

IN THE SUPREME COURT OF THE STATE OF NEVADA

FEDERAL HOUSING FINANCE
AGENCY, IN ITS CAPACITY AS
CONSERVATOR FOR THE FEDERAL
NATIONAL MORTGAGE
ASSOCIATION

Petitioner,

vs.

THE EIGHTH JUDICIAL DISTRICT
COURT OF THE STATE OF
NEVADA, IN AND FOR THE
COUNTY OF CLARK; AND THE
HONORABLE NADIA KRALL,
DISTRICT JUDGE,

Respondents,

and

WESTLAND LIBERTY VILLAGE,
LLC, a Nevada Limited Liability
Company; and WESTLAND VILLAGE
SQUARE, LLC, a Nevada Limited
Liability Company,

Real Parties in Interest.

Electronically Filed
May 27 2021 01:06 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

Supreme Court Case No. 82666

Dist. Court Case No. A-20-819412-B

**REAL PARTIES IN INTEREST WESTLAND LIBERTY VILLAGE, LLC
AND WESTLAND VILLAGE SQUARE LLC'S SUPPLEMENTAL
APPENDIX IN SUPPORT OF THEIR ANSWER TO PETITIONER'S WRIT
OF PROHIBITION [VOLUME VIII]**

J. Colby Williams, Esq. (#5549)
Philip R. Erwin, Esq. (#11563)
CAMPBELL & WILLIAMS
710 South Seventh Street, Suite A
Las Vegas, Nevada 89101
Telephone: (702) 382-5222
*Counsel for Respondents*¹

¹ Additional counsel for Respondents identified below.

<u>TAB</u>	<u>VOLUME</u>	<u>DOCUMENT</u>²	<u>DATE</u>	<u>PAGES</u>
16	9	Affidavit of Shimon Greenspan in Support of Counterclaimant's Motion for Temporary Restraining Order and Motion for Preliminary Injunction	September 18, 2020	SA01964 – SA01969
7	8	Affidavit of Yakoov Greenspan in Opposition to Application to Appoint Receiver and In Support of Defendant's Motion for Temporary Restraining Order and Motion for Preliminary Injunction	August 31, 2020	SA01633 – SA01641
1	1-6	Appendix of Exhibits to Verified Complaint	August 12, 2020	SA00001 – SA01277
13	9	Assumption Approval Letter for Liberty Village Apartments dated August 20, 2018 (Exhibit "J" to Motion for Preliminary Injunction)	September 1, 2020	SA01927 – SA01936
14	9	Assumption Approval Letter for Village Square Apartments dated August 22, 2018 (Exhibit "K" to Motion for Preliminary Injunction)	September 1, 2020	SA01937 – SA01946
11	9	Assumption Closing Statement for Liberty Village Apartments dated August 29, 2018 (Exhibit "H" to Motion for Preliminary Injunction)	September 1, 2020	SA01920 – SA01922
12	9	Assumption Closing Statement for Liberty Village Apartments dated August 29, 2018 (Exhibit "I" to Motion for Preliminary Injunction)	September 1, 2020	SA01923 - SA01926

² For brevity, Westland did not include the voluminous filings to which the identified exhibits were attached in its Supplemental Appendix, *see* NRAP 30(b), but will do so should the Court request it.

