

Exhibit 2.3

Marsh Creek Matrix of Required Retrofits to Covered Unit Interiors

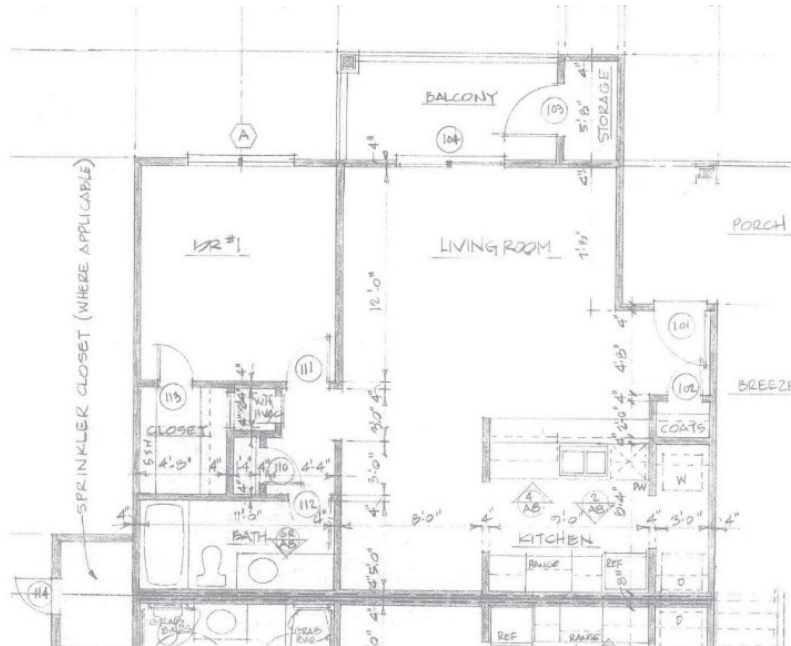
MARSH CREEK APARTMENTS: COVERED UNIT INTERIORS

D. Covered Dwelling Units Unit Types by Building:



Building	Unit Types									Totals	
	1st Floor (Covered Units)			2nd Floor			Third Floor			Covered Units	
	1b1b	2b1b	3b2b	1b1b	2b1b	3b2b	1b1b	2b1b	3b2b		
1	2	4	2	2	4	2	2	4	2	8	
Note: no units were designated Accessible, Type A, or Type B on the plans.											
The survey included the following units: Unit 105 – 1 Bedroom / 1 Bath Unit Unit 102 – 2 Bedroom / 1 Bath Unit Unit 107 – 3 Bedroom / 2 Bath Unit											

UNIT TYPE: 1 Bedroom, 1 Bathroom

Surveyed Unit 105 – Typical for 2 total units



Numbers	Photos	Deficiency	Required Retrofits

Numbers	Photos	Deficiency	Required Retrofits
20	 <p><i>Unit entry door threshold.</i></p>	Primary unit entry door thresholds are 5/8 high and are not beveled at the interior side (maximum 1/4-inch change in level without bevel allowed).	Modify door thresholds to comply with Requirement 4(4).
21	 <p><i>Patio door threshold interior side at Unit 105.</i></p>	Patio door threshold assemblies are 2-5/8 inches high and have changes in level greater than 1/4 inch that are not beveled (maximum 3/4-inch height allowed; maximum 1/4-inch change in level without bevel allowed).	Modify door thresholds upon resident request by installing a bevel on the interior side at a ratio of 1:2 to comply with Requirement 4(4).

