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THIS DECLARATION OF LAND USE RESTRICTIVE COVENANTS (this "AGREEMENT"), dated August 12, 1997 by Parkview Senior Apartments Limited Partnership and its successors and assigns (the "Owner"), and Wyoming Community Development Authority (the "Authority") is given as a condition precedent to the allocation of low-income housing tax credits by the Authority together with any successor to its rights, duties and obligations.

WITNESSETH:

WHEREAS, the Owner is or shall be the owner of a low-income rental housing development located on lands in the City of GILLETTE, County of CAMPBELL, State of Wyoming, more particularly described in Exhibit "A" hereto, known as or to be known as PARKVIEW SENIOR APARTMENTS (the "Project"); and

WHEREAS, the Authority has been designated by the Governor of the State of Wyoming as the housing credit agency for the State of Wyoming for the allocation of low-income housing tax credits (the "Credit"); and

WHEREAS, the Owner has applied to the Authority for an allocation of Credit to the Project in an amount not to exceed \$109,856.00 low-income housing tax credits; and

WHEREAS, the Owner has represented to the Authority in Owner's Low-Income Housing Tax Credit Application (the "Application") that Owner shall lease 100.0000% of the units in the Project to individuals or families whose income is 60% or less of the area median gross income (including adjustments for family size) and with the rent restricted, all as determined in accordance with Section 42 of the Internal Revenue Code ("Low-Income Tenants"); and

WHEREAS, the Authority has determined the Project would support a Credit allocation in an amount not to exceed \$85,458.00; and

WHEREAS, the Owner has represented to the Authority in Owner's application that it will impose additional rent restrictions or will covenant to maintain the Section 42 rent and income restrictions for an additional period of time as set out in Section 5 of this Agreement (WCDA Occupancy Restrictions); and

WHEREAS, the Internal Revenue Code requires as a condition precedent to the allocation of the Credit, that the Owner execute, deliver and record in the official land deed records of the county in which the Project is located this Agreement in order to create certain covenants running with the land for the purpose of enforcing the requirements of Section 42 of the Code and the WCDA Occupancy Restrictions found in Section 5 hereof by regulating and restricting the use and occupancy and transfer of the Project as set forth herein; and

WHEREAS, the Owner, under this Agreement, intends, declares and covenants that the regulatory and restrictive covenants set forth herein governing the use, occupancy and transfer of the Project shall be and are covenants running with the Project Land for the term stated herein and binding upon all subsequent owners of the Project Land for such term, and are not merely personal covenants of the Owner.

NOW, THEREFORE, in consideration of the promises and covenants hereinafter set forth, and of the other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner agrees as follows:

SECTION 1 - DEFINITIONS

All words and phrases defined in Section 42 of the Internal Revenue Code and by Treasury or HUD regulations pertaining thereto shall have the same meanings in this Agreement.

SECTION 2 - RECORDING AND FILING; COVENANTS TO RUN WITH THE LAND

(a) Upon execution and delivery by the Owner, the Owner shall cause this Agreement and all amendments hereto to be recorded and filed in the official public land deed records of the county in which the Project is located, and shall pay all fees and charges incurred in connection therewith. Upon recording, the Owner shall immediately transmit to the Authority an executed original of the recorded Agreement showing the date, deed book and page numbers of record. The Owner agrees that the Authority will not issue the Internal Revenue Service Form 8609 constituting final allocation of the Credit unless and until the Authority has received the recorded executed original of this Agreement.

(b) The Owner intends, declares and covenants, on behalf of itself and all future Owners and operators of the Project Land during the term of this Agreement, that this Agreement and the covenants and restrictions set forth in this Agreement regulating and restricting the use, occupancy and transfer of the Project Land and the Project (i) shall be and are covenants running with the Project Land, encumbering the Project Land for the term of this Agreement, binding upon the Owner's successors in title and all subsequent Owners and Operators of the Project Land, (ii) are not merely personal covenants of the Owner, and (iii) shall bind the Owner and the benefits shall inure to the Authority and any past, present or prospective tenant of the Project and its respective successors and assigns during the term of this Agreement. The Owner hereby agrees that any and all requirements of the laws of the State of Wyoming to be satisfied in order for the provisions of this Agreement to constitute deed restrictions and covenants running with the land shall be deemed to be satisfied in full, and that any requirements of privileges of estate are intended to be satisfied, or in the alternate, that an equitable servitude has been created to insure that these restrictions run with the land. For the longer of the period this Credit is claimed or the term of this Agreement, each and every contract, deed or other instrument hereafter executed

conveying the Project or portion thereof shall expressly provide that such conveyance is subject to this Agreement, provided, however, the covenants contained herein shall survive and be effective regardless of whether such contact, deed or other instrument hereafter executed conveying the Project or portion thereof, provides that such conveyance is subject to this Agreement.

(c) The Owner covenants to obtain the consent of any prior recorded lienholder on the Project to this Agreement and such consent shall be a condition precedent to the issuance of Internal Revenue Service Form 8609 constituting final allocation of the Credit.

SECTION 3 - REPRESENTATIONS, COVENANTS AND WARRANTIES OF THE OWNER

The Owner hereby represents, covenants and warrants as follows:

(a) The Owner (i) is a limited partnership duly organized under the laws of the State of Wyoming and is qualified to transact business under the laws of the State of Wyoming, (ii) has the power and authority to own its properties and assets and to carry on its business as now being conducted, and (iii) has the full legal right, power and authority to execute and deliver this Agreement.

(b) The execution and performance of this Agreement by the Owner (i) will not violate or, as applicable, have not violated any provision of law, rule or regulation, or any order of any court or other agency or governmental body, and (ii) will not violate or, as applicable, have not violated any provision of any indenture, agreement, mortgage, mortgage note, or other instrument to which the Owner is a party or by which it or the Project is bound, and (iii) will not result in the creation or imposition of any prohibited encumbrance of any nature.

(c) The Owner will, at the time of execution and delivery of this Agreement, have good and marketable title to the premises constituting the project free and clear of any lien or encumbrance (subject to encumbrances created pursuant to this Agreement, and Loan Documents relating to the Project or other permitted encumbrances).

(d) There is no action, suit or proceeding at law or in equity or by or before any governmental instrumentality or other agency now pending, or, to the knowledge of the owner, threatened against or affecting it, or any of its properties or rights, which, if adversely determined, would materially impair its right to carry on business substantially as now conducted (and as now contemplated by this Agreement) or would materially adversely affect its financial condition.

(e) The Project constitutes or will constitute a qualified low-income building or qualified low-income project, as applicable, as defined in Section 42 of the Code and applicable regulations.

(f) Each unit in the Project contains complete facilities for living, sleeping, eating, cooking and sanitation (unless the Project qualifies as a single-room occupancy project or transitional housing for the homeless) which are to be used on other than a transient basis.

(g) During the term of this Agreement, all units subject to the Credit shall be leased and rented or made available to members of the general public who qualify as Low-Income Tenants (or otherwise qualify for occupancy of the low-income units) under the applicable election specified in Section 42(g) of the Code.

(h) The Owner agrees to comply fully with the requirements of the Fair Housing Act as it may from time to time be amended.

(i) During the term of this Agreement, the Owner covenants, agrees and warrants that each low-income unit is and will remain suitable for occupancy.

(j) Subject to the requirements of Section 42 of the Code and this Agreement, the Owner may sell, transfer or exchange the entire Project at any time, but the Owner shall notify in writing and obtain the agreement of any buyer or successor or other person acquiring the Project or any interest therein that such acquisition is subject to the requirements of this Agreement and to the requirements of Section 42 of the Code and applicable regulations. This provision shall not act to waive any other restriction on sale, transfer or exchange of the project or any low-income portion of the Project. The Owner agrees that the Authority may void any sale, transfer or exchange of the Project if the buyer or successor or other person fails to assume in writing the requirements of this Agreement and the requirements of Section 42 of the Code.

(k) The Owner agrees to notify the Authority in writing of any sale, transfer or exchange of the entire Project or any low-income portion of the Project.

(l) The Owner shall not demolish any part of the Project or substantially subtract from any real or personal property of the Project or permit the use of any residential rental unit for any purpose other than rental housing during the term of this Agreement unless required by law.

