

Exhibit 1.3

Milburnie Road Matrix of Required Retrofits to Covered Unit Interiors

MILBURNIE ROAD APARTMENTS: COVERED UNIT INTERIORS

D. Covered Dwelling Units

Milburnie Road Unit Chart:

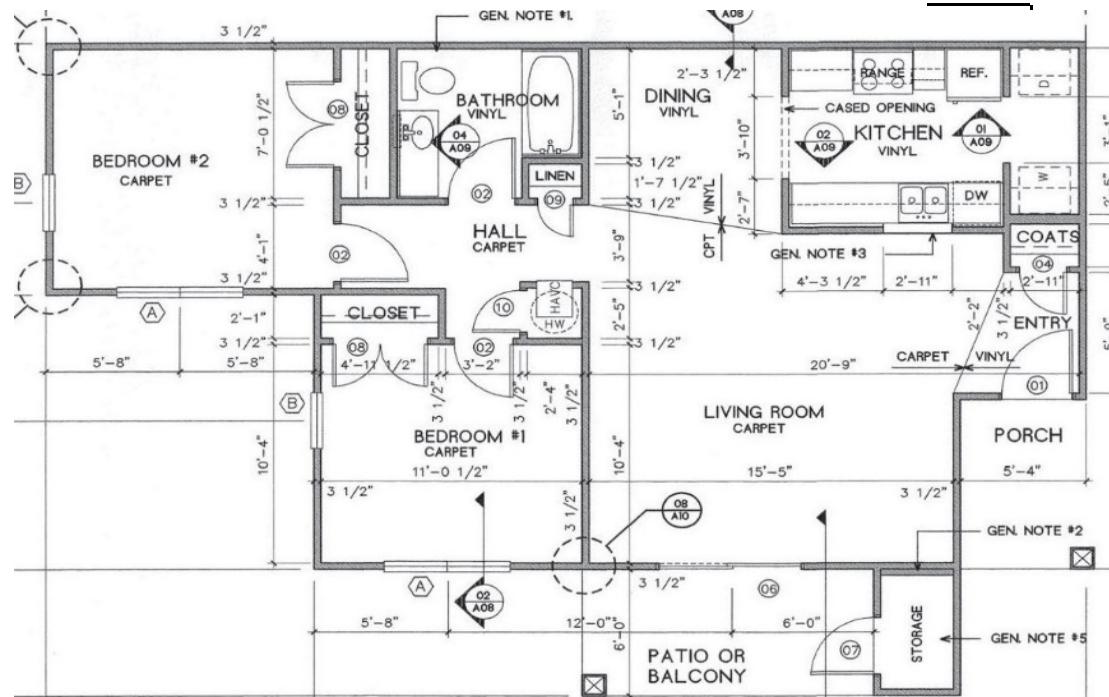
Building	Unit Types						Totals
	1st Floor (Covered Units)			2nd Floor		Covered Units	
	2b1b	2b1b A	3b2b	3b2b A	2b1b	3b2b	
1 - 910 Sawpit	2	2	0	0	4	0	4
2 - 900 Sawpit	2	0	0	2	2	2	4
3 - 915 Sawpit	0	0	4	0	0	4	4
4 - 901 Sawpit	0	0	2	0	-	-	2
5 - 830 Gibney	4	0	0	0	4	0	4
6 - 820 Gibney	4	0	0	0	4	0	4
7 - 800 Gibney	4	0	0	0	4	0	4
Total	16	2	6	2	18	6	26

The following units were surveyed: Unit 101, Building 1 – 2 Bedroom / 1 Bath Unit (Accessible); Unit 101, Building 2 – 3 Bedroom / 2 Bath Unit (Accessible); Unit 103, Building 2 – 2 Bedroom / 1 Bath Unit; Unit 101, Building 6 – 2 Bedroom / 1 Bath Unit; Unit 102,

Building 3 – 3 Bedroom / 2 Bath Unit; and Unit 104, Building 3 – 3 Bedroom / 2 Bath Unit