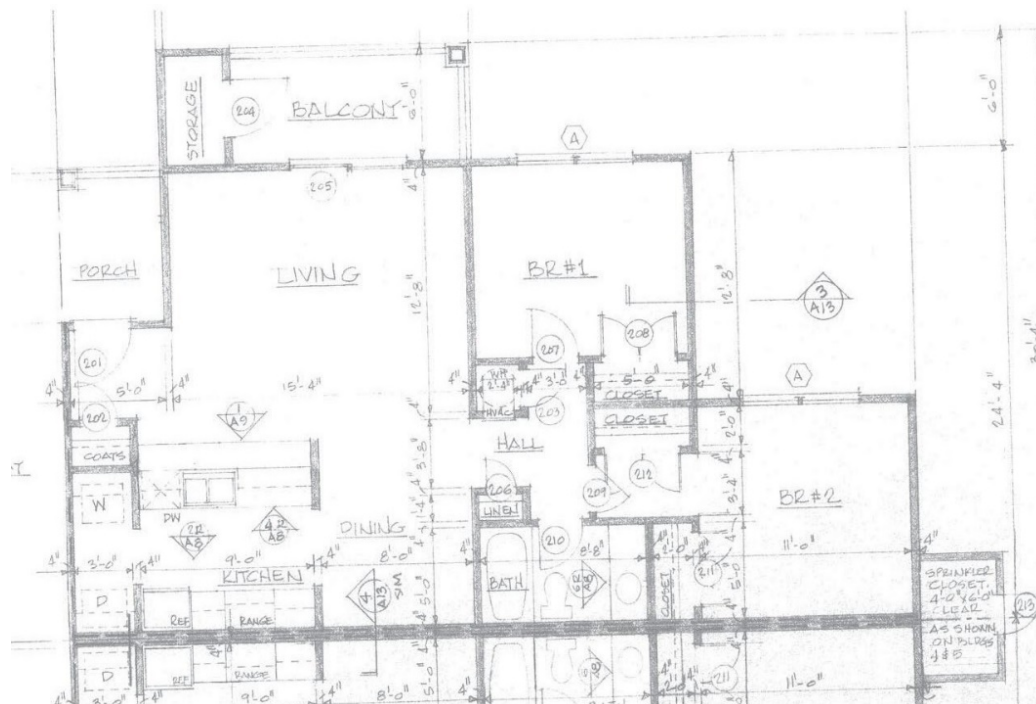
Numbers	Photos	Deficiency	Required Retrofits										
22		<p>The door clear opening is less than 31-5/8 inches (minimum 31-5/8 inch required).</p> <table><tr><td></td><td>Clear Width</td></tr><tr><td><u>Location</u></td><td><u>(inches)</u></td></tr><tr><td></td><td>Photo</td></tr><tr><td>Unit 105, patio screen door 5986.jpg</td><td>30-1/4</td></tr><tr><td>Unit 105, walk-in closet 5970.jpg</td><td>22-1/4</td></tr></table> <p>A minimum 31-5/8 inch clear opening width is required for doors intended for user passage. (Guidelines Requirement 3(2)).</p> <p><i>Clear patio door opening. (5986.jpg).</i></p>		Clear Width	<u>Location</u>	<u>(inches)</u>		Photo	Unit 105, patio screen door 5986.jpg	30-1/4	Unit 105, walk-in closet 5970.jpg	22-1/4	<p>On request, modify screen door to provide 31 5/8" to comply with Requirement 3(2).</p> <p>For closet door, modify door to comply with Requirement 3(2).</p>
	Clear Width												
<u>Location</u>	<u>(inches)</u>												
	Photo												
Unit 105, patio screen door 5986.jpg	30-1/4												
Unit 105, walk-in closet 5970.jpg	22-1/4												

Numbers	Photos	Deficiency	Required Retrofits								
23		<p>Outlet over the countertop is greater than 46 inches above the floor (maximum 46 inches allowed).</p> <table><tr><td></td><td>Height</td></tr><tr><td><u>Location</u></td><td><u>(inches)</u></td></tr><tr><td></td><td>Photo</td></tr><tr><td>Unit 105, kitchen</td><td>49-7/8 5952.jpg</td></tr></table> <p>A maximum 46 inches is allowed for the reach range over an obstruction 20 inches or more. (Guidelines, Requirement 5).</p> <p><i>Height of kitchen countertop in Unit 105. (5951.jpg).</i> <i>Outlet over countertop in Unit 105. (5952.jpg).</i></p> <p>Note: bathroom outlet not measured – blocked with personal items. See Unit 107.</p>		Height	<u>Location</u>	<u>(inches)</u>		Photo	Unit 105, kitchen	49-7/8 5952.jpg	<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.</p>
	Height										
<u>Location</u>	<u>(inches)</u>										
	Photo										
Unit 105, kitchen	49-7/8 5952.jpg										