(m) The Owner represents, warrants and agrees that if the Project, or any part thereof, shall be damaged or destroyed or shall be condemned or acquired for public use, the Owner will use its best effort to repair and restore the Project to substantially the same condition as existed prior to the event causing such damage or destruction, or to relieve the condemnation, and thereafter to operate the Project in accordance with the terms of this Agreement.

(n) The Owner warrants that it has not and will not execute any other agreement with provisions contradictory to, or in opposition to, the provisions hereof, and that in any event, the requirements of this Agreement are paramount and controlling as to the rights and obligations herein set forth and supersede any other requirements in conflict herewith.

#### SECTION 4 - INCOME RESTRICTIONS; RENTAL RESTRICTIONS

The Owner represents, warrants and covenants throughout the term of this Agreement and in order to satisfy the requirements of Section 42 of the Code ("Section 42 Occupancy Restrictions") that:

(a) (Initial applicable percentage election)

(1)        At least 20% or more of the residential units in the Project are both rent-restricted and occupied by individuals whose income is 50% or less of area median income.

(2) X At least 40% or more of the residential units in the Project are both rent-restricted and occupied by individuals whose income is 60% or less of area median income.

(b) The determination of whether a tenant meets the low-income requirement shall be made by the Owner at least annually in a manner consistent with the methods used under HUD's Section 8 Program.

#### SECTION 5 - WCDA OCCUPANCY RESTRICTION (OPTIONAL)

This Section is intended to make enforceable those extended use or deeper targeting covenants which the Owner represented to the Authority in its Application.

The Owner represents, warrants and covenants throughout the term of this Agreement that:

(Initial if applicable)

(a) X Throughout the term of this Agreement at least an additional 11 units or fifty-five percent (55 %) of the residential units shall be occupied by individuals or families whose income is fifty percent (50 %) or less of such median gross income; and at least an additional 9 units or forty-five percent (45 %) of the residential units shall be occupied by individuals or families whose income is sixty percent (60 %) or less of such median gross income; and at least an additional 20 units or one hundred percent of the residential units shall be rent-restricted to thirty percent (30 %) of forty-five percent (45 %) or less of such median gross income. A unit is "rent-restricted" if the gross rent with respect to such unit does not exceed thirty percent (30%) of the imputed income limitation applicable to such unit (based upon the income limitations set forth in this subsection), all as determined in accordance with Section 42 (g) of the Code.

(b) X The Owner will extend the term of the Section 42 income and rental restrictions for 15 years after the close of the initial 35 year compliance period.

(c) X Regardless of any provision in Section 6 of this Agreement to the contrary, the WCDA Occupancy Restrictions agreed to in this Section shall remain in place for a period of 35 years except in the event that the owner loses title to the property due to foreclosure or deed in lieu of foreclosure.

#### SECTION 6 - TERM OF AGREEMENT

(a) Except as hereinafter provided, this Agreement and the Section 42 Occupancy Restrictions specified herein shall commence with the first day in the Project period on which any building which is part of the Project is placed in service and shall end on the date which is 15 years after the close of the initial compliance period.

(b) Notwithstanding subsection (a) above, the Owner shall comply with the requirements of Section 42 relating to the extended use period for an additional 15 years, provided, however, the extended use period for any building which is part of this Project shall terminate:

(1) On the date the building is acquired by foreclosure or deed in lieu of foreclosure, unless the IRS determines that the foreclosure is part of a plan to avoid maintaining the project as a low income project: or

(2) On the last day of the compliance period if the Owner has properly requested that the Authority assist in procuring a qualified contract for the acquisition of the low-income portion of any building which is a part of the Project and the Authority is unable within one year to present a qualified contract.

(3) Upon the exercise of a right of first refusal of a qualified low income tenant to purchase the building(s) as provided under Section 42 (i)(7) of the Code.

(c) Notwithstanding subsection (b) above, the Section 42 rent requirements shall continue for a period of three years following the termination of the extended use requirement pursuant to the procedures specified in the subsection (b) above. During such three year period, the Owner shall not evict or terminate the tenancy of an existing tenant of any low-income unit other than for good cause and shall not increase the gross rent above the maximum allowed under the Code with respect to such low-income unit.

(d) If the Owner has agreed to optional WCDA Occupancy Restrictions as reflected in Section 5 of this Agreement, the term for the optional restrictions shall not terminate until the time period agreed upon.

## SECTION 7 - ENFORCEMENT OF WCDA OCCUPANCY RESTRICTIONS

(a) The Owner shall permit, during normal business hours and upon reasonable notice, any duly authorized representative of the Authority, to inspect any books and records of the Owner regarding the Project with respect to the rentals and incomes of Low-Income Tenants which pertain to compliance with the WCDA Occupancy Restrictions specified in any section of this Agreement.

(b) The Owner shall submit any other information, documents, or certifications requested by the Authority which the Authority shall deem reasonably necessary to substantiate the Owner's continuing compliance with the provisions of the WCDA Occupancy Restrictions specified in this Agreement.

## SECTION 8 - ENFORCEMENT OF SECTION 42 OCCUPANCY RESTRICTION

(a) The Owner covenants that it will not knowingly take or permit any action that would result in a violation of the requirements of Section 42 of the Code and applicable regulations of this Agreement. Moreover, Owner covenants to take any lawful action (including amendment of this Agreement as may be necessary, in the opinion of the Authority) to comply fully with the Code and with all applicable rules, rulings, policies, procedures, regulations or other official statements promulgated or proposed by the United States Department of the Treasury, or the Internal Revenue Service, or the Department of Housing and Urban Development from time to time pertaining to Owner's obligations under Section 42 of the Code and affecting the Project.

(b) The Owner acknowledges that the primary purpose for requiring compliance by the Owner with the restrictions provided in this Agreement is to assure compliance of the Project and the Owner with Section 42 of the Code and the applicable regulations, AND BY REASON THEREOF, THE OWNER, IN CONSIDERATION FOR RECEIVING LOW-INCOME HOUSING TAX CREDITS FOR THIS PROJECT, HEREBY AGREES AND CONSENTS THAT THE AUTHORITY AND ANY INDIVIDUAL WHO MEETS THE INCOME LIMITATION APPLICABLE UNDER SECTION 42 (WHETHER PROSPECTIVE, PRESENT OR FORMER OCCUPANT) SHALL BE ENTITLED, FOR ANY BREACH OF THE PROVISIONS HEREOF, AND IN ADDITION TO ALL OTHER REMEDIES PROVIDED BY LAW OR IN EQUITY, TO ENFORCE SPECIFIC PERFORMANCE BY THE OWNER OF ITS OBLIGATIONS UNDER THIS AGREEMENT IN A STATE COURT OF COMPETENT JURISDICTION. The Owner hereby further specifically acknowledges that the beneficiaries of the Owner's obligations hereunder cannot be adequately compensated by monetary damages in the event of any default hereunder.

(c) The Owner hereby agrees that the representations and covenants set forth herein may be relied upon by the Authority and all persons interested in Project compliance under Section 42 of the Code and the application regulations.

(d) The Owner agrees to comply with Section 42 (m)(10)(B)(iii) regarding monitoring compliance and the WCDA Monitoring Procedures which includes but is not limited to: recordkeeping and retention provisions, annual certification and review provisions, and auditing provisions, and provisions for notifying owners and the Internal Revenue Service of non-compliance or lack of certification.

An annual compliance monitoring fee equal to \$35.00 per unit will be charged for 15 years on the project.

#### SECTION 9 - MISCELLANEOUS

(a) Severability. The invalidity of any clause, part or provision of this Agreement shall not affect the validity of the remaining portions thereof.

(b) Notice. All notices to be given pursuant to this Agreement shall be in writing and shall be deemed given when mailed by certified or registered mail, return receipt requested, to the parties hereto at the addresses set forth below, or to such other place as a party may from time to time designate in writing.

##### To the Authority:

WCDA  
Attn: Low-Income Housing Tax Credit Program  
P.O. Box 634  
Casper, Wy 82602

##### To the Owner:

Parkview Senior Apartments Limited Partnership  
Attn: Mal Crawford  
912 W. 8th Street  
Gillette, WY 82716

The Authority, and the Owner, may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates of other communications shall be sent.

(c) Amendment. The Owner agrees that it will take all actions necessary to effect amendment of this Agreement as may be necessary to comply with the Code any and all applicable rules, regulations, policies, procedures, rulings or other official statements pertaining to the Credit.