<u>TAB</u>	<u>VOLUME</u>	<u>DOCUMENT</u>	<u>DATE</u>	<u>PAGES</u>
9	8	CBRE Property Condition Assessment Report for Liberty Village Apartments dated August 8, 2017 (Exhibit “D” to Motion for Preliminary Injunction)	September 1, 2020	SA01650 – SA01762
10	9	CBRE Property Condition Assessment Report for Liberty Village Apartments dated August 8, 2017 (Exhibit “E” to Motion for Preliminary Injunction)	September 1, 2020	SA01763 – SA01919
22	11	Declaration of James Noakes In Support of Plaintiff’s Reply In Support of Motion to Strike Defendants’ Demand for Jury Trial	December 3, 2020	SA02097 – SA02127
27	13	Declaration of Nathan Kanute In Support of Plaintiff’s Opposition To Application On Order Shortening Time For Court To Hear Defendant’s Motion for (1) An Order of Immediate Plaintiff Compliance and (2) Accounting	May 5, 2021	SA02512- SA02528
18	10	Emails to Lenders Regarding Reserve Requests from Westland Liberty Village (Exhibit “5” to Reply In Support of Motion for Preliminary Injunction)	September 18, 2020	SA01975 – SA02019
20	10	Federal Housing Finance Agency’s Conservator Approval Process for Fannie Mae and Freddie Mac Business Decisions	September 27, 2012	SA02027 – SA02072
26	13	Grandbridge Real Estate Capital, LLC’s Opposition to Defendants’ Motion for (1) An Order for Immediate Plaintiff Compliance and (2) Accounting	May 5, 2021	SA02492- SA02511

<u>TAB</u>	<u>VOLUME</u>	<u>DOCUMENT</u>	<u>DATE</u>	<u>PAGES</u>
15	9	Lender's Counsel's Non-Waiver Letters dated February 19, 2020 (Exhibit "T" to Motion for Preliminary Injunction)	September 1, 2020	SA01947 – SA01963
19	10	Letter of John Benedict to Robert Olson, Esq.	November 6, 2020	SA02020 – SA02026
5	8	Letter of John Hofsaess dated December 23, 2019 (Exhibit "R" to Counterclaim)	August 31, 2020	SA01626 – SA01629
6	8	Letter of John Hofsaess dated January 6, 2020 (Exhibit "S" to Counterclaim)	August 31, 2020	SA01630 – SA01632
4	8	Letter of John Hofsaess dated November 13, 2019 (Exhibit "Q" to Counterclaim)	August 31, 2020	SA01620 – SA01625
25	13	Notice of Entry of Order Regarding Order Shortening Time For Court To Hear Defendants' Motion for (1) An Order For Immediate Plaintiff Compliance and (2) Accounting	April 29, 2021	SA02404- SA02491
8	8	Nuisance Notice dated April 4, 2017 from Las Vegas Metropolitan Police Department (Exhibit "A" to Motion for Preliminary Injunction)	September 1, 2020	SA01642 – SA01649
28	13	Opposition to Application On Order Shortening Time For Court To Hear Defendants' Motion for (1) Order for Immediate Plaintiff Compliance and (2) Accounting	May 5, 2021	SA02529- SA02578
2	6	Order Appointing Receiver (Exhibit "4" to Application for Receiver)	August 12, 2020	SA01278 – SA01296

<u>TAB</u>	<u>VOLUME</u>	<u>DOCUMENT</u>	<u>DATE</u>	<u>PAGES</u>
21	10	Oversight by Fannie Mae and Freddie Mac of Compliance with Forbearance Requirements Under the CARES Act and Implementing Guidance by Mortgage Servicers	July 27, 2020	SA02073 – SA02096
23	11	Property Condition Assessment for Liberty Village Apartments (4870 Nellis Oasis Lane, Las Vegas, Nevada 89115)	March 4-5, 2021	SA02128 – SA02269
24	12	Property Condition Assessment for Village Square Apartments (5025 Nellis Oasis Lane, Las Vegas, Nevada 89115)	March 4-5, 2021	SA02270- SA02403
17	9	Supplemental Affidavit of Yakoov Greenspan in Support of Counterclaimant’s Motion for Temporary Restraining Order and Motion for Preliminary Injunction	September 18, 2020	SA01970 – SA01974
3	6-7	Westland Strategic Improvement Plan for Liberty Village and Village Square dated November 27, 2019 (Exhibit “N” to Counterclaim)	August 31, 2020	SA01297 – SA01619

