

Exhibit 4.2

Rollinwood Manor Matrix of Required Retrofits to Public and Common Use Areas

ROLLINWOOD MANOR APARTMENTS: PUBLIC AND COMMON USE AREAS

A. 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 accessible sidewalk to Rollinwood Drive to the South.
Inaccessible Parking Features			
2	 <p><i>Parking aisle location.</i></p>	Designated parking access aisle at leasing has a running slope greater than 2.0% (maximum 2% allowed).	Modify 3.9% running slope to comply with ADA 4.6.2.

Numbers	Lack of Accessible Route	Deficiency	Required Retrofit								
	 <p data-bbox="317 415 688 451"><i>Running slope measurement.</i></p>										
Inaccessible Slopes											
3	 <p data-bbox="317 837 556 873"><i>Route at Location.</i></p>  <p data-bbox="317 1117 478 1153"><i>Cross slope.</i></p>	<p data-bbox="795 529 1346 602">Cross slopes of the route are more than 2% (maximum 2% allowed).</p> <table border="1" data-bbox="795 651 1297 922"> <thead> <tr> <th data-bbox="795 651 1199 686">Location</th> <th data-bbox="1203 651 1297 686">Slope</th> </tr> </thead> <tbody> <tr> <td data-bbox="795 690 1199 764">South of Building (southwest of public entrance)</td> <td data-bbox="1203 690 1297 725">3.8%</td> </tr> <tr> <td data-bbox="795 768 1199 842">South of Building (southeast of public entrance)</td> <td data-bbox="1203 768 1297 803">4.3%</td> </tr> <tr> <td data-bbox="795 846 1199 920">South of Building (southeast of public entrance)</td> <td data-bbox="1203 846 1297 881">3.8%</td> </tr> </tbody> </table>	Location	Slope	South of Building (southwest of public entrance)	3.8%	South of Building (southeast of public entrance)	4.3%	South of Building (southeast of public entrance)	3.8%	<p data-bbox="1421 529 1625 691">Modify 3.8%, 4.3%, and 3.8% cross slopes to comply with ANSI 4.3.7.</p>
Location	Slope										
South of Building (southwest of public entrance)	3.8%										
South of Building (southeast of public entrance)	4.3%										
South of Building (southeast of public entrance)	3.8%										
Inaccessible Curb Ramp Features											

Numbers	Lack of Accessible Route	Deficiency	Required Retrofit				
4	 <p><i>Curb ramp south of Building.</i></p>  <p><i>Running slope at curb ramp.</i></p>	<p>The running slope of the ramp leading to the leasing office is more than 8.3% (maximum 8.3% allowed).</p> <table border="0"> <tr> <td><u>Location</u></td> <td><u>Slopes</u></td> </tr> <tr> <td>South of Building (southwest of public entrance)</td> <td>9.2%</td> </tr> </table>	<u>Location</u>	<u>Slopes</u>	South of Building (southwest of public entrance)	9.2%	<p>Modify 9.2% running slopes of curb ramp to comply with ANSI 4.7.2.</p>
<u>Location</u>	<u>Slopes</u>						
South of Building (southwest of public entrance)	9.2%						
Inaccessible Door Features							

Numbers	Lack of Accessible Route	Deficiency	Required Retrofit										
5	 <p data-bbox="317 651 772 683"><i>Hardware at unisex restroom door.</i></p>	<p data-bbox="795 215 1415 370">The unisex restroom (closest to the management offices) door has hardware which requires tight grasping, pinching, or twisting of the wrist (not allowed).</p>	<p data-bbox="1419 215 1631 313">Replace door hardware to comply with ANSI 4.13.9.</p>										
Protruding Objects													
6	 <p data-bbox="317 1192 743 1224"><i>AED box in First Floor corridor.</i></p>	<p data-bbox="795 760 1415 873">The objects protrude more than 4 inches into the circulation path (maximum 4 inches allowed).</p> <p data-bbox="795 881 932 914">Protrusion</p> <table data-bbox="795 922 1314 1157"> <thead> <tr> <th data-bbox="795 922 1199 954"><u>Location</u></th> <th data-bbox="1203 922 1314 954"><u>(inches)</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="795 963 1167 995">Corridor 1st Floor AED Box</td> <td data-bbox="1220 963 1255 995">7</td> </tr> <tr> <td data-bbox="795 1003 1104 1036">Height of leading edge</td> <td data-bbox="1220 1003 1308 1036">57-1/8</td> </tr> <tr> <td data-bbox="795 1084 1157 1117">1st Floor Drinking Fountain</td> <td data-bbox="1220 1084 1276 1117">19</td> </tr> <tr> <td data-bbox="795 1125 1115 1157">Height of leading edge</td> <td data-bbox="1203 1125 1304 1157">32-1/4</td> </tr> </tbody> </table>	<u>Location</u>	<u>(inches)</u>	Corridor 1st Floor AED Box	7	Height of leading edge	57-1/8	1st Floor Drinking Fountain	19	Height of leading edge	32-1/4	<p data-bbox="1419 760 1631 954">Modify protruding objects that project more than 5" into the circulation path to comply with ANSI 4.4.1.</p>
<u>Location</u>	<u>(inches)</u>												
Corridor 1st Floor AED Box	7												
Height of leading edge	57-1/8												
1st Floor Drinking Fountain	19												
Height of leading edge	32-1/4												

