

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:

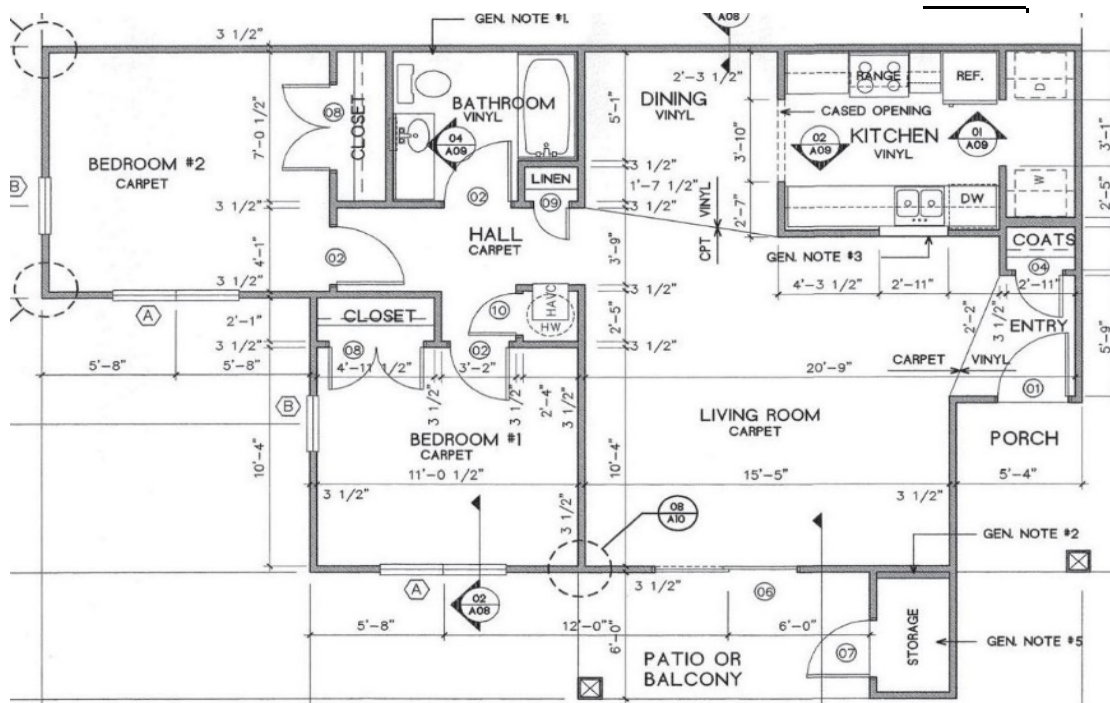
	Unit Types						Totals
Building	1st Floor (Covered Units)				2nd Floor		Covered Units
	2b1b	2b1b A	3b2b	3b2b A	2b1b	3b2b	
1 - 910 Sawpit	2	2	0	0	4	0	4
2 - 900 Sawpit	2	0	0	2	2	2	4
3 - 915 Sawpit	0	0	4	0	0	4	4
4 - 901 Sawpit	0	0	2	0	-	-	2
5 - 830 Gibney	4	0	0	0	4	0	4
6 - 820 Gibney	4	0	0	0	4	0	4
7 - 800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