(d) Subordination of Agreement. This Agreement and the restrictions hereunder are subordinate to the loan and loan documents, if any, on the Project except insofar as Section 42 requires otherwise (relating to the three-year vacancy control during the extended use period).

(e) Governing Law. This Agreement shall be governed by the laws of the State of Wyoming and, where applicable, the laws of the United States of America.

(f) Survival of Obligations. The obligations of the Owner as set forth herein and in the Application shall survive the allocation of the Credit and shall not be deemed to terminate or merge with the awarding of the allocation.

IN WITNESS WHEREOF, the Owner has caused this Agreement to be signed by its duly authorized representatives, as of the day and year first written above.

OWNER: Parkview Senior Apartments Limited Partnership

BY: Dan R. Price II, President

NAME: PIONEER APARTMENTS, INC.

TITLE: GENERAL PARTNER

ATTEST:

State of WYOMING

County of CAMPBELL

The foregoing instrument was acknowledged before me this

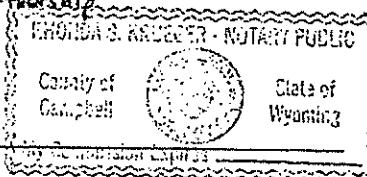
12th day of August, 1997 by

Dan R. Price II, President of Pioneer Apartments, Inc. general  
partner of Parkview Senior Apartments Limited Partnership

Rhonda S. Krueger

Notary Public

My Commission Expires on: 8-8-98



AUTHORITY: Wyoming Community Development Authority

BY:

George D. Axlund, Executive Director

ATTEST:

State of Wyoming

County of Nathoma

The foregoing instrument was acknowledged before me this 3<sup>rd</sup>

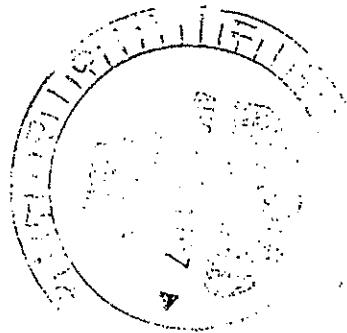
day of July, 1997 by George D. Axlund, Executive Director of Wyoming Community Development Authority.

Jaylene Brownlee  
Notary Public

My Commission Expires on: 12/10/99

EXHIBIT A

Lot 4 B of the Resubdivision of Lots 3 and 4, Bicentennial Park Subdivision, Campbell County, Wyoming, according to the official plat on file with the Clerk and Ex-Officio Register of Deeds for Campbell County, Wyoming.



TATE OF WYOMING } ss.  
Campbell County }  
ited for record this 13th day of August A.D. 19 97 at 4:48 o'clock P.M. and recorded in Book 1441  
Photos on page 23-32 Fees \$ 24.00 722587  
Suzan Boudens  
County Clerk and Ex-Officio Register of Deeds  
RECORDED  
ABSTRACTED  
INDEXED  
CHECKED ✓ By Deputy Cheryl L. Clark

**731722**

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THIS DECLARATION OF LAND USE RESTRICTIVE COVENANTS (this "AGREEMENT", dated May 5, 1998 by Parkview Senior Apartments Limited Partnership and its successors and assigns (the "Owner"), and Wyoming Community Development Authority (the "Authority") is given as a condition precedent to the allocation of low-income housing tax credits by the Authority together with any successor to its rights, duties and obligations.

**WITNESSETH:**

WHEREAS, the Owner is or shall be the owner of a low-income rental housing development located on lands in the City of GILLETTE, County of CAMPBELL, State of Wyoming, more particularly described in Exhibit "A" hereto, known as or to be known as Parkview Senior Apartments (the "Project"); and

WHEREAS, the Authority has been designated by the Governor of the State of Wyoming as the housing credit agency for the State of Wyoming for the allocation of low-income housing tax credits (the "Credit"); and

WHEREAS, the Owner has applied to the Authority for an allocation of Credit to the Project in an amount not to exceed \$95,707.00 low-income housing tax credits; and

WHEREAS, the Owner has represented to the Authority in Owner's Low-Income Housing Tax Credit Application (the "Application") that Owner shall lease 100.0000% of the units in the Project to individuals or families whose income is 50% or less of the area median gross income (including adjustments for family size) and with the rent restricted, all as determined in accordance with Section 42 of the Internal Revenue Code ("Low-Income Tenants"); and

WHEREAS, the Authority has determined the Project would support a Credit allocation in an amount not to exceed \$95,707.00; and

WHEREAS, the Owner has represented to the Authority in Owner's application that it will impose additional rent restrictions or will covenant to maintain the Section 42 rent and income restrictions for an additional period of time as set out in Section 5 of this Agreement (WCDA Occupancy Restrictions); and

WHEREAS, the Internal Revenue Code requires as a condition precedent to the allocation of the Credit, that the Owner execute, deliver and record in the official land deed records of the county in which the Project is located this Agreement in order to create certain covenants running with the land for the purpose of enforcing the requirements of Section 42 of the Code and the WCDA Occupancy Restrictions found in Section 5 hereof by regulating and restricting the use and occupancy and transfer of the Project as set forth herein; and

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WHEREAS, the Owner, under this Agreement, intends, declares and covenants that the regulatory and restrictive covenants set forth herein governing the use, occupancy and transfer of the Project shall be and are covenants running with the Project Land for the term stated herein and binding upon all subsequent owners of the Project Land for such term, and are not merely personal covenants of the Owner.

NOW, THEREFORE, in consideration of the promises and covenants hereinafter set forth, and of the other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner agrees as follows:

**SECTION 1 - DEFINITIONS**

All words and phrases defined in Section 42 of the Internal Revenue Code and by Treasury or HUD regulations pertaining thereto shall have the same meanings in this Agreement.

**SECTION 2 - RECORDING AND FILING; COVENANTS TO RUN WITH THE LAND**

(a) Upon execution and delivery by the Owner, the Owner shall cause this Agreement and all amendments hereto to be recorded and filed in the official public land deed records of the county in which the Project is located, and shall pay all fees and charges incurred in connection therewith. Upon recording, the Owner shall immediately transmit to the Authority an executed original of the recorded Agreement showing the date, deed book and page numbers of record. The Owner agrees that the Authority will not issue the Internal Revenue Service Form 8609 constituting final allocation of the Credit unless and until the Authority has received the recorded executed original of this Agreement.

(b) The Owner intends, declares and covenants, on behalf of itself and all future Owners and operators of the Project Land during the term of this Agreement, that this Agreement and the covenants and restrictions set forth in this Agreement regulating and restricting the use, occupancy and transfer of the Project Land and the Project (i) shall be and are covenants running with the Project Land, encumbering the Project Land for the term of this Agreement, binding upon the Owner's successors in title and all subsequent Owners and Operators of the Project Land, (ii) are not merely personal covenants of the Owner, and (iii) shall bind the Owner and the benefits shall inure to the Authority and any past, present or prospective tenant of the Project and its respective successors and assigns during the term of this Agreement. The Owner hereby agrees that any and all requirements of the laws of the State of Wyoming to be satisfied in order for the provisions of this Agreement to constitute deed restrictions and covenants running with the land shall be deemed to be satisfied in full, and that any requirements of privileges of estate are intended to be satisfied, or in the alternate, that an equitable servitude has been created to insure that these restrictions run with the land. For the longer of the period this Credit is claimed or the term of this Agreement, each and every contract, deed or other instrument hereafter executed

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conveying the Project or portion thereof shall expressly provide that such conveyance is subject to this Agreement, provided, however, the covenants contained herein shall survive and be effective regardless of whether such contact, deed or other instrument hereafter executed conveying the Project or portion thereof, provides that such conveyance is subject to this Agreement.

(c) The Owner covenants to obtain the consent of any prior recorded lienholder on the Project to this Agreement and such consent shall be a condition precedent to the issuance of Internal Revenue Service Form 8609 constituting final allocation of the Credit.

## SECTION 3 - REPRESENTATIONS, COVENANTS AND WARRANTIES OF THE OWNER

The Owner hereby represents, covenants and warrants as follows:

(a) The Owner (i) is a Partnership duly organized under the laws of the State of Wyoming and is qualified to transact business under the laws of the State of Wyoming, (ii) has the power and authority to own its properties and assets and to carry on its business as now being conducted, and (iii) has the full legal right, power and authority to execute and deliver this Agreement.