UNIT TYPE: 2 Bedroom, 1 Bathroom – (Standard)

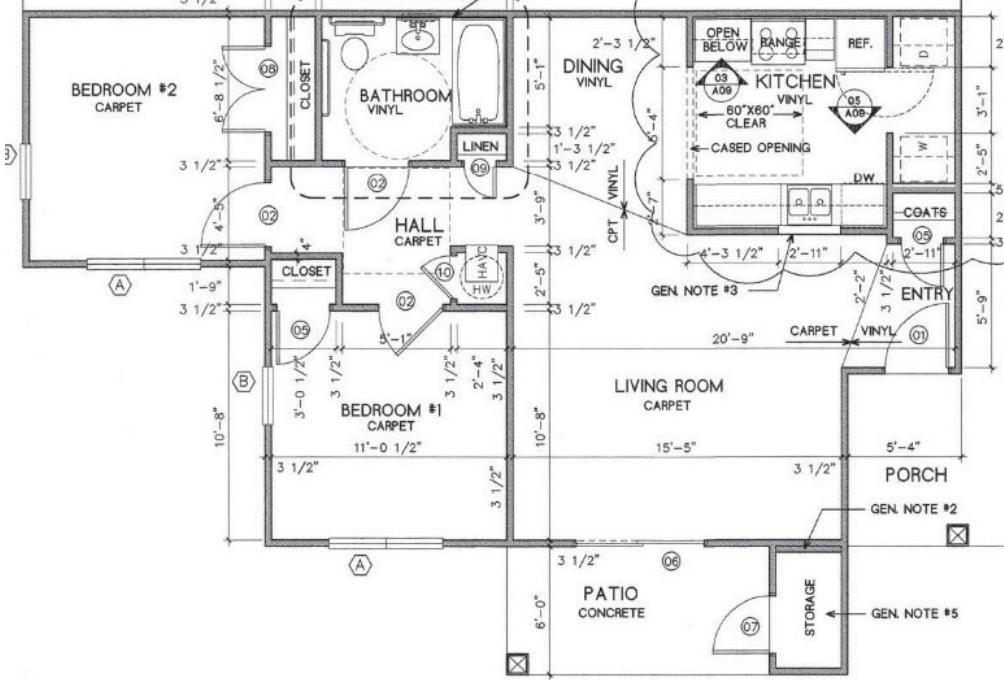
Surveyed Unit 103, Building 2 and Unit 101, Building 6 – Typical for 16 total units



Numbers	Photos	Deficiency	Required Retrofit								
29	 <p>Patio door threshold at Unit 103, Building 2.</p>	<p>Door thresholds are more than 3/4 inch high and are not beveled (maximum 3/4 inch with bevel allowed).</p> <p>Height <u>Location</u> <u>(inches)</u></p> <table> <tbody> <tr> <td>Unit 103, Building 2</td> <td>1-1/4</td> </tr> <tr> <td>Patio interior side</td> <td></td> </tr> <tr> <td>Unit 101, Building 6 side</td> <td>1-3/8</td> </tr> <tr> <td>Unit 101, Building 6 exterior side</td> <td>1-3/8</td> </tr> </tbody> </table>	Unit 103, Building 2	1-1/4	Patio interior side		Unit 101, Building 6 side	1-3/8	Unit 101, Building 6 exterior side	1-3/8	<p>Modify door thresholds to comply with Requirement 4(4).</p>
Unit 103, Building 2	1-1/4										
Patio interior side											
Unit 101, Building 6 side	1-3/8										
Unit 101, Building 6 exterior side	1-3/8										