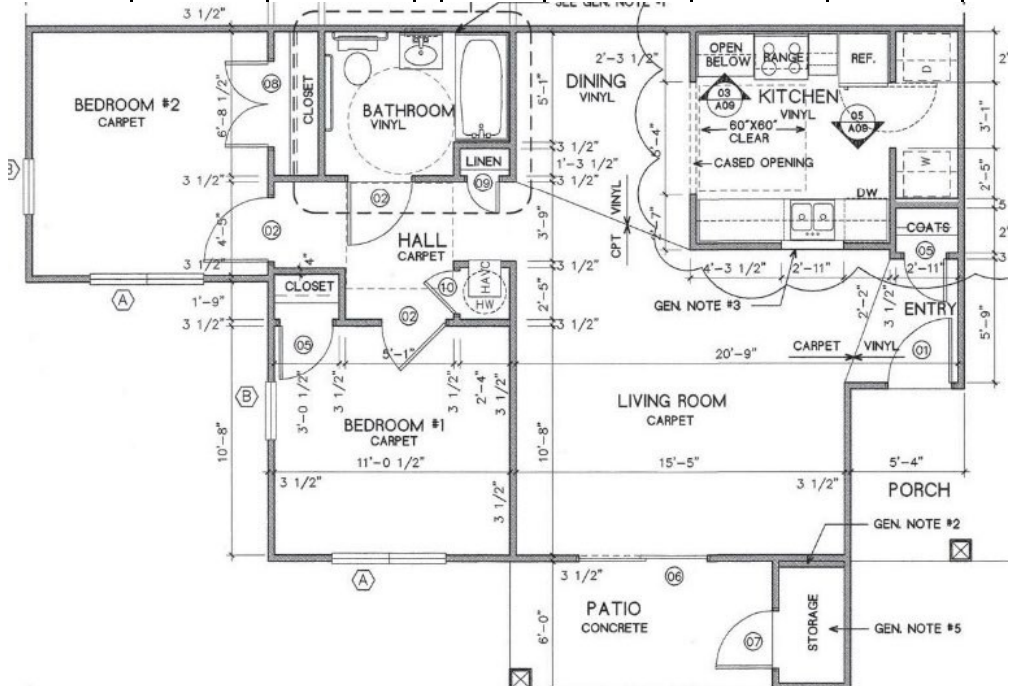

Surveyed Unit 103, Building 2 and Unit 101, Building 6 – Typical for 16 total units






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

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>Location</th><th>Clear Width (inches)</th></tr></thead><tbody><tr><td>Unit 103, Building 2 Patio door</td><td>30-1/2</td></tr><tr><td>Unit 103, Building 2 Storage door (approx.)</td><td>29-1/2</td></tr><tr><td>Unit 101, Building 6 Patio door</td><td>30-5/8</td></tr><tr><td>Unit 101, Building 6 Storage door</td><td>29-1/2</td></tr></tbody></table>	Location	Clear Width (inches)	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>
Location	Clear Width (inches)												
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>										

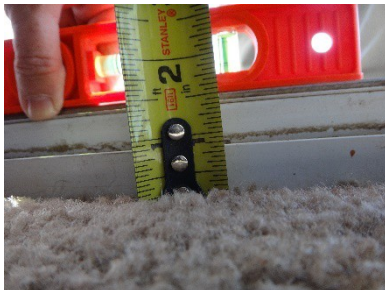

Numbers	Photos	Deficiency	Required Retrofit
31a.		Extent of blocking in bathrooms cannot be determined without destructive testing.	Provide affidavits to confirm that reinforcement is installed to comply with Requirement 6.
32	 <p><i>Clear floor space at counter and outlet obstructed by adjacent refrigerator and range.</i></p>	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			


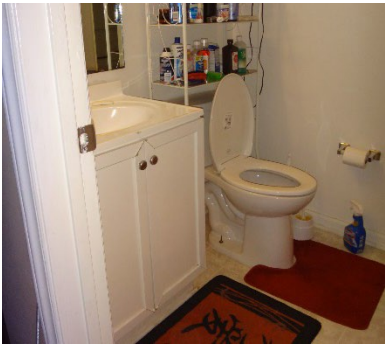
Numbers	Photos	Deficiency	Required Retrofit				
							
34	 <p><i>Patio door threshold exterior side at Unit 101, Building 1.</i></p>	<p>Door thresholds are more than 3/4 inches high at the interior face and are not beveled (maximum 3/4 inch with bevel allowed).</p> <table><thead><tr><th>Location</th>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

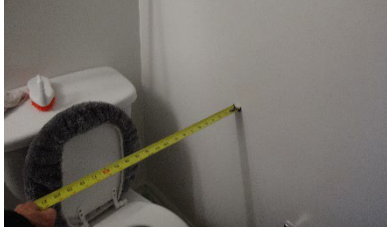
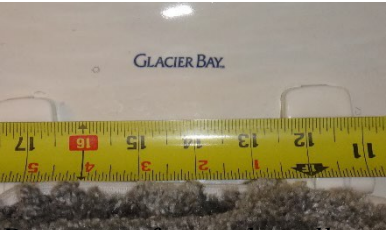
Numbers	Photos	Deficiency	Required Retrofit
35	 <p><i>Clear patio door opening.</i></p>	Patio and storage closet door clear opening widths are less than 31-5/8 inches (minimum 31-5/8 inch required).	For sliding door, trim door stop to provide 31 5/8" to comply with Requirement 3(2). For storage door, modify door on-request to comply with Requirement 3(2).
36	 <p><i>Height of outlet in Unit 101, Building 1.</i></p>	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.