(b) The execution and performance of this Agreement by the Owner (i) will not violate or, as applicable, have not violated any provision of law, rule or regulation, or any order of any court or other agency or governmental body, and (ii) will not violate or, as applicable, have not violated any provision of any indenture, agreement, mortgage, mortgage note, or other instrument to which the Owner is a party or by which it or the Project is bound, and (iii) will not result in the creation or imposition of any prohibited encumbrance of any nature.

(c) The Owner will, at the time of execution and delivery of this Agreement, have good and marketable title to the premises constituting the project free and clear of any lien or encumbrance (subject to encumbrances created pursuant to this Agreement, and Loan Documents relating to the Project or other permitted encumbrances).

(d) There is no action, suit or proceeding at law or in equity or by or before any governmental instrumentality or other agency now pending, or, to the knowledge of the owner, threatened against or affecting it, or any of its properties or rights, which, if adversely determined, would materially impair its right to carry on business substantially as now conducted (and as now contemplated by this Agreement) or would materially adversely affect its financial condition.

(e) The Project constitutes or will constitute a qualified low-income building or qualified low-income project, as applicable, as defined in Section 42 of the Code and applicable regulations.

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(f) Each unit in the Project contains complete facilities for living, sleeping, eating, cooking and sanitation (unless the Project qualifies as a single-room occupancy project or transitional housing for the homeless) which are to be used on other than a transient basis.

(g) During the term of this Agreement, all units subject to the Credit shall be leased and rented or made available to members of the general public who qualify as Low-Income Tenants (or otherwise qualify for occupancy of the low-income units) under the applicable election specified in Section 42(g) of the Code.

(h) The Owner agrees to comply fully with the requirements of the Fair Housing Act as it may from time to time be amended.

(i) During the term of this Agreement, the Owner covenants, agrees and warrants that each low-income unit is and will remain suitable for occupancy.

(j) Subject to the requirements of Section 42 of the Code and this Agreement, the Owner may sell, transfer or exchange the entire Project at any time, but the Owner shall notify in writing and obtain the agreement of any buyer or successor or other person acquiring the Project or any interest therein that such acquisition is subject to the requirements of this Agreement and to the requirements of Section 42 of the Code and applicable regulations. This provision shall not act to waive any other restriction on sale, transfer or exchange of the project or any low-income portion of the Project. The Owner agrees that the Authority may void any sale, transfer or exchange of the Project if the buyer or successor or other person fails to assume in writing the requirements of this Agreement and the requirements of Section 42 of the Code.

(k) The Owner agrees to notify the Authority in writing of any sale, transfer or exchange of the entire Project or any low-income portion of the Project.

(l) The Owner shall not demolish any part of the Project or substantially subtract from any real or personal property of the Project or permit the use of any residential rental unit for any purpose other than rental housing during the term of this Agreement unless required by law.

(m) The Owner represents, warrants and agrees that if the Project, or any part thereof, shall be damaged or destroyed or shall be condemned or acquired for public use, the Owner will use its best effort to repair and restore the Project to substantially the same condition as existed prior to the event causing such damage or destruction, or to relieve the condemnation, and thereafter to operate the Project in accordance with the terms of this Agreement.

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(n) The Owner warrants that it has not and will not execute any other agreement with provisions contradictory to, or in opposition to, the provisions hereof, and that in any event, the requirements of this Agreement are paramount and controlling as to the rights and obligations herein set forth and supersede any other requirements in conflict herewith.

## SECTION 4 - INCOME RESTRICTIONS; RENTAL RESTRICTIONS

The Owner represents, warrants and covenants throughout the term of this Agreement and in order to satisfy the requirements of Section 42 of the Code ("Section 42 Occupancy Restrictions") that:

(a) (Initial applicable percentage election)  
(1) X At least 20% or more of the residential units in the Project are both rent-restricted and occupied by individuals whose income is 50% or less of area median income.  
(2) \_\_\_\_\_ At least 40% or more of the residential units in the Project are both rent-restricted and occupied by individuals whose income is 60% or less of area median income.

(b) The determination of whether a tenant meets the low-income requirement shall be made by the Owner at least annually in a manner consistent with the methods used under HUD's Section 8 Program.

## SECTION 5 - WCDA OCCUPANCY RESTRICTION (OPTIONAL)

This Section is intended to make enforceable those extended use or deeper targeting covenants which the Owner represented to the Authority in its Application.

The Owner represents, warrants and covenants throughout the term of this Agreement that:

(Initial if applicable)

(a) X Throughout the term of this Agreement at least 20 units or one hundred percent (100%) of the residential units shall be occupied by individuals or families whose income is fifty percent (50%) or less of such median gross income; and at least 20 units or one hundred percent (100%) of the residential units shall be rent-restricted to forty-five percent (45%) or less or such median gross income. A unit is "rent-restricted" if the gross rent with respect to such unit does not exceed thirty percent (30%) of the imputed income limitation applicable to such unit (based upon the income limitations set forth in this subsection), all as determined in accordance with Section 42 (g) of the Code.

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(b) PX The Owner will extend the term of the Section 42 income and rental restrictions for 15 years after the close of the initial 35 year compliance period.

(c) PX Regardless of any provision in Section 6 of this Agreement to the contrary, the WCDA Occupancy Restrictions agreed to in this Section shall remain in place for a period of 35 years except in the event that the owner loses title to the property due to foreclosure or deed in lieu of foreclosure.

## SECTION 6 - TERM OF AGREEMENT

(a) Except as hereinafter provided, this Agreement and the Section 42 Occupancy Restrictions specified herein shall commence with the first day in the Project period on which any building which is part of the Project is placed in service and shall end on the date which is 15 years after the close of the initial compliance period.

(b) Notwithstanding subsection (a) above, the Owner shall comply with the requirements of Section 42 relating to the extended use period for an additional 15 years, provided, however, the extended use period for any building which is part of this Project shall terminate:

(1) On the date the building is acquired by foreclosure or deed in lieu of foreclosure, unless the IRS determines that the foreclosure is part of a plan to avoid maintaining the project as a low income project: or

(2) On the last day of the compliance period if the Owner has properly requested that the Authority assist in procuring a qualified contract for the acquisition of the low-income portion of any building which is a part of the Project and the Authority is unable within one year to present a qualified contract.

(3) Upon the exercise of a right of first refusal of a qualified low income tenant to purchase the building(s) as provided under Section 42 (i)(7) of the Code.

(c) Notwithstanding subsection (b) above, the Section 42 rent requirements shall continue for a period of three years following the termination of the extended use requirement pursuant to the procedures specified in the subsection (b) above. During such three year period, the Owner shall not evict or terminate the tenancy of an existing tenant of any low-income unit other than for good cause and shall not increase the gross rent above the maximum allowed under the Code with respect to such low-income unit.

(d) If the Owner has agreed to optional WCDA Occupancy Restrictions as reflected in Section 5 of this Agreement, the term for the optional restrictions shall not terminate until the time period agreed upon.

## Book 1479 of Photos, page 689

## SECTION 7 - ENFORCEMENT OF WCDA OCCUPANCY RESTRICTIONS

(a) The Owner shall permit, during normal business hours and upon reasonable notice, any duly authorized representative of the Authority, to inspect any books and records of the Owner regarding the Project with respect to the rentals and incomes of Low-Income Tenants which pertain to compliance with the WCDA Occupancy Restrictions specified in any section of this Agreement.

(b) The Owner shall submit any other information, documents, or certifications requested by the Authority which the Authority shall deem reasonably necessary to substantiate the Owner's continuing compliance with the provisions of the WCDA Occupancy Restrictions specified in this Agreement.

## SECTION 8 - ENFORCEMENT OF SECTION 42 OCCUPANCY RESTRICTION

(a) The Owner covenants that it will not knowingly take or permit any action that would result in a violation of the requirements of Section 42 of the Code and applicable regulations of this Agreement. Moreover, Owner covenants to take any lawful action (including amendment of this Agreement as may be necessary, in the opinion of the Authority) to comply fully with the Code and with all applicable rules, rulings, policies, procedures, regulations or other official statements promulgated or proposed by the United States Department of the Treasury, or the Internal Revenue Service, or the Department of Housing and Urban Development from time to time pertaining to Owner's obligations under Section 42 of the Code and affecting the Project.

