


Exhibit 8.3

Sherwood Park Matrix of Required Retrofits to Covered Unit Interiors


SHERWOOD PARK APARTMENTS: COVERED UNIT INTERIORS

	Inaccessible Features at Covered Dwelling Units		
Numbers	Photos	Deficiency	Required Retrofit
	<p>Required retrofits associated with the below line items shall be performed at all first floor units (2BR+1BA and 3BR+2BA) in Buildings 100 and 200 on Tobler Court, and in Buildings 200, 400, 600 and 700 on Wittenberg Way. See Accessible Route Plan & Keyed Notes.</p>		
1		Covered dwelling units have inaccessible knob type hardware that requires tight grasping, pinching, and/or turning.	Install accessible lever door hardware at all covered ground floor dwelling units where the existing hardware is knob style on the exterior side to comply with ANSI 4.13.9.
3		Thermostats are mounted higher than 48" above finished floor.	Lower thermostats to comply with Requirement 5.

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4		Sliding door tracks to the patio are higher than 3/4" maximum and not beveled on the interior side.	Provide bevel strips at interior side of sliding door track to comply with Requirement 4(4).
5		In the hall bathroom, 30"x48" clear floor space outside of the door swing is not provided.	Reverse the hall bathroom door swing (door to swing into the hallway) to comply with Requirement 7(2)(a)(i).
6		In the hall bathroom, the centerline of the lavatory is less than 24" from adjacent wall; measured at 14 1/2.	Replace lavatory base cabinet and install offset sink such that lavatory is aligned with clear floor space. Include removable cabinet that is no less than 30" wide. Removal of the cabinet must provide finished clear knee space centered on the lavatory and insulated pipes to comply with Requirement (7)(2)(a)(ii).
<p>Required retrofits associated with the below line items shall be performed at all two-bedroom first floor units in Buildings 100 and 200 on Tobler Court, and in Buildings 200, 400, 600 and 700 on Wittenberg Way. See Accessible Route Plan & Keyed Notes.</p>			

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7		The door clear openings for the hall bathroom and Bedrooms 1 and 2 are less than 31 5/8" (minimum 31 5/8" required).	Widen the hall bathroom door and doors to Bedroom 1 and Bedroom 2 to provide 31 5/8" minimum to comply with Requirement 3(2).
<p>Required retrofits associated with the below line items shall be performed at all three-bedroom first floor units in Buildings 100 and 200 on Tobler Court, and in Buildings 200, 400, 600 and 700 on Wittenberg Way. See Accessible Route Plan & Keyed Notes.</p>			
8		The door clear openings all bedrooms are less than 31 5/8" (minimum 31 5/8" required).	Widen the doors to all bedrooms to provide 31 5/8" minimum to comply with Requirement 3(2).