Respectfully submitted,

Dated: May 27, 2021

CAMPBELL & WILLIAMS

By /s/ J. Colby Williams

J. COLBY WILLIAMS, ESQ. (5549)

PHILIP R. ERWIN, ESQ. (11563)

JOHN BENEDICT, ESQ. (5581)

The Law Offices of John Benedict

JOHN W. HOFSAESS, ESQ. (pro hac vice)

Westland Real Estate Group

Attorneys for Respondents

CERTIFICATE OF SERVICE

Pursuant to NRAP 25, I hereby certify that, in accordance therewith and on this 27th day of May 2021, I caused true and correct copies of the foregoing **REAL PARTIES IN INTEREST WESTLAND LIBERTY VILLAGE, LLC AND WESTLAND VILLAGE SQUARE LLC'S SUPPLEMENTAL APPENDIX IN SUPPORT OF THEIR ANSWER TO PETITIONER'S WRIT OF PROHIBITION [VOLUME VIII]** to be delivered to the following counsel and parties:

VIA ELECTRONIC AND U.S. MAIL:

Kelly H. Dove, Esq.
Nathan G. Kanute, Esq.
Bob L. Olson, Esq.
Snell & Wilmer L.L.P.
3883 Howard Hughes Parkway, Suite 110
Las Vegas, Nevada 89169

Joseph G. Went, Esq.
Lars K. Evensen, Esq.
Sydney R. Gambee, Esq.
Holland & Hart L.L.P.
9555 Hillwood Drive, 2nd Floor
Las Vegas, Nevada 89134

/s/ **John Y Chong**

An Employee of Campbell & Williams

4

EXHIBIT “Q”

Letter of John Hofsaess, dated November 13, 2019

Westland 000810 – Westland 000814

EXHIBIT “Q”



WESTLAND

Real Estate Group

INVEST ► DEVELOP ► MANAGE

John W. Hofsaess
Legal Counsel
Tel: (310) 438-5147
John.H@WestlandREG.com

November 13, 2019

VIA EMAIL & FIRST CLASS MAIL

Michael Woolf
Cohen Financial
227 West Monroe Street, Suite 1000
Chicago, IL 60606
mwoolf@cohenfinancial.com

Re: Liberty Village Apartments – Servicer Loan No. 330455178 (“Liberty Loan”)
Village Square Apartments – Service Loan No. 330455177 (“Square Loan”)

Dear Mr. Woolf:

I write on behalf of Westland Liberty Village LLC and Westland Village Square LLC (in combination “Westland”), the owners of the property located at 4870 Nellis Oasis Lane, Las Vegas, NV and 5025 Nellis Oasis Lane, Las Vegas, NV (the “Properties”), and the borrower on the loan listed above in response to your October 18, 2019 Notice of Demand letters (“Notices”). Westland’s position is that your Notices rely on incorrect factual assessments, knowingly false property condition assessment calculations, and improper loan servicing procedures to seek the payment of unconscionable additional lender demand amounts.

As recognized in your letter the total value for the Liberty Loan is \$29,000,000, and the total value of the Square Loan is \$9,366,000. Your letter demands Additional Lender Replacement and Additional Lender Repair deposits of \$1,507,098.00 and \$1,199,052.00 respectively, for a combined demand of \$2,706,150.00. Those amounts equate to additional deposits of over 5% of the loan value at Liberty Village and nearly 13% of the loan at Village Square, or *over 7% of the combined loan amount*, without any justifiable basis. Notably, these *additional* lender reserves are in sharp contrast to the currently held reserves that would be supplemented, which were initially \$123,632.78 (Liberty Village - \$39375 repair, \$84,257.03 replacement) and \$48,546.33 (Village Square - \$0 repair, \$48,546.33 replacement) or a total of \$172,178.40 that was deposited in August 2018, and that amounted to 0.4% of the combined loan amount.

