

Exhibit 8.2

Sherwood Park Matrix of Required Retrofits to Public and Common Use Areas

SHERWOOD PARK APARTMENTS: PUBLIC AND COMMON USE AREAS

	Inaccessible Features at Public and Common Areas		
Numbers		Deficiency	Required Retrofit
1	See Keyed Plan Item 1.	There is a lack of accessible parking at the play area and Building 200 on Tobler Court.	Install a new designated accessible parking space and access aisle serving play area and building 200. Replace existing curb ramp or install new curb ramp connecting the parking access aisle to the accessible route to play area and Building 200. Include signage and stripping to comply with ANSI 4.6.2.

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Numbers		Deficiency	Required Retrofit
2	See Accessible Route Plan and Keyed Notes Item 2.	There is a lack of an accessible route throughout the property.	Install a new curb ramp and adjacent sidewalk flag(s) as required to provide an accessible route indicated on the Keyed Notes at 7 locations: Andover Drive, Building 100 (Tobler) Leasing Office, mail center, Building 200 parking access aisle, trash area, and Building 700 to comply with ANSI 4.7.2 and 4.8.2.


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Numbers		Deficiency	Required Retrofit
3	See Keyed Notes Item 3.	At two locations, the leasing office and the mail center, the accessible parking spaces and access aisles had cross and running slopes exceeding the maximum percentages allowed.	Repave/grind or top asphalt as required to flatten (to 2% slopes in both running and cross directions) the designated accessible parking spaces and aisles at two locations: the leasing office and the mail center to comply with ANSI 4.3.7.
4	See Keyed Notes Item 4.	At all the breezeways, fire extinguishers are mounted higher than 27" above the ground level and protruded more than 4" into an accessible route.	Relocate or install a permanent cane detectable barrier at each unit to comply with ANSI 4.4.1.

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Numbers		Deficiency	Required Retrofit
5	See Keyed Notes Item 5.	At all ground-floor covered unit entrances, light fixtures protrude more than 4" into the accessible route and are mounted between 27" to less than 80" above the ground level; measured at approximately 6" from adjacent wall.	Relocate the light fixtures to no less than 80" above the ground level or replace with a compliant fixture that will not protrude more than 4" from adjacent wall to comply with ANSI 4.4.1. Alternatively, install cane detection.
6	See Keyed Notes Item 6.	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 Keyed Notes to comply with ANSI 4.3.

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Numbers		Deficiency	Required Retrofit
7		<p>The mailboxes are inaccessible--the two top rows are 58.75 and 64 inches above the slab.</p>	<p>Lower mailboxes so that the topmost 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.</p>
8		<p>The leasing office/clubhouse entry and all the interior clubhouse doors have inaccessible knob type hardware that requires tight grasping, pinching, and/or turning.</p>	<p>Install accessible lever door hardware where the existing hardware is knob style to comply with ANSI 4.13.9.</p>

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Numbers		Deficiency	Required Retrofit
9		The clubhouse sink is inaccessible.	Replace clubhouse sink base cabinet and portion of the counter to provide compliant knee clearance to comply with ANSI 4.19.2.2. New sink base/counter to be at 34" maximum above the floor and have clear knee space for forward approach to the fixture. Note: doors that fold back may be installed, but knee space and pipe protection and floor finishes must be provided.
10		In the clubhouse kitchen, the door maneuvering clearance is less than 18" on pull side; measured at 16".	Remove clubhouse kitchen door to comply with ANSI 4.13.6. Alternatively, reverse the swing of kitchen door outwards.

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Numbers		Deficiency	Required Retrofit
11		The clubhouse paper towel dispenser is inaccessible.	Relocate clubhouse kitchen paper towel dispenser to a location within reach range (54" maximum above the floor for side approach) to comply with ANSI 4.2.6. If dispenser is moved to circulation space, provide a permanently installed cane detectable barrier.