DFA MEDICI ASSOCIATES LP
(A California Limited Partnership)
DBA Medici Artist Lofts

TCAC #CA-17-128

FINAL COST CERTIFICATION

December 31, 2019

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BOWMAN

CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITORS' COST CERTIFICATION STATEMENT

Partnership Name: **DFA Medici Associates LP**
Project Name: **Medici Artist Lofts**
TCAC #: CA-17-128

We have examined the California Tax Credit Allocation Committee's **Final Cost Certification** for the above referenced project, prepared and executed by the Partnership's management. The **Final Cost Certification** is the responsibility of the Partnership's management. Our responsibility is to express an opinion on the **Final Cost Certification** based on our audit.

We conducted our audit in accordance with generally accepted auditing standards. Those standards include that we plan and perform the audit to obtain reasonable assurance of whether the **Final Cost Certification** is free of material misstatement. Our audit includes examining, on a test basis, evidence supporting the amounts and disclosures included in the **Final Cost Certification**, based upon pertinent documentation verifying total development costs. This audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the **Final Cost Certification**. We believe our audit provides a reasonable basis for our opinion.

In our opinion, the aforementioned **Final Cost Certification** fairly presents the project's final total development costs of $16,784,532. Furthermore, we certify that designated costs are properly includable in eligible basis, as that term is defined in Internal Revenue Code Section 42, as amended, and are presented in accordance with standard accounting principles.

The percentage of the project's aggregate basis financed with tax-exempt bond proceeds is 0%.

We have no financial interest in this project other than in the practice of our profession.

This report is intended solely for filing with the California Tax Credit Allocation Committee and is not intended for any other purpose. This report should not be used by anyone other than the specified parties.

Signature of Tax Professional

April 30, 2020
Date

DARYL R. PETRICK, CPA, PARTNER
Printed name of Signatory

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CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
FINAL COST CERTIFICATION
Sources and Uses of Funds