Numbers	Photos	Deficiency	Required Retrofit										
30	 <p><i>Clear opening at storage closet door.</i></p>	<p>Doors at patios and storage closets have clear openings less than 31-5/8 inches wide (minimum 31-5/8 inch required).</p> <table> <thead> <tr> <th data-bbox="783 404 967 437"><u>Location</u></th> <th data-bbox="1163 372 1326 437"><u>Clear Width (inches)</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="783 437 967 507">Unit 103, Building 2 Patio door</td><td data-bbox="1163 437 1326 470">30-1/2</td></tr> <tr> <td data-bbox="783 507 967 577">Unit 103, Building 2 Storage door (approx.)</td><td data-bbox="1163 507 1326 540">29-1/2</td></tr> <tr> <td data-bbox="783 577 967 647">Unit 101, Building 6 Patio door</td><td data-bbox="1163 577 1326 610">30-5/8</td></tr> <tr> <td data-bbox="783 647 967 718">Unit 101, Building 6 Storage door</td><td data-bbox="1163 647 1326 680">29-1/2</td></tr> </tbody> </table>	<u>Location</u>	<u>Clear Width (inches)</u>	Unit 103, Building 2 Patio door	30-1/2	Unit 103, Building 2 Storage door (approx.)	29-1/2	Unit 101, Building 6 Patio door	30-5/8	Unit 101, Building 6 Storage door	29-1/2	<p>For sliding door, trim door stop to provide 31 5/8" to comply with Requirement 3(2). For storage door, modify door on-request to comply with Requirement 3(2).</p>
<u>Location</u>	<u>Clear Width (inches)</u>												
Unit 103, Building 2 Patio door	30-1/2												
Unit 103, Building 2 Storage door (approx.)	29-1/2												
Unit 101, Building 6 Patio door	30-5/8												
Unit 101, Building 6 Storage door	29-1/2												
31	 <p><i>Height of outlet in Unit 103, Building 2.</i></p>	<p>Typical outlets are 13-1/2 inches above the floor (minimum 15-inches required).</p>	<p>Subject to tolerances contained in the agreed-upon remediation protocols, modify existing outlet or install a GFI-rated, molded, multi-plug outlet with commercial grade components to bring outlet into compliance with Requirement #5. Any such outlet must be approved by the United States prior to installation. Or, raise one outlet per wall to comply with Requirement #5.</p>										

Numbers	Photos	Deficiency	Required Retrofit
31a.		Extent of blocking in bathrooms cannot be determined without destructive testing.	Provide affidavits to confirm that reinforcement is installed to comply with Requirement 6.
32	 <i>Clear floor space at counter and outlet obstructed by adjacent refrigerator and range.</i>	The outlets above kitchen countertops lack the required clear floor space for approach (at least 1 outlet in each counter area must have clear floor space for approach).	Install power strip and position to eliminate any reach range issues.
UNIT TYPE: 2 Bedroom, 1 Bathroom – (Accessible)			
Surveyed Unit 101, Building 1 – Typical for 2 total units			

Numbers	Photos	Deficiency	Required Retrofit								
											
34	 <p data-bbox="318 1334 762 1411"> <i>Patio door threshold exterior side at Unit 101, Building 1.</i> </p> <table border="1" data-bbox="783 943 1326 1192"> <thead> <tr> <th data-bbox="783 1122 946 1155">Location</th> <th data-bbox="1184 1078 1290 1155">Height (inches)</th> </tr> </thead> <tbody> <tr> <td data-bbox="783 1160 1136 1192">Unit 101, Building 1, Patio</td> <td data-bbox="1220 1160 1290 1192">1-1/4</td> </tr> </tbody> </table>	Location	Height (inches)	Unit 101, Building 1, Patio	1-1/4	<p data-bbox="783 931 1410 1041">Door thresholds are more than 3/4 inches high at the interior face and are not beveled (maximum 3/4 inch with bevel allowed).</p> <table border="1" data-bbox="783 1078 1290 1192"> <thead> <tr> <th data-bbox="783 1122 946 1155">Location</th><th data-bbox="1184 1078 1290 1155">Height (inches)</th></tr> </thead> <tbody> <tr> <td data-bbox="783 1160 1136 1192">Unit 101, Building 1, Patio</td><td data-bbox="1220 1160 1290 1192">1-1/4</td></tr> </tbody> </table> <p data-bbox="1410 931 1742 1041">Modify threshold to comply with Requirement 4(4).</p>	Location	Height (inches)	Unit 101, Building 1, Patio	1-1/4	
Location	Height (inches)										
Unit 101, Building 1, Patio	1-1/4										
Location	Height (inches)										
Unit 101, Building 1, Patio	1-1/4										