Numbers	Lack of Accessible Route	Deficiency	Required Retrofit
	 <p><i>AED box height.</i></p>  <p><i>AED box depth.</i></p>		
	<p>Inaccessible Unisex Public Restroom Features</p> <p>(Note: all notes in this section apply to the restroom closest to the management offices.)</p>		
7	 <p><i>Toilet in unisex restroom</i></p>	<p>The leading edge of the toilet paper dispenser is 39-1/2 inches from the rear wall (maximum 36 inches allowed).</p>	<p>Modify toilet paper dispenser to comply with ANSI 4.16.6.</p>

Numbers	Lack of Accessible Route	Deficiency	Required Retrofit
	 <p data-bbox="317 493 762 570"><i>Dimension from rear wall to toilet paper dispenser.</i></p>		
8	 <p data-bbox="317 846 663 873"><i>Toilet in public unisex restroom.</i></p> <p data-bbox="317 1170 768 1230"><i>Width from side wall to lavatory in public unisex restroom.</i></p>	<p data-bbox="795 578 1339 691">The toilet clearance is 42 inches wide (minimum 48 inch width by 66 inch depth required).</p>	<p data-bbox="1419 578 1635 670">Modify toilet clearance to comply with ANSI 4.16.2.</p>

Numbers	Lack of Accessible Route	Deficiency	Required Retrofit
	 <p data-bbox="317 459 768 532"><i>Width from side wall to lavatory in public unisex restroom.</i></p>		
9	 <p data-bbox="317 833 688 865"><i>Grab bar in unisex restroom.</i></p>  <p data-bbox="317 1157 741 1230"><i>Dimension of side grab bar from rear wall</i></p>	The side wall grab bar starts 13-7/8 inches from the rear wall (maximum 12 inches allowed).	Relocate grab bar to comply with ANSI 4.17.6.
Additional Information Based on ADAAG			

Numbers	Lack of Accessible Route	Deficiency	Required Retrofit
10	 <p data-bbox="317 678 621 711"><i>Parking space location.</i></p>  <p data-bbox="317 1003 730 1036"><i>Running slope at parking space.</i></p>	Designated parking space has a running slope of 3.8% (maximum 2% allowed).	Modify running slope of 3.8% to comply with ADA 4.6.2.

B. Routes to Dwelling Units from Site Arrival Points and to Common Areas from Dwelling Units

	Lack of Accessible Route
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Numbers	Lack of Accessible Route	Deficiency	Required Retrofit
11	 <p data-bbox="317 597 569 630"><i>No route to garden.</i></p>	There is no accessible route to the garden area.	Modify to comply with Requirement 2.
Inaccessible Changes in Level			
12	 <p data-bbox="317 1175 737 1208"><i>Change in level at east entrance.</i></p>	Outside the east entry, at the edge of the stoop, there a change in level that is 3/4 inches high and is not beveled (maximum 1/4 inch allowed without bevel).	Modify level change to comply with ANSI 4.5.2.
Inaccessible Slopes			