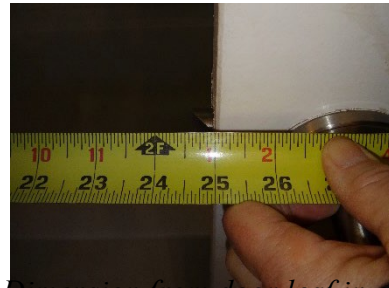
Numbers	Photos	Deficiency	Required Retrofit
37	 <p><i>Clear floor space obstructed by adjacent refrigerator and range. Unit 101, Building 1.</i></p>	The outlets above kitchen countertops lack required clear floor space for approach (at least 1 outlet in each counter area must have clear floor space for approach).	Install power strip within reach range requirements.

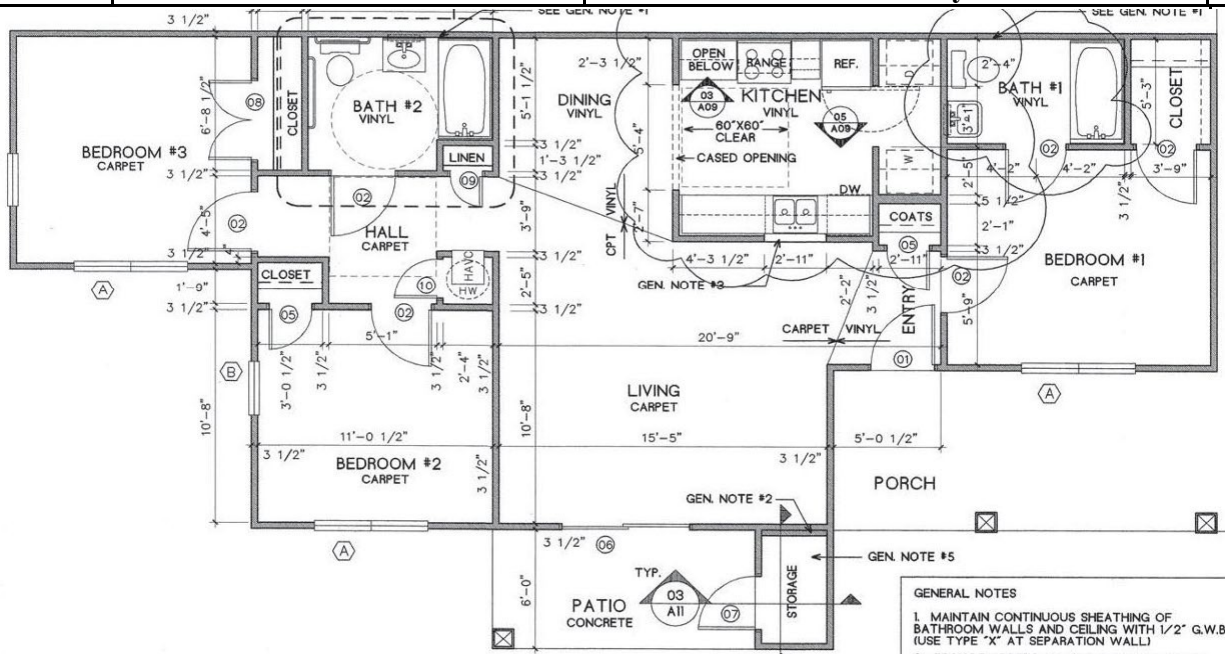

Numbers	Photos	Deficiency	Required Retrofit
UNIT TYPE: 3 Bedroom, 2 Bathroom – (Standard) Surveyed Unit 102, Building 3 and Unit 104, Building 3 – Typical for 6 total units			
<p>The floor plan illustrates a 3-bedroom, 2-bathroom unit. Key features include:</p> <ul style="list-style-type: none"> Bedrooms: Bedroom #1 (11'-0 1/2" x 11'-0 1/2"), Bedroom #2 (11'-0 1/2" x 11'-0 1/2"), and Bedroom #3 (11'-0 1/2" x 11'-0 1/2"). Bathrooms: Bath #1 (5'-0 1/2" x 5'-0 1/2") and Bath #2 (5'-0 1/2" x 5'-0 1/2"). Living Area: Living room (15'-5" x 10'-4") with carpet. Dining Area: Dining room (15'-5" x 10'-4") with vinyl flooring. Kitchen: Kitchen (10'-4" x 10'-4") with vinyl flooring, including a refrigerator (REF.), sink, and stove. Entry: Entry (10'-4" x 10'-4") with carpet. Hall: Hall (10'-4" x 10'-4") with carpet. Closets: Multiple closets throughout the unit, including a linen closet. Porch: Porch (10'-4" x 10'-4") with carpet. Storage: Storage area (10'-4" x 10'-4") with carpet. <p>Dimensions and other details are provided for various rooms and areas. Callouts include 'GEN. NOTE #2', 'GEN. NOTE #3', and 'GEN. NOTE #5'.</p>			

Numbers	Photos	Deficiency	Required Retrofit								
38	<div></div> <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>Location</th><th>Height (inches)</th></tr></thead><tbody><tr><td>Unit 102, Building 3 Patio interior side</td><td>1-1/2</td></tr><tr><td>Unit 104, Building 3 Entry interior side</td><td>1-3/8</td></tr><tr><td>Unit 104, Building 3 Patio interior side</td><td>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	<div></div> <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>Location</th><th>Clear Width (inches)</th></tr></thead><tbody><tr><td>Unit 102, Building 3 Patio door</td><td>30-3/4</td></tr><tr><td>Unit 104, Building 3 Patio door</td><td>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	 <p><i>Clear floor space obstructed by adjacent refrigerator and range. Unit 102, Building 3.