Simply stated, making repeated attempts to require ever-increasing reserves, after the signing of the loan agreement, that would not be reasonably foreseeable to any borrower upon signature of the loan documents, and that equate to a significant percentage of the underlying loan amount is unreasonable, not consistent with industry practices, and appears to be an improper loan servicing practice in breach of your obligation to act in good faith. As such, Westland objects to the “Demand Amount” you have sought in both of your October 18, 2019 letters.

Moreover, the Notices appear to be based on the following factual and legal misconceptions:

First, both of the Notices misstate the facts by asserting “that Borrower has failed to maintain the Mortgaged Property” and the demand is being made for “Borrower to correct *its*

failure to maintain the Mortgaged Property.” (Notice of Demand Letters of M. Woolf, dated October 18, 2019 [emphasis added].) Nothing could be farther from the truth. The truth is that the properties when purchased were dilapidated, current Borrower has only owned the property for a little over a year (August 29, 2018), and the current Borrower has continuously pumped copious funds, amounting to approximately \$1.8 million, into physically rehabilitating what were once two distressed properties, under threat of abatement from the local government at the time of purchase, and are now recovering assets.

Second, it seems clear that you knew or had reason to know the properties were dilapidated at that time of the August 29, 2018 loan assumption. During 2017 and again at the time of the loan assumption, Servicer obtained property condition assessment reports (“PCAs”), but at the time of those reports never imposed the same onerous reserve requirements on the prior Borrower.¹ Seemingly, at that time Servicer did not require the deposit of the types of expenses presently sought as Additional Lender Replacement and Additional Lender Repair reserves due to a variance in the internal standard used. As such, at the time of the loan assumption approximately one year ago, by presenting the loan documents to current Borrower for signature your office misrepresented the level of loan reserves that would be required during the servicing of this loan, and the current Borrower relied upon the reserve standard being used when entering into the loan agreement. Further, for the instant PCA inspection, Servicer switched to a different out-of-state vendor to conduct the inspection, which also caused a variance in the PCA report, as the vendor seems to have used a different standard than that used by the vendor actually from the local area.² Based on the foregoing, after the physical condition of the property has improved, Servicer is disingenuously seeking additional reserves, in reliance upon a PCA report that was obtained improperly (as will be addressed below) and that uses a varying standard.³

Third, while Servicer purports to include any item it sees fit as a basis for an additional reserve deposit as either an Additional Lender Replacement or an Additional Lender Repair, doing so is not consistent with the underlying Loan Agreement. Specifically, the term “Additional Lender Repairs” is defined in Schedule 1 to mean, “repairs of the type listed on the Required Repair Schedule but not otherwise identified thereon . . . to keep the Mortgaged Property in good order and repair (*ordinary wear and tear excepted*).” (Schedule 1, page 1 [emphasis added].) Similarly, the term “Additional Lender Replacements” is defined in Schedule 1 to mean, “replacements of the type

¹ Based on the standard that Cohen Financial (“Servicer”) now seeks to apply, it is questionable whether Servicer should have offered any loan to the prior Owner at all, based on Fannie Mae’s DUS guidelines, because the condition of the property clearly did not deteriorate in the amount of \$2.7 million over the past year (ignoring the roughly \$1.8 million in physical improvements that Borrower has also invested in the property during that same time period).

² Tellingly, Cohen Financial (“Servicer”) has refused to provide a copy of the 2018 PCA report unless Westland signs a waiver in favor of Cohen Financial and lender.

³ Notably, as a Servicer holding a stake in the loan, requiring and holding such a substantial additional deposit directly benefits the financial position of your office. Based on your current Demand Notice letters, Westland believes that there is a substantial likelihood of litigation between Westland and Services Cohen Financial. As such, Westland demands that you preserve all documents related to this loan, including all PCA reports and communications you may have engaged in with Westland’s predecessor.

