






## Exhibit 2.2



Marsh Creek Matrix of Required Retrofits to Public and Common Use Areas

# MARSH CREEK APARTMENTS: PUBLIC AND COMMON USE AREAS

## A. Inaccessible Features at Public and Common Areas:

Numbers	Lack of Accessible Route	Deficiency	Required Retrofit
1	 <p><i>Route along drive lane.</i></p>	There is no accessible route between pedestrian site arrival points and leasing office.	Install a new accessible parking (drop-off) space adjacent to the dumpster facility for a vehicular route exception. Space to be located on the east (right) side of the pad so that a vehicle stopped there will not obstruct traffic.


Numbers	Lack of Accessible Route	Deficiency	Required Retrofit						
2	<div></div> <p><i>Route to leasing office.</i></p>	The curb ramp and sidewalk leading to the leasing office is blocked by recycling can and the width is not accessible (minimum 36 inches required).	Add a lease addendum in which property management will deposit recycling in container upon resident request.						
3	<div></div> <p><i>Parking space &amp; cross slope.</i></p>	<p>The designated parking space access aisle at the leasing office has a cross slope greater than 2% (maximum 2% allowed).</p> <table><tr><td colspan="2"><u>Location</u></td></tr><tr><td>Foot of access aisle</td><td>5.5%</td></tr><tr><td>Head of access aisle</td><td>5.3%</td></tr></table>	<u>Location</u>		Foot of access aisle	5.5%	Head of access aisle	5.3%	Modify parking space and access aisle so that cross slope is 2% or less.
<u>Location</u>									
Foot of access aisle	5.5%								
Head of access aisle	5.3%								



Numbers	Lack of Accessible Route	Deficiency	Required Retrofit								
7	<div></div> <p><i>Curb ramp leading towards Building 2.</i></p>	<p>Curb ramp cross slopes are more than 2.0% (maximum 2.0% allowed).</p> <p><u>Location</u></p> <table><tr><td>North of entry drive</td><td>3.5%</td></tr><tr><td>At leasing office</td><td>5.9%</td></tr><tr><td>Bottom of curb ramp at south end of entry drive</td><td>13.3%</td></tr><tr><td>Entry drive, west of trash dumpster</td><td>7.8%</td></tr></table>	North of entry drive	3.5%	At leasing office	5.9%	Bottom of curb ramp at south end of entry drive	13.3%	Entry drive, west of trash dumpster	7.8%	<p>Modify 3.5%, 5.9%, 13.3%, and 7.8% cross slopes to comply with ANSI 4.3.7.</p>
North of entry drive	3.5%										
At leasing office	5.9%										
Bottom of curb ramp at south end of entry drive	13.3%										
Entry drive, west of trash dumpster	7.8%										
	<b>Protruding Objects</b>										
8	<div></div> <p><i>Light fixture at entrance to leasing office.</i></p>	<p>The light fixture at entrance to leasing office protrudes approximately 5 inches into the circulation path (maximum 4 inches allowed).</p>	<p>Modify protruding objects that project more than 5" into the circulation path to comply with ANSI 4.4.1.</p>								

**Routes from Site Arrival Points to Common Areas and Covered Dwelling Units**


Numbers	Lack of Accessible Route	Deficiency	Required Retrofit
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**B. Inaccessible Features at Common Use Routes**

10	 <p><i>Inlet grate at Building 1 west entrance.</i></p>	<p>Gaps at the inlet grate at Building 1 west entrance are 1 inch wide (maximum 1/2 inch allowed).</p> <p><i>Inlet grate at Building 1 west entrance. Measurement of typical gap in grate.</i></p>	<p>Modify gap to comply with ANSI 4.5.</p>
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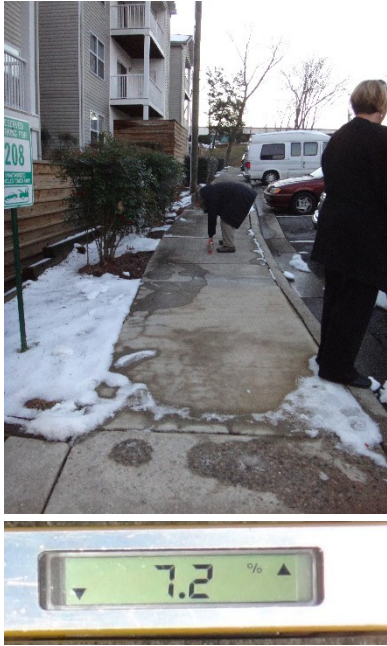
Numbers	Lack of Accessible Route	Deficiency	Required Retrofit
11	 <p><i>Route at turn towards Building 1 unit entrances.</i></p>	Cross slopes of the route North of Building 1 at the turn to Units 101, 102, 103, and 104 are more than 2% (maximum 2% allowed).	Modify 5.5% cross slope to 3.0% maximum to comply with ANSI 4.3.7.
12		Running slope of ramp at sidewalk north of Building 1 is 10.3% (maximum 8.3% allowed).	Replace sidewalk to comply with ANSI.