(b) The Owner acknowledges that the primary purpose for requiring compliance by the Owner with the restrictions provided in this Agreement is to assure compliance of the Project and the Owner with Section 42 of the Code and the applicable regulations, AND BY REASON THEREOF, THE OWNER, IN CONSIDERATION FOR RECEIVING LOW-INCOME HOUSING TAX CREDITS FOR THIS PROJECT, HEREBY AGREES AND CONSENTS THAT THE AUTHORITY AND ANY INDIVIDUAL WHO MEETS THE INCOME LIMITATION APPLICABLE UNDER SECTION 42 (WHETHER PROSPECTIVE, PRESENT OR FORMER OCCUPANT) SHALL BE ENTITLED, FOR ANY BREACH OF THE PROVISIONS HEREOF, AND IN ADDITION TO ALL OTHER REMEDIES PROVIDED BY LAW OR IN EQUITY, TO ENFORCE SPECIFIC PERFORMANCE BY THE OWNER OF ITS OBLIGATIONS UNDER THIS AGREEMENT IN A STATE COURT OF COMPETENT JURISDICTION. The Owner hereby further specifically acknowledges that the beneficiaries of the Owner's obligations hereunder cannot be adequately compensated by monetary damages in the event of any default hereunder.

(c) The Owner hereby agrees that the representations and covenants set forth herein may be relied upon by the Authority and all persons interested in Project compliance under Section 42 of the Code and the application regulations.

## Book 1479 of Photos, page 690

(d) The Owner agrees to comply with Section 42 (m)(10)(B)(iii) regarding monitoring compliance and the WCDA Monitoring Procedures which includes but is not limited to: recordkeeping and retention provisions, annual certification and review provisions, and auditing provisions, and provisions for notifying owners and the Internal Revenue Service of non-compliance or lack of certification.

An annual compliance monitoring fee equal to \$35.00 per unit will be charged for each year of the compliance period.

## SECTION 9 - MISCELLANEOUS

(a) **Severability.** The invalidity of any clause, part or provision of this Agreement shall not affect the validity of the remaining portions thereof.

(b) **Notice.** All notices to be given pursuant to this Agreement shall be in writing and shall be deemed given when mailed by certified or registered mail, return receipt requested, to the parties hereto at the addresses set forth below, or to such other place as a party may from time to time designate in writing.

## To the Authority:

WCDA  
Attn: Low-Income Housing Tax Credit Program  
P.O. Box 634  
Casper, Wy 82602

## To the Owner:

Parkview Senior Apartments Limited Partnership  
Attn: Sharon Capp  
430 Oriole Drive  
Spearfish, SD 57783

The Authority, and the Owner, may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates of other communications shall be sent.

(c) **Amendment.** The Owner agrees that it will take all actions necessary to effect amendment of this Agreement as may be necessary to comply with the Code any and all applicable rules, regulations, policies, procedures, rulings or other official statements pertaining to the Credit.

(d) **Subordination of Agreement.** This Agreement and the restrictions hereunder are subordinate to the loan and loan documents, if any, on the Project except insofar as Section 42 requires otherwise (relating to the three-year vacancy control during the extended use period).

(e) **Governing Law.** This Agreement shall be governed by the laws of the State of Wyoming and, where applicable, the laws of the United States of America.

Page 8 of 9

## Book 1479 of Photos, page 691

(f) Survival of Obligations. The obligations of the Owner as set forth herein and in the Application shall survive the allocation of the credit and shall not be deemed to terminate or merge with the awarding of the allocation.

IN WITNESS WHEREOF, the Owner has caused this Agreement to be signed by its duly authorized representatives, as of the day and year first written above.

OWNER: Parkview Senior Apartments Limited Partnership

BY: Dan R. Price II

NAME: DAN R. PRICE II

TITLE: President

## ATTEST:

State of Wyoming  
County of Campbell

The foregoing instrument was acknowledged before me this

5th day of May, 1998 by

Dan R. Price, II.

Carolyn Kaiser

Notary Public

My Commission Expires on: 5/10/99

SEAL  
AUTHORITY: Wyoming Community Development Authority

BY: George D. Axlund

George D. Axlund, Executive Director

## ATTEST:

State of Wyoming  
County of Natrona

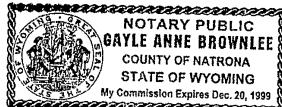
The foregoing instrument was acknowledged before me this 13th

day of April, 1998 by George D. Axlund, Executive  
Director of Wyoming Community Development Authority.

Gayle Anne Brownlee

Notary Public

My Commission Expires on: 12/30/99



Page 9 of 9

05/06/1998 13:37 6056420620

PONDEROSA APTS

PAGE 02

Book 1479 of Photos, page 692

**ATTACHMENT A****LEGAL DESCRIPTION**

Lot 4 B of the Resubdivision of Lots 3 and 4, Bicentennial Park Subdivision, Campbell County, Wyoming, according to the official plat on file with the Clerk and Ex-officio Register of Deeds for Campbell County, Wyoming.



STATE OF WYOMING } ss.  
Campbell County  
Filed for record this 8th day of May A.D. 19 98 at 11:16 o'clock a.m. and recorded in Book 1479  
of Photos on page 683-692 Fees \$ 24.00 731722  
Dusan Saunders Cheryl Miller  
County Clerk and Ex-Officio Register of Deeds

RECORDED  
ABSTRACTED  
INDEXED  
CHECKED

722587

Record 755810

Book 1441 of Photos, page 23

THIS DECLARATION OF LAND USE RESTRICTIVE COVENANTS (this "AGREEMENT"), dated August 12, 1997 by Parkview Senior Apartments Limited Partnership and its successors and assigns (the "Owner"), and Wyoming Community Development Authority (the "Authority") is given as a condition precedent to the allocation of low-income housing tax credits by the Authority together with any successor to its rights, duties and obligations.

WITNESSETH:

WHEREAS, the Owner is or shall be the owner of a low-income rental housing development located on lands in the City of GILLETTE, County of CAMPBELL, State of Wyoming, more particularly described in Exhibit "A" hereto, known as or to be known as PARKVIEW SENIOR APARTMENTS (the "Project"); and

WHEREAS, the Authority has been designated by the Governor of the State of Wyoming as the housing credit agency for the State of Wyoming for the allocation of low-income housing tax credits (the "Credit"); and

WHEREAS, the Owner has applied to the Authority for an allocation of Credit to the Project in an amount not to exceed \$109,856.00 low-income housing tax credits; and

WHEREAS, the Owner has represented to the Authority in Owner's Low-Income Housing Tax Credit Application (the "Application") that Owner shall lease 100.0000% of the units in the Project to individuals or families whose income is 60% or less of the area median gross income (including adjustments for family size) and with the rent restricted, all as determined in accordance with Section 42 of the Internal Revenue Code ("Low-Income Tenants"); and

WHEREAS, the Authority has determined the Project would support a Credit allocation in an amount not to exceed \$85,458.00; and

WHEREAS, the Owner has represented to the Authority in Owner's application that it will impose additional rent restrictions or will covenant to maintain the Section 42 rent and income restrictions for an additional period of time as set out in Section 5 of this Agreement (WCDA Occupancy Restrictions); and

WHEREAS, the Internal Revenue Code requires as a condition precedent to the allocation of the Credit, that the Owner execute, deliver and record in the official land deed records of the county in which the Project is located this Agreement in order to create certain covenants running with the land for the purpose of enforcing the requirements of Section 42 of the Code and the WCDA Occupancy Restrictions found in Section 5 hereof by regulating and restricting the use and occupancy and transfer of the Project as set forth herein; and

WHEREAS, the Owner, under this Agreement, intends, declares and covenants that the regulatory and restrictive covenants set forth herein governing the use, occupancy and transfer of the Project shall be and are covenants running with the Project Land for the term stated herein and binding upon all subsequent owners of the Project Land for such term, and are not merely personal covenants of the Owner.

NOW, THEREFORE, in consideration of the promises and covenants hereinafter set forth, and of the other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner agrees as follows:

#### SECTION 1 - DEFINITIONS

All words and phrases defined in Section 42 of the Internal Revenue Code and by Treasury or HUD regulations pertaining thereto shall have the same meanings in this Agreement.