</i></p>	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	<p><i>Vanity base in Unit 104, Building 3.</i></p> 	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><i>Toilet in Unit 102, Bldg. 3.</i></p>  <p><i>Dimension from side wall to toilet centerline in Unit 102, Bldg. 3.</i></p>	<p>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>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><i>Bathroom door leaf in open position at Unit 102, Bldg. 3.</i></p>  <p><i>Dimension from door leaf in open position to rear wall.</i></p>	<p>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>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>
<p>UNIT TYPE: 3 Bedroom, 2 Bathroom – (Accessible) Surveyed Unit 101, Building 2 – Typical for 2 total units</p>			

Numbers	Photos	Deficiency	Required Retrofit												
															
45		<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> <p><u>Location</u></p> <table><tr><td>Unit 101, Building 2</td><td>1-1/8</td></tr><tr><td>Entry interior side</td><td></td></tr><tr><td>Unit 101, Building 2</td><td>1-1/8</td></tr><tr><td>Patio interior side</td><td></td></tr><tr><td>Unit 101, Building 2</td><td>3/4</td></tr><tr><td>Storage exterior side</td><td></td></tr></table>	Unit 101, Building 2	1-1/8	Entry interior side		Unit 101, Building 2	1-1/8	Patio interior side		Unit 101, Building 2	3/4	Storage exterior side		<p>Install a bevel at 1:2 on the interior side of the sliding door. Accept proposed fix for entry door and on-request for storage door.</p>
Unit 101, Building 2	1-1/8														
Entry interior side															
Unit 101, Building 2	1-1/8														
Patio interior side															
Unit 101, Building 2	3/4														
Storage exterior side															

Entry door threshold interior side at Unit 101, Building 2.

Numbers	Photos	Deficiency	Required Retrofit
46	 <p><i>Clear patio door opening.</i></p>	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	 <p><i>Kitchen layout.</i></p>  <p><i>Clear floor space obstructed by adjacent refrigerator and range. Unit 101, Building 2.</i></p>	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.