Numbers	Lack of Accessible Route	Deficiency	Required Retrofit														
13	 <p data-bbox="317 639 699 711"><i>Northwest of building at west driveway.</i></p>  <p data-bbox="317 959 472 992"><i>Cross slope</i></p>	<p data-bbox="795 215 1314 293">Cross slopes of routes are more than 2% (maximum 2% allowed).</p> <table border="1" data-bbox="795 337 1289 613"> <thead> <tr> <th data-bbox="795 337 1192 370">Location</th> <th data-bbox="1197 337 1289 370">Slope</th> </tr> </thead> <tbody> <tr> <td data-bbox="795 378 1087 410">Northwest of Building</td> <td data-bbox="1197 378 1289 410">3.9%</td> </tr> <tr> <td data-bbox="795 418 1087 451">Northwest of Building</td> <td data-bbox="1197 418 1289 451">3.3%</td> </tr> <tr> <td data-bbox="795 459 1087 492">Northwest of Building</td> <td data-bbox="1197 459 1289 492">3.5%</td> </tr> <tr> <td data-bbox="795 500 1087 532">Northwest of Building</td> <td data-bbox="1197 500 1289 532">3.9%</td> </tr> <tr> <td data-bbox="795 540 1087 573">Northwest of Building</td> <td data-bbox="1197 540 1289 573">3.4%</td> </tr> <tr> <td data-bbox="795 581 1087 613">Northeast of Building</td> <td data-bbox="1197 581 1289 613">3.4%</td> </tr> </tbody> </table> <p data-bbox="795 662 1377 813">A maximum 2% cross slope is allowed at an accessible route. (Guidelines Requirement 1; Guidelines Requirement 2 Chart; ANSI 1986 4.3.7).</p>	Location	Slope	Northwest of Building	3.9%	Northwest of Building	3.3%	Northwest of Building	3.5%	Northwest of Building	3.9%	Northwest of Building	3.4%	Northeast of Building	3.4%	<p data-bbox="1419 215 1625 378">Modify 3.3%, 3.9%, 3.5%, 3.9%, 3.4%, 3.4% cross slopes to comply with ANSI 4.3.7.</p>
Location	Slope																
Northwest of Building	3.9%																
Northwest of Building	3.3%																
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Northwest of Building	3.9%																
Northwest of Building	3.4%																
Northeast of Building	3.4%																

Numbers	Lack of Accessible Route	Deficiency	Required Retrofit										
14	 <p><i>Curb ramp measurement location.</i></p>  <p><i>Running slope</i></p>	<p>Running slope of the curb ramp north of the building is 10.1% (maximum 8.3% allowed).</p>	<p>Modify curb ramp to comply with ANSI 4.7.2.</p>										
15	 <p><i>North entrance door.</i></p>	<p>Common door maneuvering clearances are sloped greater than 2.0% (maximum 2% allowed).</p> <table border="1" data-bbox="795 1036 1285 1230"> <thead> <tr> <th data-bbox="795 1036 1192 1068">Location</th> <th data-bbox="1197 1036 1285 1068">Slope</th> </tr> </thead> <tbody> <tr> <td data-bbox="795 1071 1192 1104">Southwest Entrance Door</td> <td data-bbox="1197 1071 1285 1104">6.7%</td> </tr> <tr> <td data-bbox="795 1107 1192 1140">Northwest Entrance Door</td> <td data-bbox="1197 1107 1285 1140">5.4%</td> </tr> <tr> <td data-bbox="795 1143 1192 1175">North Entrance Door</td> <td data-bbox="1197 1143 1285 1175">9.4%</td> </tr> <tr> <td data-bbox="795 1179 1192 1211">Northeast Entrance Door</td> <td data-bbox="1197 1179 1285 1211">6.4%</td> </tr> </tbody> </table>	Location	Slope	Southwest Entrance Door	6.7%	Northwest Entrance Door	5.4%	North Entrance Door	9.4%	Northeast Entrance Door	6.4%	<p>Modify cross slopes to comply with ANSI 4.13.6</p>
Location	Slope												
Southwest Entrance Door	6.7%												
Northwest Entrance Door	5.4%												
North Entrance Door	9.4%												
Northeast Entrance Door	6.4%												

Numbers	Lack of Accessible Route	Deficiency	Required Retrofit
	 <p data-bbox="317 418 743 493"><i>Slope at north door maneuvering space.</i></p>		
Inaccessible Door Hardware			
16	 <p data-bbox="317 979 779 1013"><i>Hardware at community room door.</i></p>	<p data-bbox="795 630 1402 740">The doors have hardware which requires tight grasping, pinching, or twisting of the wrist (not allowed) to operate either the latch or the lock.</p> <p data-bbox="795 789 1402 862">This is a typical hardware feature throughout building common areas (not an exhaustive list).</p> <p data-bbox="795 911 1213 1060"><u>Location</u> Third Floor Community Room Third Floor Library First Floor Unisex Restroom 2</p>	<p data-bbox="1421 630 1619 721">Replace hardware to comply with 4.13.9.</p>
Protruding Objects			

Numbers	Lack of Accessible Route	Deficiency	Required Retrofit
17	 <p data-bbox="317 529 722 602"><i>Drinking fountain in third floor corridor.</i></p>  <p data-bbox="317 1052 611 1089"><i>Height of bottom edge.</i></p>	<p data-bbox="795 220 1388 334">Drinking fountain protrudes approximately 19 inches into the circulation path (maximum 4 inches allowed).</p> <p data-bbox="795 383 911 415"><u>Location</u></p> <p data-bbox="795 423 1087 456">Second Floor Corridor</p> <p data-bbox="835 464 1304 496">Height of leading edge 32-3/8</p> <p data-bbox="795 505 1066 537">Third Floor Corridor</p> <p data-bbox="835 545 1304 578">Height of leading edge 32-3/4</p>	<p data-bbox="1419 220 1633 415">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 data-bbox="317 781 642 820"><i>Projection from the wall.</i></p>		

