

LOAN AUTHORIZATION OF MOSLEY AND MABUHAY LP

The undersigned hereby certifies that it is the managing general partner of Mosley and Mabuhay LP, a California limited partnership (the "Borrower"), and as such makes the following certifications and representations to the State of California Department of Housing and Community Development (the "Department"):

1. Under the Notice of Funding Availability (the "NOFA") dated October 25, 2023 and amended November 29, 2023, issued by the Department under its National Housing Trust Fund Program, the Borrower has either received, or been assigned, a conditional commitment of funds pursuant to an award letter issued by the Department.

2. The Borrower is duly formed as a limited partnership in the state of California is authorized to do business in the State of California, and has the power and authority to borrow the funds, which are the subject of conditional commitment of the Department, in an amount not to exceed \$20,000,000 (the "NHTF Loan").

3. That in connection with the NHTF Loan, the Borrower is authorized to enter into a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to evidence the NHTF Loan, the Borrower's obligations related thereto, and the Department's security therefore; including, but not limited to, a promissory note, a deed of trust and security agreement, a regulatory agreement and certain other documents required by the Department as security for, evidence of or pertaining to the NHTF Loan, and all amendments thereto (collectively, the "NHTF Loan Documents").

4. That each of (a) Vanessa Cooper, President, (b) Carly Grob, Vice President and (c) Alicia Southern, Secretary and Treasurer, acting alone, on behalf of Island City Development, a California nonprofit public benefit corporation, as sole member and manager of the managing general partner of the Borrower is authorized and directed to execute the NHTF Loan Documents, and any amendments thereto, on behalf of the Borrower.

Dated: _____

BORROWER:
Mosley and Mabuhay LP, a
California limited partnership

By: ICD Mosley LLC,
a California limited liability company
Its: Managing General partner

By: Island City Development,
a California nonprofit public benefit
corporation
Its: Sole member and manager

By: _____
Vanessa Cooper, President