

## **Exhibit 7.2**

### **Lovett Square Matrix of Required Retrofits to Public and Common Use Areas**

**LOVETT SQUARE APARTMENTS: PUBLIC AND COMMON USE AREAS**

<b>Numbers</b>	<b>Inaccessible Features at Public and Common Use Areas</b>	<b>Deficiency</b>	<b>Required Retrofit</b>
1	See Accessible Route Plan and Keyed Notes Item 1.	There is a lack of accessible parking.	Install a new designated accessible parking space adjacent to the existing access aisle at the mail center. Include posted sign, stripping and ISA on the pavement to comply with ANSI 4.6.2.
2	See Accessible Route Plan and Keyed Notes Item 2.	<p>The following curb ramps have running slopes of more than 8.33% and/or cross slopes of more than 2%:</p> <ul style="list-style-type: none"> <li>• Access Aisle A (Building A, Units 102)</li> <li>• Access Aisle B (Building A, Units 107)</li> <li>• Access Aisle C (Building B, Units 102, 103, and 104)</li> <li>• Access Aisle D (Building D, Units 105)</li> <li>• Access Aisle E (Building C, Units 101 and 102)</li> <li>• Access Aisle F (Building C, Units 105 and 106)</li> <li>• Access Aisle G (Leasing/Clubhouse)</li> </ul>	Install curb ramps with running slopes no more than 8.33% and cross slopes of no more than 2% to comply with ANSI 4.7.2 and 4.8.2.
3	See Accessible Route Plan and Keyed Notes Item 3.	Parked vehicles overhang and reduce the width of an accessible route to less than 36" wide maximum.	Install wheel-stops at parking spaces which adjoin the accessible route as indicated on the Accessible Route Diagram to comply with ANSI 4.3.3 and 4.6.2.

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4	See Accessible Route Plan and Keyed Notes Item 4.	There is no permanent accessible route from the sidewalk in front of Building C (Units 105 and 106) to the breezeway.	Replace the ramp from the sidewalk in front of Building C. Ramp to have running slopes of no more than 8.33% and cross slopes of no more than 2%. The landings are to slope no more than 2% in both directions. Ramp to include handrails, handrail extensions, and edge protection at both sides of the ramp runs to comply with ANSI 4.3.2 and 4.8.
5	See Accessible Route Plan and Keyed Notes Item 5.	There is no accessible route to Building A, Unit 102.	Install a permanent and compliant accessible route in compliance with ANSI 4.3.7.
6	See Accessible Route Plan and Keyed Notes Item 6.	At all the breezeways, fire extinguishers protrude into the accessible route.	Relocate or Install permanent cane detectable barrier to comply with ANSI 4.4.1.
7	See Accessible Route Plan and Keyed Notes Item 7.	At all breezeways, wall sconces protrude more than 4" into the accessible route.	Replace wall sconces with a compliant fixture that will not protrude more than 4" from the wall to comply with ANSI 4.4.1. Alternatively, install cane detection to comply with ANSI.
8		The mailboxes are inaccessible--the top row is 62 inches above the slab and the second row is 56.75 inches above the slab.	Lower mailboxes so that the top most lock is no more than 54 inches about the adjacent concrete to comply with ANSI 4.2.6. Alternatively, provide written confirmation that all ground-floor units are assigned mailboxes with locks no more than 54" above the ground level.

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9		The drinking fountain is inaccessible.	Remove the inaccessible drinking fountain.
10		The leasing office/clubhouse entry and all the interior clubhouse doors have inaccessible knob type hardware that requires tight grasping, pinching, and/or turning.	Install accessible lever door hardware where the existing hardware is knob style to comply with ANSI 4.13.9.
11		Restroom mirror in the clubhouse/leasing office is inaccessible.	Lower restroom mirror so that the bottom edge of the reflecting surface is no more than 40" above the floor to comply with ANSI 4.19.6.
12		The rear grab bar in the restroom in the clubhouse/leasing office is inaccessible.	Replace rear grab bar with a 36" long bar that is 6" from side wall to the centerline of the first escutcheon to comply with ANSI 4.17.6.
13		The pipes in the restrooms in the accessible toilet room of the leasing office/clubhouse and the pipes in the restroom in the multipurpose room are not insulated.	Install pipe protection in these restrooms to comply with ANSI 4.19.4.