#### SECTION 2 - RECORDING AND FILING; COVENANTS TO RUN WITH THE LAND

(a) Upon execution and delivery by the Owner, the Owner shall cause this Agreement and all amendments hereto to be recorded and filed in the official public land deed records of the county in which the Project is located, and shall pay all fees and charges incurred in connection therewith. Upon recording, the Owner shall immediately transmit to the Authority an executed original of the recorded Agreement showing the date, deed book and page numbers of record. The Owner agrees that the Authority will not issue the Internal Revenue Service Form 8609 constituting final allocation of the Credit unless and until the Authority has received the recorded executed original of this Agreement.

(b) The Owner intends, declares and covenants, on behalf of itself and all future Owners and operators of the Project Land during the term of this Agreement, that this Agreement and the covenants and restrictions set forth in this Agreement regulating and restricting the use, occupancy and transfer of the Project Land and the Project (i) shall be and are covenants running with the Project Land, encumbering the Project Land for the term of this Agreement, binding upon the Owner's successors in title and all subsequent Owners and Operators of the Project Land, (ii) are not merely personal covenants of the Owner, and (iii) shall bind the Owner and the benefits shall inure to the Authority and any past, present or prospective tenant of the Project and its respective successors and assigns during the term of this Agreement. The Owner hereby agrees that any and all requirements of the laws of the State of Wyoming to be satisfied in order for the provisions of this Agreement to constitute deed restrictions and covenants running with the land shall be deemed to be satisfied in full, and that any requirements of privileges of estate are intended to be satisfied, or in the alternate, that an equitable servitude has been created to insure that these restrictions run with the land. For the longer of the period this Credit is claimed or the term of this Agreement, each and every contract, deed or other instrument hereafter executed

conveying the Project or portion thereof shall expressly provide that such conveyance is subject to this Agreement, provided, however, the covenants contained herein shall survive and be effective regardless of whether such contact, deed or other instrument hereafter executed conveying the Project or portion thereof, provides that such conveyance is subject to this Agreement.

(c) The Owner covenants to obtain the consent of any prior recorded lienholder on the Project to this Agreement and such consent shall be a condition precedent to the issuance of Internal Revenue Service Form 8609 constituting final allocation of the Credit.

### SECTION 3 - REPRESENTATIONS, COVENANTS AND WARRANTIES OF THE OWNER

The Owner hereby represents, covenants and warrants as follows:

(a) The Owner (i) is a limited partnership duly organized under the laws of the State of Wyoming and is qualified to transact business under the laws of the State of Wyoming, (ii) has the power and authority to own its properties and assets and to carry on its business as now being conducted, and (iii) has the full legal right, power and authority to execute and deliver this Agreement.

(b) The execution and performance of this Agreement by the Owner (i) will not violate or, as applicable, have not violated any provision of law, rule or regulation, or any order of any court or other agency or governmental body, and (ii) will not violate or, as applicable, have not violated any provision of any indenture, agreement, mortgage, mortgage note, or other instrument to which the Owner is a party or by which it or the Project is bound, and (iii) will not result in the creation or imposition of any prohibited encumbrance of any nature.

(c) The Owner will, at the time of execution and delivery of this Agreement, have good and marketable title to the premises constituting the project free and clear of any lien or encumbrance (subject to encumbrances created pursuant to this Agreement, and Loan Documents relating to the Project or other permitted encumbrances).

(d) There is no action, suit or proceeding at law or in equity or by or before any governmental instrumentality or other agency now pending, or, to the knowledge of the owner, threatened against or affecting it, or any of its properties or rights, which, if adversely determined, would materially impair its right to carry on business substantially as now conducted (and as now contemplated by this Agreement) or would materially adversely affect its financial condition.

(e) The Project constitutes or will constitute a qualified low-income building or qualified low-income project, as applicable, as defined in Section 42 of the Code and applicable regulations.

(f) Each unit in the Project contains complete facilities for living, sleeping, eating, cooking and sanitation (unless the Project qualifies as a single-room occupancy project or transitional housing for the homeless) which are to be used on other than a transient basis.

(g) During the term of this Agreement, all units subject to the Credit shall be leased and rented or made available to members of the general public who qualify as Low-Income Tenants (or otherwise qualify for occupancy of the low-income units) under the applicable election specified in Section 42(g) of the Code.

(h) The Owner agrees to comply fully with the requirements of the Fair Housing Act as it may from time to time be amended.

(i) During the term of this Agreement, the Owner covenants, agrees and warrants that each low-income unit is and will remain suitable for occupancy.

(j) Subject to the requirements of Section 42 of the Code and this Agreement, the Owner may sell, transfer or exchange the entire Project at any time, but the Owner shall notify in writing and obtain the agreement of any buyer or successor or other person acquiring the Project or any interest therein that such acquisition is subject to the requirements of this Agreement and to the requirements of Section 42 of the Code and applicable regulations. This provision shall not act to waive any other restriction on sale, transfer or exchange of the project or any low-income portion of the Project. The Owner agrees that the Authority may void any sale, transfer or exchange of the Project if the buyer or successor or other person fails to assume in writing the requirements of this Agreement and the requirements of Section 42 of the Code.

(k) The Owner agrees to notify the Authority in writing of any sale, transfer or exchange of the entire Project or any low-income portion of the Project.

(l) The Owner shall not demolish any part of the Project or substantially subtract from any real or personal property of the Project or permit the use of any residential rental unit for any purpose other than rental housing during the term of this Agreement unless required by law.

(m) The Owner represents, warrants and agrees that if the Project, or any part thereof, shall be damaged or destroyed or shall be condemned or acquired for public use, the Owner will use its best effort to repair and restore the Project to substantially the same condition as existed prior to the event causing such damage or destruction, or to relieve the condemnation, and thereafter to operate the Project in accordance with the terms of this Agreement.

(n) The Owner warrants that it has not and will not execute any other agreement with provisions contradictory to, or in opposition to, the provisions hereof, and that in any event, the requirements of this Agreement are paramount and controlling as to the rights and obligations herein set forth and supersede any other requirements in conflict herewith.

#### SECTION 4 - INCOME RESTRICTIONS; RENTAL RESTRICTIONS

The Owner represents, warrants and covenants throughout the term of this Agreement and in order to satisfy the requirements of Section 42 of the Code ("Section 42 Occupancy Restrictions") that:

(a) (Initial applicable percentage election)

(1)        At least 20% or more of the residential units in the Project are both rent-restricted and occupied by individuals whose income is 50% or less of area median income.

(2) X At least 40% or more of the residential units in the Project are both rent-restricted and occupied by individuals whose income is 60% or less of area median income.

(b) The determination of whether a tenant meets the low-income requirement shall be made by the Owner at least annually in a manner consistent with the methods used under HUD's Section 8 Program.

#### SECTION 5 - WCDA OCCUPANCY RESTRICTION (OPTIONAL)

This Section is intended to make enforceable those extended use or deeper targeting covenants which the Owner represented to the Authority in its Application.

The Owner represents, warrants and covenants throughout the term of this Agreement that:

(Initial if applicable)

(a) X Throughout the term of this Agreement at least an additional 11 units or fifty-five percent (55 %) of the residential units shall be occupied by individuals or families whose income is fifty percent (50 %) or less of such median gross income; and at least an additional 9 units or forty-five percent (45 %) of the residential units shall be occupied by individuals or families whose income is sixty percent (60 %) or less of such median gross income; and at least an additional 20 units or one hundred percent of the residential units shall be rent-restricted to thirty percent (30 %) of forty-five percent (45 %) or less of such median gross income. A unit is "rent-restricted" if the gross rent with respect to such unit does not exceed thirty percent (30%) of the imputed income limitation applicable to such unit (based upon the income limitations set forth in this subsection), all as determined in accordance with Section 42 (g) of the Code.

(b) X The Owner will extend the term of the Section 42 income and rental restrictions for 15 years after the close of the initial 35 year compliance period.

(c) X Regardless of any provision in Section 6 of this Agreement to the contrary, the WCDA Occupancy Restrictions agreed to in this Section shall remain in place for a period of 35 years except in the event that the owner loses title to the property due to foreclosure or deed in lieu of foreclosure.