Numbers	Photos	Deficiency	Required Retrofit
35	 <i>Clear patio door opening.</i>	Patio and storage closet door clear opening widths are less than 31-5/8 inches (minimum 31-5/8 inch required).	For sliding door, trim door stop to provide 31 5/8" to comply with Requirement 3(2). For storage door, modify door on-request to comply with Requirement 3(2).
36	 <i>Height of outlet in Unit 101, Building 1.</i>	Typical outlets are 13-3/8 to 13-1/2 inches above the floor (minimum 15-inches required).	Subject to tolerances contained in the agreed-upon remediation protocols, modify existing outlet or install a GFI-rated, molded, multi-plug outlet with commercial grade components to bring outlet into compliance with Requirement #5. Any such outlet must be approved by the United States prior to installation. Or, raise one outlet per wall to comply with Requirement 5.

Numbers	Photos	Deficiency	Required Retrofit
37	 <p data-bbox="327 563 749 696"><i>Clear floor space obstructed by adjacent refrigerator and range. Unit 101, Building 1.</i></p>	<p data-bbox="792 220 1404 367">The outlets above kitchen countertops lack required clear floor space for approach (at least 1 outlet in each counter area must have clear floor space for approach).</p>	<p data-bbox="1404 220 1752 293">Install power strip within reach range requirements.</p>

Numbers	Photos	Deficiency	Required Retrofit
UNIT TYPE: 3 Bedroom, 2 Bathroom – (Standard)			
Surveyed Unit 102, Building 3 and Unit 104, Building 3 – Typical for 6 total units			

Numbers	Photos	Deficiency	Required Retrofit								
38	 <p><i>Patio door threshold at Unit 103, Building 2.</i></p>	<p>Door thresholds are more than 3/4 inches high at the interior face and are not beveled (maximum 3/4 inch with bevel allowed).</p> <table> <thead> <tr> <th data-bbox="792 399 960 440">Location</th> <th data-bbox="1193 367 1277 440">Height (inches)</th> </tr> </thead> <tbody> <tr> <td data-bbox="792 440 960 497">Unit 102, Building 3 Patio interior side</td> <td data-bbox="1193 440 1277 481">1-1/2</td> </tr> <tr> <td data-bbox="792 497 960 554">Unit 104, Building 3 Entry interior side</td> <td data-bbox="1193 497 1277 538">1-3/8</td> </tr> <tr> <td data-bbox="792 554 960 612">Unit 104, Building 3 Patio interior side</td> <td data-bbox="1193 554 1277 595">1-1/4</td> </tr> </tbody> </table>	Location	Height (inches)	Unit 102, Building 3 Patio interior side	1-1/2	Unit 104, Building 3 Entry interior side	1-3/8	Unit 104, Building 3 Patio interior side	1-1/4	<p>Install a bevel at 1:2 to comply with Requirement 5.</p>
Location	Height (inches)										
Unit 102, Building 3 Patio interior side	1-1/2										
Unit 104, Building 3 Entry interior side	1-3/8										
Unit 104, Building 3 Patio interior side	1-1/4										
39	 <p><i>Clear patio door opening.</i></p>	<p>Patio and storage closet door clear opening widths are less than 31-5/8 inches (minimum 31-5/8 inch required).</p> <table> <thead> <tr> <th data-bbox="792 873 960 913">Location</th> <th data-bbox="1193 840 1277 913">Clear Width (inches)</th> </tr> </thead> <tbody> <tr> <td data-bbox="792 913 960 987">Unit 102, Building 3 Patio door</td> <td data-bbox="1193 913 1277 954">30-3/4</td> </tr> <tr> <td data-bbox="792 987 960 1044">Unit 104, Building 3 Patio door</td> <td data-bbox="1193 987 1277 1028">30-1/2</td> </tr> </tbody> </table>	Location	Clear Width (inches)	Unit 102, Building 3 Patio door	30-3/4	Unit 104, Building 3 Patio door	30-1/2	<p>For sliding door, trim door stop to provide 31 5/8" to comply with Requirement 3(2). For storage door, modify door on-request to comply with Requirement 3(2).</p>		
Location	Clear Width (inches)										
Unit 102, Building 3 Patio door	30-3/4										
Unit 104, Building 3 Patio door	30-1/2										

