

PROMISSORY NOTE SECURED BY DEED OF TRUST

(Family Assistance Program TAY Tiny Home Village Project)

Principal Amount: Two Million Dollars (\$2,000,000.00)
Date of Note: August 19, 2025
Borrower: Family Assistance Program, a California non-profit corporation
Lender: San Bernardino County, a political subdivision of the State of California
Maturity Date: January 19, 2026
Interest Rate: 3% as stated below in Section 3

FOR VALUE RECEIVED, the undersigned Family Assistance Program, a California non-profit corporation ("Borrower") whose address is 15075 7th Street, Victorville, California, 92395, promises to pay, at the times stated in this Note, to the order of San Bernardino County, a political subdivision of the State of California ("Lender"), a principal amount not to exceed Two Million Dollars (\$2,000,000.00), together with interest on the unpaid principal balance of this Note from time to time outstanding at the rate set forth in Section 3 from the date of the advance until fully paid at:

San Bernardino County
Community Development and Housing Dept
560 E. Hospitality Lane, Suite 200
San Bernardino, CA 92415

or at such other place as Lender may designate to Borrower in writing.

1. Reference to Loan Document. This Note is made by Borrower to the order of Lender pursuant to that certain Bridge Loan Agreement dated as of August 19, 2025 by and between Borrower and Lender ("Loan Agreement").
2. Loan Disbursement. All amounts of Principal to be disbursed under this Note shall be disbursed pursuant to the terms and conditions of the Loan Agreement. Lender shall have no obligation to fund any disbursement under this Notice if a Default of Borrower exists under this Note.
3. Interest. Simple interest on the unpaid principal balance of this Note will accrue from the date of disbursement of the Principal at the rate of 3% per annum calculated on the basis of a 360-day year for the actual number of days elapsed.

4. Payment of Principal and Interest. All Principal and Interest under this Note shall be due and payable on or before January 19, 2026. If the Borrower prepays the Principal on or before January 19, 2026, the accrued Interest will be forgiven.
5. Application of Payments. Each payment under this Note shall be credited in the following order: (a) accrued interest; and then (b) Principal due under this Note.
6. Prepayment. The Principal may be prepaid at Loan in whole or in part at any time before January 19, 2026 without penalty.
7. Secured by Deed of Trust. This Note shall be secured by the Deed of Trust.
8. Interest on Default. From and after a Default or the Maturity Date, the entire unpaid Principal balance of this Note shall automatically accrue interest at the Default Rate.
9. Default. On and following any Default, Lender may, in Lender's sole and absolute discretion, declare this Note (including all accrued interest) due and payable immediately, regardless of the Maturity Date.
10. Collection Costs. Borrower agrees to pay the following costs, expenses, and attorney fees paid or incurred by Lender, or adjudged by a court: (a) reasonable costs of collection and costs, expenses and attorney fees paid or incurred in connection with the collection or enforcement of this Note, whether or not suit is filed; (b) reasonable costs, expenses and attorney fees paid or incurred in connection with representing Lender in any bankruptcy, reorganization, receivership or other proceedings affecting creditors' rights and involving a claim regarding this Note; and (c) costs of suit and such sum as the court may adjudge as attorney fees in any action to enforce or collect payment of all or any part of this Note.
11. Waiver. Borrower, endorsers and all other persons liable or to become liable on this Note waive presentment, protest, demand, notice of protest, demand and dishonor, and all other notices or matters of a like nature. No extension of time for payment of this Note made by agreement between the Lender and any person now or hereafter liable for the payment of this Note shall operate to release, discharge, modify, change or affect the original liability of Borrower under this Note, either in whole or in part. The provisions of this Note and the obligations of Borrower under this Note shall be absolute and Borrower waives any and all rights to offset, deduct or withhold any payments or charges due under this Note for any reason whatsoever.
12. Forbearance Not a Waiver. If Lender delays in exercising or fails to exercise any of Lender's rights under this Note, that delay or failure shall not constitute a waiver of any Lender rights or of any breach, Default or failure of condition under this Note. No waiver by Lender of any of Lender's rights or of any such breach, Default or failure of condition

shall be effective, unless the waiver is expressly stated in a separate writing signed by Lender.

13. Governing Law. This Note shall be construed and enforceable according to the laws of the State of California for all purposes, without application of conflicts of laws principles.
14. Principles of Interpretation. No inference in favor of or against either Lender or Borrower shall be drawn from the fact that such Person has drafted any part of this Note. Both Lender and Borrower have both participated substantially in the negotiation, drafting, and revision of this Note, with advice from legal and other counsel and advisers of their own selection. A word, term or phrase defined in the singular in this Note may be used in the plural, and vice versa, all in accordance with ordinary principles of English grammar, which shall govern all language in this Note. The words "include" and "including" in this Note shall be construed to be followed by the words: "without limitation." Each collective noun in this Note shall be interpreted as if followed by the words "(or any part of it)," except where the context clearly requires otherwise. Every reference to any document, including this Note, refers to such document, as modified from time to time (excepting any modification that violates this Note), and includes all exhibits, schedules, addenda and riders to such document. The word "or" in this Note includes the word "and." Every reference in this Note to a law, statute, regulation, order, form or similar governmental requirement refers to each such requirement as amended, modified, renumbered, superseded or succeeded, from time to time.
15. Severability. If any provision of this Note, or the application of it to any Person or circumstance, is held void, invalid, or unenforceable by a court of competent jurisdiction, the remainder of this Note, and the application of such provision to other Persons or circumstances, shall not be affected thereby, the provisions of this Note being severable in any such instance.
16. Acknowledgment. PRIOR TO SIGNING THIS NOTE, BORROWER HAS READ AND UNDERSTANDS ALL OF THE PROVISIONS OF THIS NOTE AND HAS CONSULTED WITH LEGAL COUNSEL OF THE BORROWER'S INDEPENDENT SELECTION REGARDING BORROWER'S OBLIGATIONS UNDER THIS NOTE. BORROWER AGREES TO THE TERMS AND CONDITIONS OF THIS NOTE AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS NOTE.

[Remainder of page intentionally blank.]

17. Incorporation of Defined Terms. All terms, phrases and words indicated to be defined terms by initial capitalization in this Note that are not specifically defined in this Note shall have the meaning ascribed to the same term, phrase or word, respectively, in the Loan Agreement or, if not defined in the Loan Agreement, the meaning ascribed to the same term, phrase or word, respectively, in the County Deed of Trust.

Executed at _____, California, on the ____ day of _____, 2025.

BORROWER:

FAMILY ASSISTANCE PROGRAM,
A California non-profit corporation

By: _____

Darryl Evey

Its: Executive Director