Numbers	Photos	Deficiency	Required Retrofits
23a.		Extent of blocking in bathrooms cannot be determined without destructive testing.	Provide an affidavit to confirm reinforcements are installed to comply with Requirement 6.
24		<p>The shape of the bathtub surrounds preclude the installation of future grab bars with firm attachment to blocking (ability to install grab bars required).</p> <p><u>Location</u></p> <p>Unit 105</p> <p>Photo 5975.jpg</p> <p>Reinforcement is required for the future installation of grab bars and shower seats at toilets, bathtubs and shower compartments. (Guidelines, Requirement 6).</p> <p><i>Bathtub/shower surround in Unit 105. (5975.jpg).</i></p>	Remediate upon resident request.

Numbers	Photos	Deficiency	Required Retrofits
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UNIT TYPE: 2 Bedroom, 1 Bathroom
 Surveyed Unit 102 – Typical for 4 total units



Inaccessible Features:

Numbers	Photos	Deficiency	Required Retrofits						
25		<p>Primary unit entry door thresholds are greater than 1/4 inch high and are not beveled at the interior side (maximum 1/4-inch change in level without bevel allowed).</p> <table><tr><td><u>Location</u></td><td><u>Height (inches)</u></td></tr><tr><td></td><td>Photo</td></tr><tr><td>Unit 102, front door</td><td>3/4 5992.jpg</td></tr></table> <p>A maximum 1/4-inch vertical change in level is allowed without a bevel. (Guidelines Requirement 4(2); ANSI 1986 4.5.2).</p> <p><i>Main entry threshold at Unit 102. (5992.jpg).</i></p>	<u>Location</u>	<u>Height (inches)</u>		Photo	Unit 102, front door	3/4 5992.jpg	Modify door thresholds to comply with Requirement 4(4).
<u>Location</u>	<u>Height (inches)</u>								
	Photo								
Unit 102, front door	3/4 5992.jpg								

Numbers	Photos	Deficiency	Required Retrofits						
26		<p>Door threshold assemblies are more than 3/4 inches high and have changes in level greater than 1/4 inch that are not beveled (maximum 3/4-inch height allowed; maximum 1/4-inch change in level without bevel allowed).</p> <table><tr><td><u>Location</u></td><td><u>Height (inches)</u></td></tr><tr><td></td><td><u>Photo</u></td></tr><tr><td>Unit 102, patio</td><td>2-1/2 6040.jpg</td></tr></table> <p>A maximum 3/4 inch high threshold with bevel is allowed at unit doors. (Guidelines, Requirement 4 (4)).</p> <p>A maximum 3/4 inch threshold height with bevel is allowed at exterior doors that are not the primary entry door. (Guidelines Requirement 4 (4)).</p> <p><i>Patio door threshold interior side at Unit 102. (6039.jpg).</i></p>	<u>Location</u>	<u>Height (inches)</u>		<u>Photo</u>	Unit 102, patio	2-1/2 6040.jpg	Modify door thresholds by installing a bevel on the interior side at a ratio of 1:2 to comply with Requirement 4(4).
<u>Location</u>	<u>Height (inches)</u>								
	<u>Photo</u>								
Unit 102, patio	2-1/2 6040.jpg								