Numbers	Lack of Accessible Route	Deficiency	Required Retrofit
	<b>Inaccessible Curb Ramp Features</b>		
13	 <p><i>Ramp north of Building 1</i></p>	The running slope of the curb ramp apron north of Building 1 is 10.3% to 11.2% (maximum 10% allowed, ANSI 1986, maximum 8.3% at ramps).	Install a new sidewalk to bypass this curb ramp to connect to walkway toward accessible parking space on the south side of the building or replace curb ramp with new sidewalk to comply with ANSI.

Numbers	Lack of Accessible Route	Deficiency	Required Retrofit
14	  <p><i>Ramp north of Building 1 (shows level measuring running slope). 5.3% is cross slope reading.</i></p>	The cross slope of the curb ramp north of Building 1 is 5.3% (maximum 2.0% allowed).	Install a new sidewalk to bypass this curb ramp to connect to walkway toward accessible parking space on the south side of the building or replace curb ramp with new sidewalk to comply with ANSI.
	<b>Inaccessible Ramp Features</b>		







Numbers	Lack of Accessible Route	Deficiency	Required Retrofit
15	 <p><i>Ramp north of Building 1.</i></p>	The sidewalk north of Building 1 has slopes of 5.8%, 6.3%, 6.8%, and 7.2%; has a rise greater than 6 inches, is a ramp, and lacks handrails and edge protection (handrails and edge protection required on both sides).	Modify 6.3%, 6.8% and 7.2% by installing handrails on both sides of walkway or replace walkway to provide 6% maximum running slopes to comply with ANSI.
	<b>Protruding Objects</b>		



Numbers	Lack of Accessible Route	Deficiency	Required Retrofit
16	 	<p>Lights and fire extinguisher cabinets protrude approximately 7 inches into the circulation path (maximum 4 inches allowed where the bottom of the object is more than 27 inches and less than 80 inches above the adjacent walking surface).</p> <p><u>Locations:</u>  West breezeway fire ext. cabinet  East breezeway fire ext. cabinet  East breezeway passage light fixture  West breezeway passage light fixture  Light fixture at Unit 101 entry  Light fixture at Unit 102 entry  Light fixture at Unit 103 entry  Light fixture at Unit 104 entry  Light fixture at Unit 105 entry  Light fixture at Unit 106 entry  Light fixture at Unit 107 entry  Light fixture at Unit 108 entry</p>	<p>Modify protruding objects that project more than 5" into the circulation path to comply with ANSI 4.4.1.</p>

Numbers	Lack of Accessible Route	Deficiency	Required Retrofit
	 <p><i>Light fixture at entry to Unit 108 (typical).</i></p>		

**C. Common Use Areas**

	Inaccessible Parking Feature		
17		At the parking north of Building 1, the designated parking aisle has cross slopes of 6.5% to 7.1% (maximum 2% allowed).	Modify 6.5% to 7.1% running slopes of access aisle to 5% maximum running slopes to compliant with ANSI.

Numbers	Lack of Accessible Route	Deficiency	Required Retrofit
	 <p><i>Parking north of Bldg. 1</i></p>		
	<b>Inaccessible Common Area Features</b>		
18	  <p><i>Utility sink in Laundry Room.</i></p>	The utility sink does not have the minimum clear floor space required for parallel approach. The sink is not centered on a 48- inch wide clear floor space (minimum 24 inches to center of controls required). The centerline is 20 inches from the adjacent equipment.	Remediate to improve the condition.

Numbers	Lack of Accessible Route	Deficiency	Required Retrofit
			
	<b>Protruding Objects</b>		
19		The laundry fire extinguisher protrudes 7-1/8 inches into the circulation path (maximum 4 inches allowed).	Modify protruding objects that project more than 5" into the circulation path to comply with ANSI 4.4.1.

Numbers	Lack of Accessible Route	Deficiency	Required Retrofit
	 <p><i>Fire extinguisher cabinet in laundry room.</i></p>		