listed on the Required Replacement Schedule but not otherwise identified thereon . . . to keep the Mortgaged Property in good order and repair (*ordinary wear and tear excepted*)." (Schedule 1, page 1 [emphasis added].) Tellingly, each definition provides that "ordinary wear and tear [is] excepted." However, the vast majority of the items Servicer seeks a deposit for are items related to "ordinary wear and tear" within vacant units, which is precluded by the definition of Additional Lender Repair or Additional Lender Replacement. Moreover, Servicer's demand is clearly misplaced, because the definitions are limited to repairs or replacements "*of the type listed*" on the two schedules attached to the Loan Agreement. However, the initial amount in those schedules totaled \$172,178.40, or 0.4% of the loan balance, and Servicer now seeks to increase the reserves to \$2,706,150.00 or 7.05% of the loan balance. Essentially, Servicer seeks to tie up current Borrower's funds despite that current Borrower has substantially improved the condition of the properties, and that the requested amounts are based on dissimilar costs. These discrepancies will be brought to the attention of any reviewing court to the extent that litigation is necessary, and it will be noted that it is troubling that you utilized the Schedules in effect at the time of assumption to induce this borrower into assuming the loans of a distressed borrower and misrepresent the reserve requirements for this loan.

Fourth, even Servicer's request for a PCA report at this time was improper. Both of the Loan Agreements only provide that Lender or its agents may enter upon and inspect the properties "in connection with any Replacement or Repair or to conduct any Environmental Inspection." (Section 6.02(d).) However, none of the Additional Lender Repairs or Additional Lender Replacements were noted prior to that inspection, and thus could not properly be a Replacement or Repair included for purposes of such an inspection. Further, the right to inspect the property did not in the first instance include any right to conduct a PCA, and was in excess of an evaluation of the existing Replacements and Repairs that Borrower provided authority to inspect. Moreover, upon receiving a copy of the PCA reports generated as a result of entering upon the properties, it became clear to Borrower that Servicer's agent exceeded the scope of the requested inspection by using the inspection as an attempt to identify Additional Lender Replacements and Additional Lender Repairs. The impropriety of Servicer's tactics is clear, because Section 6.03(c) clearly provides that it is only after it has been determined "in connection with any inspection . . . that the condition of the Mortgaged Property has deteriorated (*ordinary wear and tear excepted*) *since the Effective Date*" that a PCA may be obtained. (*Id.* [emphasis added].) However, here *the condition of the property has not deteriorated and instead has improved*, so Servicer had no ability to seek a PCA in this instance.⁴

Fifth, both of the Property Condition Assessment ("PCA") reports misstate the factual basis for any demand, because those reports are overstated. At the time of the September 2019 PCAs, numerous projects were actually in the midst of repairs at the time of the inspection. The status of the work in progress was apparent, because several of the photographs within the PCA report show areas marked for work that was already contracted to be performed, and areas of the property that

⁴ Having a PCA conducted is even more tenuous related to the current loan, because the Loan Agreement clearly contemplates that routine PCA inspections may only typically be performed and relied upon to adjust reserve deposits when a loan term is for over ten years, however, the loans at issue have a seven year term. (Section 13.02(a)(3); Schedule B, Page 4.) However, even in the case of a ten year loan, the PCA is not conducted until between the sixth and ninth month of the tenth year, unless it is an affordable housing loan, which this is not.

were already in the midst of construction. However, instead of noting that the work was already in process, the PCA consultant made recommendations that disingenuously inflated the amount of work required at the properties by including the need to perform that same work. Such actions were not taken in good faith, as servicer is now improperly insisting on reserve payments for those amounts despite that the Additional Lender Repairs or Additional Lender Replacements reflected by that work had never previously been identified to Westland. Further, based on Servicer's past practices, Borrower has no confidence that if deposited those funds would be released. It is especially telling that all of the so called Demand is for repair reserves⁵ (which based on the loan documents Servicer is not required to pay interest upon) and that the Loan Agreements contain a disbursement exclusion that states "Lender shall not disburse from the Repair Escrow Account the costs of routine maintenance." (Section 13.02(a)(5)(B).) Based on the nature of many of the items cited in the PCAs as routine maintenance, Servicer is essentially obtaining an interest free loan of over a \$1 million from Borrower related to "reserve" funds that current Borrower would have no ability to retrieve. In effect, Servicer's "Demand" is a scam.