C. Common Use Areas

	Inaccessible Common Area Features

Numbers	Lack of Accessible Route	Deficiency	Required Retrofit
18	 <p><i>Grill at common area</i></p>  <p><i>Cross slope at grill.</i></p>	Clear floor space at the grill northeast of the building slopes 3.5% (maximum 2% allowed).	Modify 3.5% slope to comply with ANSI 4.3.7.
19	 <p><i>Knee space at work surface in Laundry Room</i></p>	The clear width of the knee space at the laundry work surface is 28-5/8 inches (minimum 30 inches clear width required).	Modify knee space to comply with ANSI 4.30.3.

Numbers	Lack of Accessible Route	Deficiency	Required Retrofit
	 <p data-bbox="317 537 583 574"><i>Width of knee space.</i></p>		
20	 <p data-bbox="317 971 659 1008"><i>Laundry room work space</i></p>  <p data-bbox="317 1333 520 1370"><i>Counter height.</i></p>	<p data-bbox="795 667 1373 781">Countertop at laundry work surface is 36-1/4 inches above the floor (maximum 34 inches allowed).</p>	<p data-bbox="1419 667 1625 760">Modify countertop to comply with ANSI 4.30.4</p>

Numbers	Lack of Accessible Route	Deficiency	Required Retrofit										
21	 <p><i>Maneuvering clearance at third floor unisex restroom door.</i></p>  <p><i>Maneuvering clearance at unisex restroom door.</i></p>	<p>Door maneuvering clearances are less than 18 inches (minimum 18 inches required).</p> <table border="1" data-bbox="795 337 1415 735"> <thead> <tr> <th data-bbox="795 378 1045 410">Location</th> <th data-bbox="1199 337 1335 410">Clearance (inches)</th> </tr> </thead> <tbody> <tr> <td data-bbox="795 418 1045 492">Unisex Restroom 3 (Second Floor)</td> <td data-bbox="1199 418 1251 451">13</td> </tr> <tr> <td data-bbox="795 500 1045 573">Unisex Restroom 4 (Second Floor)</td> <td data-bbox="1199 500 1304 532">12-1/2</td> </tr> <tr> <td data-bbox="795 581 1045 654">Unisex Restroom 5 (Third Floor)</td> <td data-bbox="1199 581 1304 613">11-1/2</td> </tr> <tr> <td data-bbox="795 662 1045 735">Unisex Restroom 6 (Third Floor)</td> <td data-bbox="1199 662 1304 695">13-7/8</td> </tr> </tbody> </table>	Location	Clearance (inches)	Unisex Restroom 3 (Second Floor)	13	Unisex Restroom 4 (Second Floor)	12-1/2	Unisex Restroom 5 (Third Floor)	11-1/2	Unisex Restroom 6 (Third Floor)	13-7/8	<p>Remediate first floor public restrooms and one common restroom on the second and third floors.</p> <p>Modify by installing smaller sink or relocate sink to provide 18" minimum clearance to comply with ANSI 4.13.6.</p>
Location	Clearance (inches)												
Unisex Restroom 3 (Second Floor)	13												
Unisex Restroom 4 (Second Floor)	12-1/2												
Unisex Restroom 5 (Third Floor)	11-1/2												
Unisex Restroom 6 (Third Floor)	13-7/8												
	Inaccessible Common Restroom Features												

Numbers	Lack of Accessible Route	Deficiency	Required Retrofit
22	 <p data-bbox="317 570 592 605"><i>Single user restroom.</i></p>  <p data-bbox="317 889 569 925"><i>Centerline of toilet.</i></p>	<p data-bbox="795 215 1373 332">The toilet centerline at one third floor single user restroom is 19 inches from the side wall (maximum 18 inches allowed).</p>	<p data-bbox="1419 215 1627 381">Modify toilet by installing offset toilet flange to comply with ANSI 4.16.2.</p>
23	 <p data-bbox="317 1336 592 1372"><i>Single user restroom.</i></p>	<p data-bbox="795 958 1400 1117">The rear wall grab bars extends 20 inches from the toilet centerline (minimum 24 inches required). The extension from the sidewall is 37-1/2 inches (minimum 42 inches required).</p>	<p data-bbox="1419 958 1617 1055">Relocate grab bar to comply with ANSI 4.17.6.</p>

Numbers	Lack of Accessible Route	Deficiency	Required Retrofit
	 <p data-bbox="317 643 764 675"><i>Grab bar extension from side wall.</i></p>		