Project Name: MEDICI ARTIST LOFTS Project No: CA-17-128	TOTAL PROJECT COST	RESIDENTIAL COST	COMMERCIAL COST	TAX CREDIT EQUITY	GREYSTONE SERVICING COMPANY LLC LOAN	CITY OF STOCKTON HOME LOAN	CITY OF STOCKTON CDBG LOAN	GENERAL PARTNER EQUITY	SOLAR TAX CREDIT EQUITY	DEFERRED DEVELOPMENT FEE	SUBTOTAL	70% PVC FOR NEW CONST/ REHAB	30% PVC FOR ACQUISITION
LAND COST/ACQUISITION													
Land Cost or Value	200,000	200,000	-	-	-	200,000	-	-	-	-	200,000		
Demolition	-	-	-	-	-	-	-	-	-	-	-		
Legal/Broker Fees	-	-	-	-	-	-	-	-	-	-	-		
Total Land Cost or Value	200,000	200,000	-	-	-	200,000	-	-	-	-	200,000		
Existing Improvements Value	1,850,000	1,850,000	-	-	-	1,850,000	-	-	-	-	1,850,000		-
Assumed Accrued Interest on Existing Debt	-	-	-	-	-	-	-	-	-	-	-		-
Total Acquisition Cost	1,850,000	1,850,000	-	-	-	1,850,000	-	-	-	-	1,850,000		-
Total Land Cost/ Acquisition Cost	2,050,000	2,050,000	-	-	-	2,050,000	-	-	-	-	2,050,000		
Off-Site Improvements	431,104	431,104	-	30,804	-	-	-	400,300	-	-	431,104	431,104	-
REHABILITATION													
Site Work	-	-	-	-	-	-	-	-	-	-	-	-	
Structures	454,452	454,452	-	454,452	-	-	-	-	-	-	454,452	454,452	
General Requirements	-	-	-	-	-	-	-	-	-	-	-	-	
Contractor Overhead	-	-	-	-	-	-	-	-	-	-	-	-	
Contractor Profit	-	-	-	-	-	-	-	-	-	-	-	-	
General Liability Insurance	-	-	-	-	-	-	-	-	-	-	-	-	
Total Rehabilitation Costs	454,452	454,452	-	454,452	-	-	-	-	-	-	454,452	454,452	
Total Relocation Expenses	-	-	-	-	-	-	-	-		-	-	-	
NEW CONSTRUCTION													
Site Work	359,540	359,540	-	359,540	-	-	-	-	-	-	359,540	359,540	
Structures	8,038,211	8,038,211	-	3,585,562	3,500,000	175,000	750,000	-	27,649	-	8,038,211	8,023,657	
General Requirements	552,196	552,196	-	552,196	-	-	-	-	-	-	552,196	552,196	
Contractor Overhead	184,372	184,372	-	184,372	-	-	-	-	-	-	184,372	184,372	
Contractor Profit	552,196	552,196	-	552,196	-	-	-	-	-	-	552,196	552,196	
General Liability Insurance	79,301	79,301	-	79,301	-	-	-	-	-	-	79,301	79,301	
Performance Bond	100,113	100,113	-	100,113	-	-	-	-	-	-	100,113	79,897	
Total New Construction Costs	9,865,929	9,865,929	-	5,413,280	3,500,000	175,000	750,000	-	27,649	-	9,865,929	9,831,159	
ARCHITECTURAL FEES													
Design	330,093	330,093	-	330,093	-	-	-	-	-	-	330,093	330,093	
Supervision	-	-	-	-	-	-	-	-	-	-	-	-	
Total Architectural Costs	330,093	330,093	-	330,093	-	-	-	-	-	-	330,093	330,093	
Survey & Engineering	68,705	68,705	-	68,705	-	-	-	-	-	-	68,705	68,705	
CONSTRUCTION INTEREST & FEES													
Construction Loan Interest	372,338	372,338	-	372,338	-	-	-	-	-	-	372,338	291,360	
Origination Fee	79,000	79,000	-	79,000	-	-	-	-	-	-	79,000	79,000	
Credit Enhancement & Application Fee	10,846	10,846	-	10,846	-	-	-	-	-	-	10,846	10,846	
Taxes	72,840	72,840	-	72,840	-	-	-	-	-	-	72,840	72,617	
Insurance	69,550	69,550	-	69,550	-	-	-	-	-	-	69,550	52,646	
Title & Recording	10,170	10,170	-	10,170	-	-	-	-	-	-	10,170	10,034	-
Other: Bank Construction Oversight	42,475	42,475	-	42,475	-	-	-	-	-	-	42,475	42,475	
Total Construction Interest & Fees	657,219	657,219	-	657,219	-	-	-	-	-	-	657,219	558,978	-
PERMANENT FINANCING													
Loan Origination Fee	53,000	53,000	-	53,000	-	-	-	-	-	-	53,000	XXXXXXXX	
Credit Enhancement & Application Fee	2,500	2,500	-	2,500	-	-	-	-	-	-	2,500	XXXXXXXX	
Title & Recording	17,000	17,000	-	17,000	-	-	-	-	-	-	17,000	XXXXXXXX	
Other: Third Party Fees/Due Dilligence Fees	12,500	12,500	-	12,500	-	-	-	-		-	12,500	XXXXXXXX	
Other: Legal Fees	5,000	5,000	-	5,000	-	-	-	-	-	-	5,000	XXXXXXXX	
Total Permanent Financing Costs	90,000	90,000	-	90,000	-	-	-	-	-	-	90,000	-	

See Independent Auditors' Cost Certification Statement

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
FINAL COST CERTIFICATION
Sources and Uses of Funds