Sixth, the Loan Agreements seem to clearly contemplate that Servicer must demand for work to be performed related to Additional Lender Replacements and Additional Lender Repairs prior to seeking an increased reserve amount. The Loan Agreement states that, "Lender may require . . . upon written notice to Borrower, that Borrower make Additional Lender Replacements or Additional Lender Repairs." (Section 13.02(a)(9)(B).) Further, the Loan Agreements provide that "with respect to Additional Lender Repairs . . . promptly following Lender's written notice of such Additional Lender Repairs . . . [Borrower shall] commence any such Additional Lender Repairs in accordance with Lender's timelines, or if no timelines are provided, as soon as practical." (Section 6.02(b)(3)(B).) However, prior to so designating the purported condition as an "Additional Lender Replacement" or "Additional Lender Repair," Borrower would not have known that the lender is purporting that any particular item is such a condition. As such, if that repair was in process or being completed prior to receipt of the Demand based on an inaccurate PCA that failed to identify the work being performed on the property, it would be impossible for the Lender to make its required determination that the amounts on deposit are insufficient to cover the costs of such repairs to be valid. Such a result could have been avoided by Servicer simply communicating with the Borrower, so that it could first designate the Additional Lender Repairs and Additional Lender Replacements, and if not promptly repaired then make a reserve demand. However, Servicer did not. Now, even if Westland were to agree to provide some additional deposit, it will need to reach an agreement with Servicer on an amount that accounts for the work already performed.⁶

Finally, Servicer includes repairs to occupied units within its Additional Lender Repair demand, but doing so does not conform to industry practice and is duplicative of any request for an increase in the Monthly Replacement Reserve Deposit that would seemingly account for such an assessment. Simply stated, a request for an additional lender deposit and contemporaneous

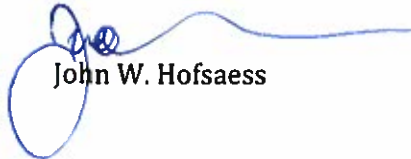
⁵ In a showing of benevolence, Servicer will allow up to 75% of the reserves held as Replacement Reserves to be shifted to meet the Additional Lender Repairs requirement. Doing so would in effect shift the reserves from an interest paying escrow account to one that does not.

⁶ A substantial hurdle to reaching agreement on any Additional Lender Repair or Additional Lender Replacement is imposed by the failure of the PCA reports to sufficiently differentiate the designated common areas where it is asserted that the repairs are needed.

increase in the Monthly Replacement Reserve Deposit does not make commonsense, because if the purported defects have been corrected, then the future reserve allocations should be lower. Moreover, the Loan Agreement appears to set up safeguards to guard against such *duplicative requests* by disjunctively permitting a servicer to "require an additional deposit(s) . . . or an increase in the amount of the Monthly Replacement Reserve Deposit." (Section 13.02(a)(4).) Doing both would seemingly amount to an attempt to unreasonably drain any capital available for improvements from the properties. Notably, Servicer has provided no details or support for the amounts it seeks as purported Monthly Replacement Reserve Deposit.

For the foregoing reasons, Borrower requests that Servicer withdraw its improper additional lender reserve and monthly replacement reserve deposit demands. We look forward to your response, and engaging in an open dialogue to obtain the same. We are open to engaging in a call to permit the parties to do so, please advise me of a time that would work for yourself (and if required a representative of Fannie Mae).