Numbers	Photos	Deficiency	Required Retrofit
40		Extent of blocking in bathrooms cannot be determined without destructive testing.	Provide affidavits to confirm that reinforcement is installed to comply with Requirement 6.
41	 <i>Clear floor space obstructed by adjacent refrigerator and range. Unit 102, Building 3.</i>	The outlets above kitchen countertops lack required clear floor space for approach (at least 1 outlet in each counter area must have clear floor space for approach).	Install power strip within reach range requirements.
42	<i>Vanity base in Unit 104, Building 3.</i> 	Lavatory centerlines are 13-1/4 inches to the side wall (minimum 24 inches required for parallel approach) and the cabinets are not removable.	Ensure that one bathroom in each unit is a fully compliant Spec-B layout.

Numbers	Photos	Deficiency	Required Retrofit
43	 <p data-bbox="325 461 671 491"><i>Toilet in Unit 102, Bldg. 3.</i></p>  <p data-bbox="325 747 762 817"><i>Dimension from side wall to toilet centerline in Unit 102, Bldg. 3.</i></p>	<p data-bbox="792 221 1396 393">The toilet centerlines are 14-1/4 inches to 16-1/4 inches from the side of the bathtub (minimum 18 inches required on the side opposite the direction of approach). Hall Bathroom -- 14 1/4"; Master Bathroom -- 16 1/4".</p>	<p data-bbox="1396 221 1746 507">Where applicable, in both the Hall Bathroom and the Master Bathroom, install offset toilet flange so centerline of toilet will be 16" minimum from wall to comply with Requirement 7(2)(a)(ii) and Figure 7(a).</p>

Numbers	Photos	Deficiency	Required Retrofit
44	 <p data-bbox="333 497 713 579"><i>Bathroom door leaf in open position at Unit 102, Bldg. 3.</i></p>  <p data-bbox="333 856 713 938"><i>Dimension from door leaf in open position to rear wall.</i></p>	<p data-bbox="798 225 1398 326">Clear floor space in the master bathroom is less than 24-7/8 inches to 25 inches long (minimum 48 inches clear of the door swing required).</p>	<p data-bbox="1410 225 1746 399">In the Master Bath, reverse the swing of door into bedroom to provide a clear floor space to comply with Requirement 7(2)(b)(i)</p>

UNIT TYPE: 3 Bedroom, 2 Bathroom – (Accessible)

Surveyed Unit 101, Building 2 – Typical for 2 total units

Numbers	Photos	Deficiency	Required Retrofit
46	 <i>Clear patio door opening.</i>	Clear openings at patio and storage closet doors are less than 31-5/8 inches wide (minimum 31-5/8 inch required).	For sliding door, trim door stop to provide 31 5/8" minimum clear opening to comply with Requirement 3(2). For storage door, modify door on-request to comply with Requirement 3(2).
46a.		Extent of blocking in bathrooms cannot be determined without destructive testing.	Provide affidavits to confirm that reinforcement is installed to comply with Requirement 6.
47	 <i>Kitchen layout.</i>  <i>Clear floor space obstructed by adjacent refrigerator and range. Unit 101, Building 2.</i>	The outlets above kitchen countertops lack the required clear floor space for approach. (At least 1 outlet in each counter area must have clear floor space for approach.)	Install power strip within reach range requirement.