Project Name: MEDICI ARTIST LOFTS Project No: CA-17-128	TOTAL PROJECT COST	RESIDENTIAL COST	COMMERCIAL COST	TAX CREDIT EQUITY	GREYSTONE SERVICING COMPANY LLC LOAN	CITY OF STOCKTON HOME LOAN	CITY OF STOCKTON CDBG LOAN	GENERAL PARTNER EQUITY	SOLAR TAX CREDIT EQUITY	DEFERRED DEVELOPMENT FEE	SUBTOTAL	70% PVC FOR NEW CONST/ REHAB	30% PVC FOR ACQUISITION
Subtotals Forward	13,947,502	13,947,502	-	7,044,553	3,500,000	2,225,000	750,000	400,300	27,649	-	13,947,502	11,674,491	
LEGAL FEES													
Lender Legal Paid by Applicant	50,000	50,000	-	50,000	-	-	-	-	-	-	50,000	50,000	
Other: Borrower Attorney	288,166	288,166	-	288,166	-	-	-	-	-	-	288,166	170,154	-
Total Attorney Costs	338,166	338,166	-	338,166	-	-	-	-	-	-	338,166	220,154	-
RESERVES													
Initial Replacement Reserve	60,000	60,000	-	60,000	-	-	-	-	-	-	60,000	XXXXXXXX	
3-Month Operating Reserve	168,000	168,000	-	168,000	-	-	-	-	-	-	168,000	XXXXXXXX	
Other: Social Service Reserve	84,000	84,000	-	84,000	-	-	-	-	-	-	84,000	XXXXXXXX	
Total Reserve Costs	312,000	312,000	-	312,000	-	-	-	-	-	-	312,000	-	
APPRAISAL													
Total Appraisal Costs	5,900	5,900	-	5,900	-	-	-	-	-	-	5,900	5,900	
Total Contingency Costs	-	-	-	-	-	-	-	-	-	-	-	-	
OTHER PROJECT COSTS													
TCAC App/Allocation/Monitoring Fees	50,591	50,591	-	50,591	-	-	-	-	-	-	50,591	XXXXXXXX	
Environmental Audit	48,340	48,340	-	48,340	-	-	-	-	-	-	48,340	48,340	
Local Development Impact Fees	207,285	207,285	-	207,285	-	-	-	-	-	-	207,285	207,285	
Permit Processing Fees	49,446	49,446	-	49,446	-	-	-	-	-	-	49,446	49,446	
Marketing	78,870	78,870	-	78,870	-	-	-	-	-	-	78,870	XXXXXXXX	
Furnishings	27,885	27,885	-	27,885	-	-	-	-	-	-	27,885	27,885	
Market Study	6,166	6,166	-	6,166	-	-	-	-	-	-	6,166	6,166	
Other: Accounting	28,820	28,820	-	28,820	-	-	-	-	-	-	28,820	28,820	
Other: Energy Audit	18,355	18,355	-	18,355	-	-	-	-	-	-	18,355	18,355	
Other: PG&E Fees	39,616	39,616	-	39,616	-	-	-	-	-	-	39,616	39,616	
Total Other Costs	555,374	555,374	-	555,374	-	-	-	-	-	-	555,374	425,913	
SUBTOTAL PROJECT COST	15,158,942	15,158,942	-	8,255,993	3,500,000	2,225,000	750,000	400,300	27,649	-	15,158,942	12,326,458	-
DEVELOPER COSTS													
Developer Overhead/Profit	1,225,590	1,225,590	-	491,781	-	-	-	-	-	733,809	1,225,590	1,000,000	-
Consultant/Processing Agent	50,000	50,000	-	50,000	-	-	-	-	-	-	50,000	50,000	-
Project Administration	200,000	200,000	-	200,000	-	-	-	-	-	-	200,000	200,000	
Broker Fees Paid to a Related Party	-	-	-	-	-	-	-	-	-	-	-	-	-
Const. Oversight by Developer	150,000	150,000	-	150,000	-	-	-	-	-	-	150,000	150,000	-
Total Developer Costs	1,625,590	1,625,590	-	891,781	-	-	-	-	-	733,809	1,625,590	1,400,000	-
TOTAL PROJECT COSTS	$ 16,784,532	$ 16,784,532	$ -	$ 9,147,774	$ 3,500,000	$ 2,225,000	$ 750,000	$ 400,300	$ 27,649	$ 733,809	$ 16,784,532	13,726,458	-

FOR PLACED IN SERVICE APPLICATION SUBMISSIONS:

SYNDICATION (Investor & General Partner)

Organizational Fee	-
Bridge Loan Fees/Exp.	-
Legal Fees	-
Consultant Fees	-
Accountant Fees	-
Tax Opinion	-
Other: Due Diligence	-
Total Syndication Costs	-

CERTIFICATION BY OWNER:

As General Partner of the above referenced low-income housing project, I certify under penalty of perjury, that the project costs contained herein are, to the best of my knowledge, accurate and actual costs associates with the acquisition, construction, and/or rehabilitation of this project and that the corresponding sources of funds shown are the only funds received by the Partnership for the development of the project. I authorize the California Tax Credit Allocation Committee to utilize this information to calculate the low-income housing tax credit.