Numbers	Photos	Deficiency	Required Retrofits								
27		<p>The door clear opening is less than 31-5/8 inches (minimum 31-5/8 inch required).</p> <table><tr><td></td><td>Clear Width</td></tr><tr><td><u>Location</u></td><td><u>(inches)</u></td></tr><tr><td></td><td>Photo</td></tr><tr><td>Unit 102</td><td>29-3/4 6037.jpg</td></tr></table> <p>A minimum 31-5/8 inch clear opening width is required for doors intended for user passage. (Guidelines Requirement 3(2)).</p> <p><i>Clear patio door opening. (6037.jpg).</i></p>		Clear Width	<u>Location</u>	<u>(inches)</u>		Photo	Unit 102	29-3/4 6037.jpg	For sliding door, upon resident request, trim door stop to provide 31 5/8" to comply with Requirement 3(2).
	Clear Width										
<u>Location</u>	<u>(inches)</u>										
	Photo										
Unit 102	29-3/4 6037.jpg										
27a.		Extent of blocking in bathrooms cannot be determined without destructive testing.	Provide an affidavit to confirm reinforcements are installed to comply with requirement 6.								

Numbers	Photos	Deficiency	Required Retrofits				
28		<p>The shape of the bathtub surrounds preclude the installation of future grab bars with firm attachment to blocking (ability to install grab bars required).</p> <table><tr><td><u>Location</u></td><td><u>Photo</u></td></tr><tr><td>Unit 102</td><td>6021.jpg</td></tr></table>	<u>Location</u>	<u>Photo</u>	Unit 102	6021.jpg	Remediate upon resident request.
<u>Location</u>	<u>Photo</u>						
Unit 102	6021.jpg						
28a.		<p>Reinforcement is required for the future installation of grab bars and shower seats at toilets, bathtubs and shower compartments. (Guidelines, Requirement 6).</p> <p><i>Bathtub/shower surround in Unit 102. (6021.jpg).</i></p>	Provide an affidavit to confirm reinforcements are installed to comply with requirement 6.				

Numbers	Photos	Deficiency	Required Retrofits						
29		<p>The lavatory centerlines are less than 24 inches to the side wall (minimum 24 inches required) and the cabinets are not removable.</p> <table><tr><td><u>Location</u></td><td><u>Distance (inches)</u></td></tr><tr><td></td><td>Photo</td></tr><tr><td>Unit 102, bathroom</td><td>21-1/2 6025.jpg</td></tr></table> <p>A minimum 30 by 48-inch clear floor space centered on the lavatory is required for parallel approach unless the cabinet is either removable or not provided. (Guidelines Requirement 7 (2)(a)(ii)).</p> <p><i>Dimension from side wall to centerline of lavatory in Unit 102. (6025.jpg).</i></p> <p><i>Vanity base interior in Unit 102. (6026.jpg). Vanity base in Unit 102. (6018.jpg).</i></p>	<u>Location</u>	<u>Distance (inches)</u>		Photo	Unit 102, bathroom	21-1/2 6025.jpg	Install removable base cabinet to provide clear floor space to comply with Requirement 7(2)(a)(ii).
<u>Location</u>	<u>Distance (inches)</u>								
	Photo								
Unit 102, bathroom	21-1/2 6025.jpg								

