[CHECK]** dated March 1, 2021 and executed by Borrower in favor of Governmental Lender.

“Code(s)” shall mean the Internal Revenue Code of 1986, as amended from time to time, or the corresponding provisions of any successor federal income tax law and, if applicable, the California Revenue and Taxation Code, as amended from time to time, or the corresponding provisions of any successor state income tax law. Any reference to a particular provision of the Code(s) shall include any amendment of such provision or the corresponding provision of any successor federal income tax law or state income tax law.

“Deed of Trust” shall mean that certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (Construction and Permanent Trust Deed) (Multifamily Housing Back to Back Loan Program) of even date of the Borrower Note, executed by Borrower for the benefit of Governmental Lender and Bank and encumbering the Property.

“Final Reservation” shall mean that certain Final Reservation Letter to be issued by the Allocation Committee relating to the allocation of the Tax Credits.

“Fiscal Agent” shall mean [_____] **[CHECK]**, and its successors and assigns, under the Funding Loan Agreement.

“Funding Loan” shall mean the loan in the maximum amount of [\$_____] **[CHECK]** made by Bank to Governmental Lender pursuant to the Funding Loan Agreement.

“Funding Loan Agreement” shall mean the Funding Loan Agreement among the Governmental Lender, the Bank and Fiscal Agent in connection with the issuance of the Funding Loan Note.

“Funding Loan Documents” shall mean the Funding Loan Agreement, the Funding Loan Note and all other documents evidencing, securing or pertaining to the Funding Loan.

“Funding Loan Note” shall mean collectively, (i) that certain City and County of San Francisco Multifamily Housing Revenue Note (Fillmore Marketplace Apartments), Series 2021 A-1 executed by Governmental Lender in favor of Bank in the principal amount of [\$_____] **[CHECK]** and (iii) that certain City and County of San Francisco Multifamily Housing Revenue Note (Fillmore Marketplace Apartments), Series 2021 A-2 executed by Governmental Lender in favor of Bank in the principal amount of [\$_____] **[CHECK]**.

“General Partner(s)” shall mean collectively, Related/Fillmore Marketplace Development Co., LLC, a California limited liability company, and [_____, a _____] **[CHECK]**.

“Governmental Lender” shall mean the City and County of San Francisco, a municipal corporation and chartered city and county, duly organized and validly existing under its City Charter and the Constitution and laws of the State of California.

“Improvements” shall mean a one hundred twenty (120) unit affordable apartment project, including two (2) property manager’s units, and other related appurtenances to be rehabilitated on the Property.

“Partnership Agreement” shall mean that certain Amended and Restated Agreement of Limited Partnership of Borrower.

“Preliminary Reservation” shall mean that certain Reservation Letter (Tax Exempt) dated September 16, 2020, issued by the Allocation Committee.

“Property” shall mean certain real property located in the City of San Francisco, County of San Francisco, State of California, as more particularly described in the Deed of Trust.

“Project” shall mean the Property and the Improvements.

“Tax Credit Investor” shall mean [_____] **[CHECK]**, and its permitted successors and assigns.

“Tax Credits” shall mean low income housing tax credits allocated under Section 42 of the Internal Revenue Code of 1986, as amended, pursuant to the terms of the Tax Credit Allocation Documents.

“Tax Credit Allocation Documents” shall mean the Tax Credit Application, the Preliminary Reservation, the Final Reservation and such other documents as have or may be issued by the Allocation Committee from time to time with respect to the Tax Credits.

“Tax Credit Application” shall mean the 2020 Low-Income Housing Tax Credit Application submitted to the Allocation Committee to apply for Tax Credits with respect to the Project.

Borrower's address for purposes of notices is as follows:

Fillmore Marketplace Housing Partners, L.P.
c/o Related/Fillmore Marketplace Development Co., LLC
Attn: Mr. Frank Cardone
18201 Von Karman Avenue, Suite 900
Irvine, California 92612
Phone No. (949) 660-7272
Fax No.(949) 660-7273
E-mail address: fcardone@related.com

With a copy to:

With a copy to:

With a copy to:

With a copy to:

Bocarsly Emden Cowan Esmail & Arndt LLP
633 West Fifth Street, 64th Floor
Los Angeles, CA 90071
Attn: Lance Bocarsly
Phone No. (213) 239-8088
Fax No. (213) 239-0410

Tax Credit Investor's address for purposes of notices is as follows:

With a copy to:

General Partner(s)' address for purposes of notices is as follows:

Related/Fillmore Marketplace Development Co., LLC
Attn: Mr. Frank Cardone
18201 Von Karman Avenue, Suite 900
Irvine, California 92612
Phone No. (949) 660-7272
Fax No.(949) 660-7273
E-mail address: fcardone@related.com

and

Governmental Lender's address for purposes of notices is as follows:

City and County of San Francisco