Signature of General Partner

Printed Name of Signatory

CERTIFICATION OF CPA/TAX PROFESSIONAL:

As the tax professional for the above-referenced low-income housing project, I certify under penalty of perjury, that the percentage of aggregate basis financed by tax-exempt bonds is:

Signature of Project CPA/Tax Professional

Daryl R. Petrick, CPA, Partner

Date 4/30/20

See Independent Auditors' Cost Certification Statement

FORM B

COSTS INCURRED IN THE CONSTRUCTION OR MAJOR REHABILITATION OF A BUILDING IN A LOW-INCOME HOUSING PROJECT

PART I: PROJECT INFORMATION

Project Name: Medici Artist Lofts
TCAC #: CA-17-128
Full Project Address: 242 North Sutter Street
Stockton, CA 95202
Phone Number: (415) 595-4547

Partnership/Owner Name: DFA Medici Associates LP
Partnership/Owner Address: 119 E. Weber Avenue
Stockton, CA 95202

Partnership/Owner Federal Tax ID Number: 82-0980765

Total Number of Residential Buildings in Project: 1
Construction Type: New Construction
Federal Subsidy Involved: No

Carryover Date (9% Project): 11/1/2017
Bond Issuance Date (4% Project): N/A
Building Credit Rate % Based on: Placed in Service

130% Eligible Basis increase: Yes

Total Annual Federal Credits Requested: $963,019
Total State Credits Requested:
Adjustment Factor: 0.732893403

MANAGER UNIT(S) INFORMATION

	Building #	Bedroom Size
Location of Manager/Exempt Unit:	1	2-Bedroom
Location of Manager/Exempt Unit:		
Location of Manager/Exempt Unit:		
Location of Manager/Exempt Unit:		

INELIGIBLE BASIS

Grant Proceeds Used to Finance Costs in Eligible Basis:	
Non-Qualified Non-Recourse Financing:	
Non-Qualifying Portion of Higher Quality Units:	
Photovoltaic Credit (as applicable):	
Historic Credit (residential portion only):	
Other (specify):	
Other (specify):	
TOTAL:	$0

TOTAL ELIGIBLE BASIS: $13,726,458

PART II: BUILDING INFORMATION
PART III: BUILDING COSTS WHICH ARE INCLUDABLE IN "ELIGIBLE BASIS"

Owner Building Number/ID Designation	Building Identification Number (BIN)	Building Street Address	Total # of Non-Manager Units in Building	Total # of Low-Income (LI) Units in Building	% of LI Units in Building	Total Square Footage of Units in Building	Total Square Footage of LI Units in Building	% of Square Footage of LI Units in Building	Total # of Studio / SRO Units	Total # of 1-Bedroom Units	Total # of 2-Bedroom Units	Total # of 3-Bedroom Units	Total # of 4-Bedroom Units	Total # of 5-Bedroom Units	Total # of Units (Excluding Manager Unit)	Total Building Eligible Basis for New Construction / Rehabilitation Costs (Do NOT Include Land Costs)	Total Ineligible Basis	Total Building Qualified Basis	Building % Applicable Fraction	Total Building Adjusted Qualified Basis	Total Building Derived Qualified Basis	Building Placed in Service Date	Building Credit Rate %	Potential Maximum Total Building Annual Federal Credit	Total Building Adjusted Annual Federal Credit
1	CA-17-12801	242 North Sutter Street Stockton, CA 95202	33	27	81.82%	26,265	21,855	83.21%		10	16	7			33	$13,726,458		$17,844,395	81.82%	$14,599,960	$10,700,214	12/31/19	9.00%	$1,313,996	$963,019
															0			$0		$0	$0			$0	$0
															0			$0		$0	$0			$0	$0
															0			$0		$0	$0			$0	$0
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															0			$0		$0	$0			$0	$0
															0			$0		$0	$0			$0	$0
TOTAL			33	27		26,265	21,855		0	10	16	7	0	0	33	$13,726,458	$0	$17,844,395		$14,599,960	$10,700,214			$1,313,996	$963,019

PART IV: CERTIFICATION BY OWNER AND MANAGEMENT AGENT/COMPANY

As the owner of the above-referenced low income housing project, I certify, under penalty of perjury, that the information contained above and on the subsequent pages, which are incorporated by reference herein, is true and correct and that the costs shown above and on the attached pages are includable in "eligible basis" as the term is used in Internal Revenue Code Section 42.

Signature of Owner:

Printed Name of Signatory: Daniel Fred
Title of Signatory: Managing Member of the Administrative General Partner
Date Signed:

If signatory is different from the owner, please provide evidence signatory is authorized to sign for owner.

As the management agent/company of the above-referenced low income housing project, I certify, under penalty of perjury, that the information regarding the location of the project, building, and the number/location of units within each building contained above and on the subsequent pages, which are incorporated by reference herein, is true and correct.

Signature of Management Agent:

Management Company Name: DKD Property Management Company
Printed Name of Signatory: Loretta M. Myers
Title of Signatory: Vice President, COO, and Principal
Date Signed:

If signatory is different from the management agent, please provide evidence signatory is authorized to sign for the management agent.