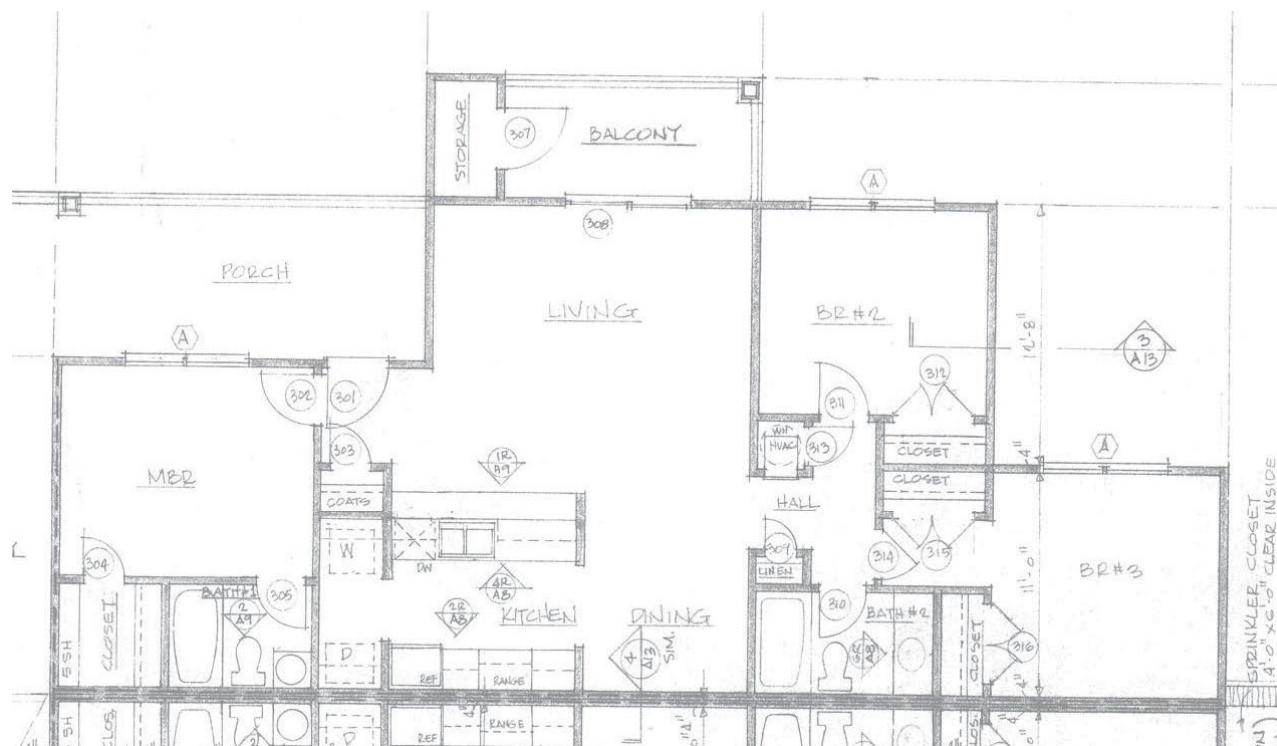
Numbers	Photos	Deficiency	Required Retrofits

Numbers	Photos	Deficiency	Required Retrofits
31		<p>The clear floor space in the bathroom is less than 48 inches long (minimum 48 inches required).</p> <p>Clear Dimension <u>Location</u> (inches) Photo</p> <p>Unit 102 38-1/8 6031.jpg</p> <p>A minimum 30 inch by 48 inch clear floor space is required clear of the door swing in a bathroom. (Guidelines Requirement 7 (2)(a)(i) and Figure 6).</p> <p>Bathroom door leaf in open position at Unit 102. (6030.jpg). Dimension from door leaf in open position to rear wall. (6031.jpg).</p>	Reverse the door swing out to comply with Requirement 7(2)(a)(1) Figure 6.

Numbers	Photos	Deficiency	Required Retrofits
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UNIT TYPE: 3 Bedroom, 2 Bathroom

Surveyed Unit 107 – Typical for 2 total units



Inaccessible Features:

Numbers	Photos	Deficiency	Required Retrofits															
32		<p>Door threshold assemblies are more than 3/4 inches high and have changes in level greater than 1/4 inch that are not beveled (maximum 3/4-inch height allowed; maximum 1/4-inch change in level without bevel allowed).</p> <table><tr><td></td><td>Height</td><td></td></tr><tr><td><u>Location</u></td><td><u>(inches)</u></td><td><u>Photo</u></td></tr><tr><td>Unit 107, patio (interior face)</td><td>2-3/4</td><td>5929.jpg</td></tr><tr><td>Unit 107, storage</td><td>1-1/4</td><td></td></tr><tr><td>Level change not beveled</td><td>7/8</td><td>5936.jpg</td></tr></table> <p>A maximum 3/4 inch high threshold with bevel is allowed at unit doors. (Guidelines, Requirement 4 (4)).</p> <p>A maximum 3/4 inch threshold height with bevel is allowed at exterior doors that are not the primary entry door. (Guidelines Requirement 4 (4)).</p> <p><i>Patio door threshold interior side at Unit 107. (5929.jpg).</i></p>		Height		<u>Location</u>	<u>(inches)</u>	<u>Photo</u>	Unit 107, patio (interior face)	2-3/4	5929.jpg	Unit 107, storage	1-1/4		Level change not beveled	7/8	5936.jpg	Modify door thresholds by installing a bevel on the interior side at a ratio of 1:2 to comply with Requirement 4(4).
	Height																	
<u>Location</u>	<u>(inches)</u>	<u>Photo</u>																
Unit 107, patio (interior face)	2-3/4	5929.jpg																
Unit 107, storage	1-1/4																	
Level change not beveled	7/8	5936.jpg																

Numbers	Photos	Deficiency	Required Retrofits																		
33		<p>The door clear openings are less than 31-5/8 inches (minimum 31-5/8 inch required).</p> <table><thead><tr><th></th><th>Clear Width</th><th></th></tr><tr><th>Location</th><th>(inches)</th><th>Photo</th></tr></thead><tbody><tr><td>107, storage</td><td>29-1/2</td><td>5938.jpg</td></tr><tr><td>Depth of closet</td><td>35-1/8</td><td>5934.jpg</td></tr><tr><td>107, walk-in closet</td><td>28</td><td>5921.jpg</td></tr><tr><td>107, patio</td><td>30</td><td>5926.jpg</td></tr></tbody></table> <p>A minimum 31-5/8 inch clear opening width is required for doors intended for user passage. (Guidelines Requirement 3(2)).</p> <p><i>Clear door opening at storage closet. (5938.jpg).</i></p>		Clear Width		Location	(inches)	Photo	107, storage	29-1/2	5938.jpg	Depth of closet	35-1/8	5934.jpg	107, walk-in closet	28	5921.jpg	107, patio	30	5926.jpg	<p>For sliding door, upon resident request, trim door stop to provide 31 5/8" to comply with Requirement 3(2).</p> <p>For storage door, modify door on-request to comply with Requirement 3(2).</p> <p>For closet doors, modify door to comply with Requirement 3(2).</p>
	Clear Width																				
Location	(inches)	Photo																			
107, storage	29-1/2	5938.jpg																			
Depth of closet	35-1/8	5934.jpg																			
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Numbers	Photos	Deficiency	Required Retrofits								
34		<p>Outlet over the countertop is greater than 46 inches above the floor (maximum 46 inches allowed).</p> <table><tr><td></td><td>Height</td></tr><tr><td><u>Location</u></td><td><u>(inches)</u></td></tr><tr><td></td><td>Photo</td></tr><tr><td>Unit 107, hall bathroom</td><td>49-3/4 5888.jpg</td></tr></table> <p>A maximum 46 inches is allowed for the reach range over an obstruction 20 inches or more. (Guidelines, Requirement 5).</p> <p><i>Height of vanity countertop in Unit 107. (5887.jpg).</i> <i>Outlet over countertop in Unit 107. (5888.jpg).</i></p> <p>Note: height of outlets at stove wall not measured. Appear high in photos. See Unit 105.</p>		Height	<u>Location</u>	<u>(inches)</u>		Photo	Unit 107, hall bathroom	49-3/4 5888.jpg	<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.</p>
	Height										
<u>Location</u>	<u>(inches)</u>										
	Photo										
Unit 107, hall bathroom	49-3/4 5888.jpg										