#### SECTION 6 - TERM OF AGREEMENT

(a) Except as hereinafter provided, this Agreement and the Section 42 Occupancy Restrictions specified herein shall commence with the first day in the Project period on which any building which is part of the Project is placed in service and shall end on the date which is 15 years after the close of the initial compliance period.

(b) Notwithstanding subsection (a) above, the Owner shall comply with the requirements of Section 42 relating to the extended use period for an additional 15 years, provided, however, the extended use period for any building which is part of this Project shall terminate:

(1) On the date the building is acquired by foreclosure or deed in lieu of foreclosure, unless the IRS determines that the foreclosure is part of a plan to avoid maintaining the project as a low income project; or

(2) On the last day of the compliance period if the Owner has properly requested that the Authority assist in procuring a qualified contract for the acquisition of the low-income portion of any building which is a part of the Project and the Authority is unable within one year to present a qualified contract.

(3) Upon the exercise of a right of first refusal of a qualified low income tenant to purchase the building(s) as provided under Section 42 (i)(7) of the Code.

(c) Notwithstanding subsection (b) above, the Section 42 rent requirements shall continue for a period of three years following the termination of the extended use requirement pursuant to the procedures specified in the subsection (b) above. During such three year period, the Owner shall not evict or terminate the tenancy of an existing tenant of any low-income unit other than for good cause and shall not increase the gross rent above the maximum allowed under the Code with respect to such low-income unit.

(d) If the Owner has agreed to optional WCDA Occupancy Restrictions as reflected in Section 5 of this Agreement, the term for the optional restrictions shall not terminate until the time period agreed upon.

## SECTION 7 - ENFORCEMENT OF WCDA OCCUPANCY RESTRICTIONS

(a) The Owner shall permit, during normal business hours and upon reasonable notice, any duly authorized representative of the Authority, to inspect any books and records of the Owner regarding the Project with respect to the rentals and incomes of Low-Income Tenants which pertain to compliance with the WCDA Occupancy Restrictions specified in any section of this Agreement.

(b) The Owner shall submit any other information, documents, or certifications requested by the Authority which the Authority shall deem reasonably necessary to substantiate the Owner's continuing compliance with the provisions of the WCDA Occupancy Restrictions specified in this Agreement.

## SECTION 8 - ENFORCEMENT OF SECTION 42 OCCUPANCY RESTRICTION

(a) The Owner covenants that it will not knowingly take or permit any action that would result in a violation of the requirements of Section 42 of the Code and applicable regulations of this Agreement. Moreover, Owner covenants to take any lawful action (including amendment of this Agreement as may be necessary, in the opinion of the Authority) to comply fully with the Code and with all applicable rules, rulings, policies, procedures, regulations or other official statements promulgated or proposed by the United States Department of the Treasury, or the Internal Revenue Service, or the Department of Housing and Urban Development from time to time pertaining to Owner's obligations under Section 42 of the Code and affecting the Project.

(b) The Owner acknowledges that the primary purpose for requiring compliance by the Owner with the restrictions provided in this Agreement is to assure compliance of the Project and the Owner with Section 42 of the Code and the applicable regulations, AND BY REASON THEREOF, THE OWNER, IN CONSIDERATION FOR RECEIVING LOW-INCOME HOUSING TAX CREDITS FOR THIS PROJECT, HEREBY AGREES AND CONSENTS THAT THE AUTHORITY AND ANY INDIVIDUAL WHO MEETS THE INCOME LIMITATION APPLICABLE UNDER SECTION 42 (WHETHER PROSPECTIVE, PRESENT OR FORMER OCCUPANT) SHALL BE ENTITLED, FOR ANY BREACH OF THE PROVISIONS HEREOF, AND IN ADDITION TO ALL OTHER REMEDIES PROVIDED BY LAW OR IN EQUITY, TO ENFORCE SPECIFIC PERFORMANCE BY THE OWNER OF ITS OBLIGATIONS UNDER THIS AGREEMENT IN A STATE COURT OF COMPETENT JURISDICTION. The Owner hereby further specifically acknowledges that the beneficiaries of the Owner's obligations hereunder cannot be adequately compensated by monetary damages in the event of any default hereunder.

(c) The Owner hereby agrees that the representations and covenants set forth herein may be relied upon by the Authority and all persons interested in Project compliance under Section 42 of the Code and the application regulations.

(d) The Owner agrees to comply with Section 42 (m)(10)(B)(iii) regarding monitoring compliance and the WCDA Monitoring Procedures which includes but is not limited to: recordkeeping and retention provisions, annual certification and review provisions, and auditing provisions, and provisions for notifying owners and the Internal Revenue Service of non-compliance or lack of certification.

An annual compliance monitoring fee equal to \$35.00 per unit will be charged for 15 years on the project.

#### SECTION 9 - MISCELLANEOUS

(a) Severability. The invalidity of any clause, part or provision of this Agreement shall not affect the validity of the remaining portions thereof.

(b) Notice. All notices to be given pursuant to this Agreement shall be in writing and shall be deemed given when mailed by certified or registered mail, return receipt requested, to the parties hereto at the addresses set forth below, or to such other place as a party may from time to time designate in writing.

To the Authority:

WCDA  
Attn: Low-Income Housing Tax Credit Program  
P.O. Box 634  
Casper, Wy 82602

To the Owner:

Parkview Senior Apartments Limited Partnership  
Attn: Mal Crawford  
912 W. 8th Street  
Gillette, WY 82716

The Authority, and the Owner, may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates of other communications shall be sent.

(c) Amendment. The Owner agrees that it will take all actions necessary to effect amendment of this Agreement as may be necessary to comply with the Code any and all applicable rules, regulations, policies, procedures, rulings or other official statements pertaining to the Credit.

(d) Subordination of Agreement. This Agreement and the restrictions hereunder are subordinate to the loan and loan documents, if any, on the Project except insofar as Section 42 requires otherwise (relating to the three-year vacancy control during the extended use period).

(e) Governing Law. This Agreement shall be governed by the laws of the State of Wyoming and, where applicable, the laws of the United States of America.

(f) Survival of Obligations. The obligations of the Owner as set forth herein and in the Application shall survive the allocation of the Credit and shall not be deemed to terminate or merge with the awarding of the allocation.

IN WITNESS WHEREOF, the Owner has caused this Agreement to be signed by its duly authorized representatives, as of the day and year first written above.

OWNER: Parkview Senior Apartments Limited Partnership

BY: Dan R. Price II, President

NAME: PIONEER APARTMENTS, INC

TITLE: GENERAL PARTNER

ATTEST:

State of WYOMING

County of CAMPBELL

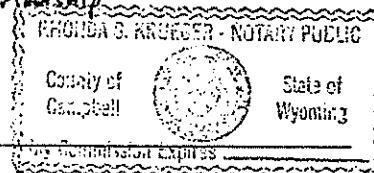
The foregoing instrument was acknowledged before me this

12th day of August, 1997 by

Dan R. Price II, President of Pioneer Apartments, Inc, general  
partner of Parkview Senior Apartments Limited Partnership

Rhonda S. Kueger  
Notary Public

My Commission Expires on: 8-8-98



AUTHORITY: Wyoming Community Development Authority

BY:

George D. Axlund, Executive Director

ATTEST:

State of Wyoming

County of National

The foregoing instrument was acknowledged before me this 3<sup>rd</sup>

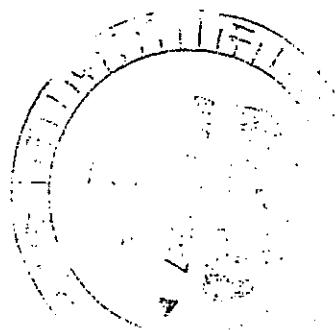
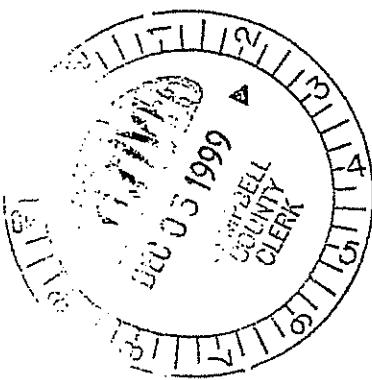
day of July, 1997 by George D. Axlund, Executive Director of Wyoming Community Development Authority.