Numbers	Photos	Deficiency	Required Retrofits						
34a.		Extent of blocking in bathrooms cannot be determined without destructive testing.	Provide an affidavit to confirm reinforcements are installed to comply with requirement 6.						
35		<p>The shape of the bathtub surrounds preclude the installation of future grab bars with firm attachment to blocking (ability to install grab bars required).</p> <p><u>Location</u></p> <table><tr><td></td><td>Photo</td></tr><tr><td>Unit 107, hall bathroom</td><td>5896.jpg</td></tr><tr><td>Unit 107, master bathroom</td><td>5914.jpg</td></tr></table> <p>Reinforcement is required for the future installation of grab bars and shower seats at toilets, bathtubs and shower compartments. (Guidelines, Requirement 6).</p> <p><i>Bathtub/shower surround in Unit 102. (5896.jpg).</i></p>		Photo	Unit 107, hall bathroom	5896.jpg	Unit 107, master bathroom	5914.jpg	Remediate upon resident request.
	Photo								
Unit 107, hall bathroom	5896.jpg								
Unit 107, master bathroom	5914.jpg								

Numbers	Photos	Deficiency	Required Retrofits										
36		<p>The lavatory centerlines are less than 24 inches to the side wall (minimum 24 inches required) and the cabinets are not removable.</p> <table><tr><td></td><td>Distance</td></tr><tr><td><u>Location</u></td><td><u>(inches)</u></td></tr><tr><td></td><td>Photo</td></tr><tr><td>Unit 107, hall bathroom</td><td>22-1/8 5890.jpg</td></tr><tr><td>Unit 107, master bathroom</td><td>21-3/4 5911.jpg</td></tr></table> <p>A minimum 30 by 48-inch clear floor space centered on the lavatory is required for parallel approach unless the cabinet is either removable or not provided. (Guidelines Requirement 7 (2)(a)(ii)).</p> <p>Dimension from side wall to centerline of lavatory in Unit 107. (5911.jpg). Vanity base in Unit 107. (5908.jpg).</p>		Distance	<u>Location</u>	<u>(inches)</u>		Photo	Unit 107, hall bathroom	22-1/8 5890.jpg	Unit 107, master bathroom	21-3/4 5911.jpg	Install removable base cabinet to provide clear floor space to comply with Requirement 7(2)(a)(ii).
	Distance												
<u>Location</u>	<u>(inches)</u>												
	Photo												
Unit 107, hall bathroom	22-1/8 5890.jpg												
Unit 107, master bathroom	21-3/4 5911.jpg												

Numbers	Photos	Deficiency	Required Retrofits										
37		<p>The clear floor space in the bathroom is less than 48-inches long (minimum 48-inches required).</p> <table><thead><tr><th></th><th>Clear Dimension</th></tr><tr><th><u>Location</u></th><th><u>(inches)</u></th></tr><tr><th></th><th>Photo</th></tr></thead><tbody><tr><td>Unit 107, hall bathroom</td><td>40-3/4 5898.jpg</td></tr><tr><td>Unit 107, master bathroom</td><td>35 5916.jpg</td></tr></tbody></table> <p>A minimum 30-inch by 48-inch clear floor space is required clear of the door swing in a bathroom. (Guidelines, Requirement 7 (2)(a)(i) and Figure 6).</p>		Clear Dimension	<u>Location</u>	<u>(inches)</u>		Photo	Unit 107, hall bathroom	40-3/4 5898.jpg	Unit 107, master bathroom	35 5916.jpg	Reverse the door swing out to comply with Requirement 7(2)(a)(1) Figure 6
	Clear Dimension												
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	Photo												
Unit 107, hall bathroom	40-3/4 5898.jpg												
Unit 107, master bathroom	35 5916.jpg												

Numbers	Photos	Deficiency	Required Retrofits
		<p><i>Bathroom door leaf in open position at Unit 107. (5897.jpg).</i></p> <p><i>Dimension from door leaf in open position to rear wall. (5898.jpg).</i></p> <p><i>Length of space between edge of door opening and face of tub at master bath. (5917.jpg).</i></p>	