Faythra Brownlee  
Notary Public

My Commission Expires on: 12/10/99

EXHIBIT A

Lot 4 B of the Resubdivision of Lots 3 and 4, Bicentennial Park Subdivision, Campbell County, Wyoming, according to the official plat on file with the Clerk and Ex-Officio Register of Deeds for Campbell County, Wyoming.



STATE OF WYOMING } ss.  
Campbell County  
Filed for record this 13th day of August A.D. 1997 at 4:48 o'clock P M. and recorded in Book 1441  
of Photos on page 23-32 Fees \$ 24.00 722587  
Dusan Daunders Cheryl L. Clark  
County Clerk and Ex-Officio Register of Deeds

RECORDED   
ABSTRACTED   
INDEXED   
CHECKED

By Deputy

STATE OF WYOMING } ss.  
Campbell County  
Filed for record this 3rd day of December A.D. 1999 at 2:44 o'clock P M. and recorded in Book 1575  
of PHOTOS on page 670-679 Fees \$ 24.00 755810  
Dusan Daunders Shane Hackett  
County Clerk and Ex-Officio Register of Deeds

RECORDED   
ABSTRACTED   
INDEXED   
CHECKED

By Deputy

Book 1755 of Photos, Page 334

796027

**PARTIAL RELEASE OF THE DECLARATION OF LAND USE RESTRICTIVE  
COVENANTS**

KNOW ALL MEN THESE PRESENTS, that

**WYOMING COMMUNITY DEVELOPMENT AUTHORITY**

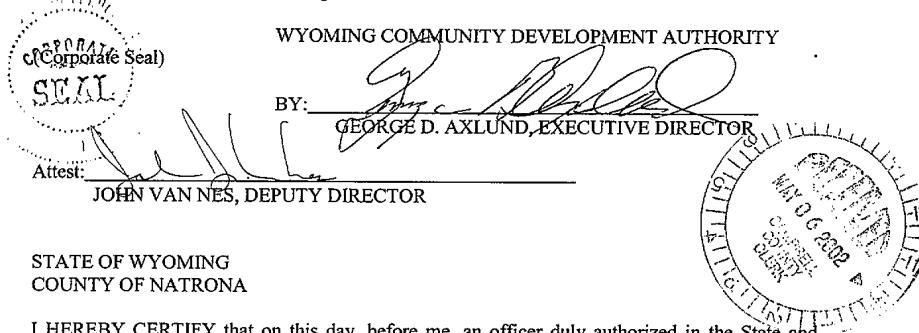
of the County of NATRONA and the State of Wyoming, do hereby certify that a certain Declaration of Land Use Restrictive Covenants bearing the date of August 12, 1997, made and executed by Parkview Senior Apartments Limited Partnership, a Wyoming limited partnership, whose mailing address P.O. Box 815, Spearfish, South Dakota 57783, as the Owner, to Wyoming Community Development Authority, restricting certain real estate as therein stated, which agreement was recorded in the office of the County Clerk and Ex-Officio Register of Deeds of Campbell County, State of Wyoming, on August 13, 1997, in Book 1441 of Photos, Page 23-32, and re-recorded December 3, 1999, in Book 1575 of Photos, Page 670-679, of the records of Campbell County, Wyoming and restricting in part, the following described real estate in said County, to-wit:

Lot 4D Bicentennial Park a Resubdivision of Lot 4B Bicentennial Park Subdivision a Resubdivision of Lots 3 & 4 Bicentennial Park Subdivision City of Gillette, Campbell County, Wyoming.

Such Partial Portion is thereby released and discharged; and in consideration thereof the said Wyoming Community Development Authority does hereby release and quitclaim unto the said Owner the said partial portion of premises thereby restricted.

**IN WITNESS WHEREOF**, the WYOMING COMMUNITY DEVELOPMENT AUTHORITY, has caused these Presents to be signed by its EXECUTIVE DIRECTOR, and its corporate seal to be affixed this 19th day of April A.D., 2002.

Signed, Sealed and Delivered in the presence of

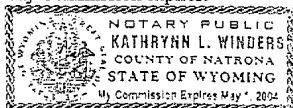


STATE OF WYOMING  
COUNTY OF NATRONA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared, George D. Axlund, Executive Director well known to me to be a duly authorized officer of WYOMING COMMUNITY DEVELOPMENT AUTHORITY, a Corporation, and that the seal affixed thereto is the true corporation seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of April A.D., 2002.

My Commission expires:



STATE OF WYOMING } ss.  
Campbell County }  
Filed for record this 6th day of May A.D. 2002 at 12:30 o'clock P.M. and recorded in Book 1755  
of Photos on page 334 Fees \$ 6.00  
County Clerk and Ex-Officio Register of Deeds  
796027  
By Debbie M. Jorgensen  
RECORDED  
ABSTRACTED  
INDEXED  
CHECKED

**856383**

Book 2087 of Photos, Page 630

**PARTIAL RELEASE OF THE DECLARATION OF LAND USE RESTRICTIVE COVENANTS**

KNOW ALL MEN THESE PRESENTS, that

**WYOMING COMMUNITY DEVELOPMENT AUTHORITY**

of the County of NATRONA and the State of Wyoming, does hereby certify that a certain Declaration of Land Use Restrictive Covenants bearing the date of May 5, 1998, made and executed by Parkview Senior Apartments Limited Partnership, a Wyoming limited partnership, whose mailing address is P.O. Box 815, Spearfish, South Dakota 57783, as the Owner, to Wyoming Community Development Authority, restricting certain real estate as therein stated, which agreement was recorded in the office of the County Clerk and Ex-Officio Register of Deeds of Campbell County, State of Wyoming, on the 8<sup>th</sup> day of May, 1998, in Book 1479 of Photos, Page 683-692, of the records of Campbell County, Wyoming and restricting in part, the following described real estate in said County, to-wit:

Lot 4D Bicentennial Park a Resubdivision of Lot 4B Bicentennial Park Subdivision a Resubdivision of Lots 3 & 4 Bicentennial Park Subdivision City of Gillette, Campbell County, Wyoming.

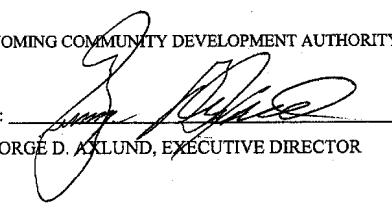
Such Partial Portion is thereby released and discharged; and in consideration thereof the said Wyoming Community Development Authority does hereby release and quitclaim unto the said Owner the said partial portion of premises thereby restricted.

IN WITNESS WHEREOF, the WYOMING COMMUNITY DEVELOPMENT AUTHORITY, has caused these Presents to be signed by its EXECUTIVE DIRECTOR, and its corporate seal to be affixed this 29<sup>th</sup> day of August A.D., 2005.

Signed, Sealed and Delivered in the presence of



WYOMING COMMUNITY DEVELOPMENT AUTHORITY

BY:   
GEORGE D. AXLUND, EXECUTIVE DIRECTOR

Attest:

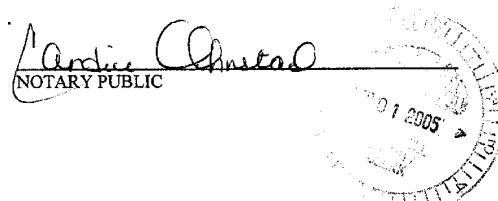
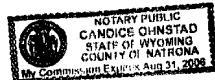
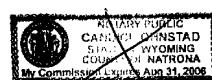
JOHN VAN NIES, DEPUTY DIRECTOR

**STATE OF WYOMING  
COUNTY OF NATRONA**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared, George D. Axlund, Executive Director well known to me to be a duly authorized officer of WYOMING COMMUNITY DEVELOPMENT AUTHORITY, a Corporation, and that the seal affixed thereto is the true corporation seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 29<sup>th</sup> day of August A.D., 2005

My Commission expires:



STATE OF WYOMING } ss.  
Campbell County  
Filed for record this 1st day of September A.D. 2005 at 3:04 o'clock P.M. and recorded in Book 2087  
Photos on page 630 Fees \$ 8.00 **856383**  
RECORDED  
INDEXED  
CHECKED  
By Deputy  
Debt Holders  
County Clerk and Ex-Officio Register of Deeds  