Very truly yours,



John W. Hofsaess

cc: Joey Davenport, Fannie Mae (via email – joey_davenport@fanniemae.com)
Joe E. Greenhaw, Jr., SunTrust Bank (via email – joe.greenhaw@suntrust.com)
Jason Silvey (via email – jsilvey@cohenfinancial.com)

5

EXHIBIT “R”

Letter of John Hofsaess, dated December 23, 2019

Westland 000815 – Westland 000817

EXHIBIT “R”



WESTLAND

Real Estate Group

INVEST ► DEVELOP ► MANAGE

John W. Hofsaess

Legal Counsel

Tel: (310) 438-5147

John.H@WestlandREG.com

December 23, 2019

VIA EMAIL & FIRST CLASS MAIL

Mandy Shavinsky
Snell & Wilmer
3883 Howard Hughes Parkway, Suite 1100
Las Vegas, NV 89169-5958
mshavinsky@swlaw.com

Re: Liberty Village Apartments – Servicer Loan No. 330455178 (“Liberty Loan”)
Village Square Apartments – Service Loan No. 330455177 (“Square Loan”)

Dear Ms. Shavinsky:

I write on behalf of Westland Liberty Village LLC and Westland Village Square LLC (in combination “Westland”), the owners of the property located at 4870 Nellis Oasis Lane, Las Vegas, NV and 5025 Nellis Oasis Lane, Las Vegas, NV (the “Properties”), in response to the default letters you sent, dated December 17, 2019 and received December 20, 2019. Both letters are identical and assert two defaults under the Loan Documents. Those purported defaults are “Borrower’s (i) failure to maintain the Mortgage Property in accordance with Article 6 of the Loan Agreement and (ii) failure to comply with Lender’s request to increase the Replacement Reserve Account in accordance with Section 13.02(a)(4) of the Loan Agreement.” Consistent with Westland’s prior letter to Michael Woolf of Cohen Financial, dated November 13, 2019, another copy of which is attached hereto, Westland reiterates that it disputes that any default occurred or exists. Notwithstanding the foregoing, by this letter, Westland advises you of its intent to take reasonable actions consistent with your letter in order to alleviate any purported default, and seeks further information to clarify what is required to do so.

First, Westland seeks clarification on purported default (i) related to Article 6 of the Loan Agreement. Your letter fails to sufficiently identify the basis for any default that could be considered adequate notice of a violation of a provision of the Loan Agreement. Without further detail on the purported default, Westland is unable to determine what, if anything, needs to be done to cure. Tellingly, Article 6 of the Loan Agreement spans six (6) pages, and contains several subsections that impose numerous obligations. As such, in order to enable Westland to determine how to “remedy” the first purported default, Westland requests that you identify it by at a minimum the specific subsection number and other identifying information related to the factual circumstances to adequately evaluate lender’s position.

Second, Westland is writing to confirm that it will act consistent with your request in your letter related to the second purported default. As requested in your letter, going forward rents that borrower receives “shall be received and held by borrower in trust for the benefit of Fannie Mae [and] . . . such rents shall be applied only to bona fide current operating expenses to third parties in connection with the operation of the property with excess paid to Fannie Mae, to be applied in accordance with the loan documents.” Letter of Shavinsky, dated December 17, 2019 (font

normalized). However, in relation to implementation of a policy for the use of such rents borrower seeks clarification on the expenses that would be considered "current operating expenses to third parties."¹ Please advise.

Additionally, Westland notes that the timing of this letter is somewhat unexpected, and that Fannie Mae does not seem to have complied with the procedural requirements of the loan documents and/or local law. It has been nearly a month since any communication from Fannie Mae, and Fannie Mae is now requesting some imprecise immediate action to cure a default without any defined time period for doing so. In contrast, in November 2019, during Westland's last communication with Cohen Financial, Cohen represented that while the matter would be in Fannie's hands, Cohen stated that if Westland had submitted a plan for addressing the physical condition of the property it would have been able to avoid the designation of an event of default. Based on that statement, during November 2019, as a show of good faith, Westland provided Cohen and Fannie Mae with just such a strategic business plan, since it had not been provided any other guidance in attempting to alleviate the conflict. However, no response to Westland's plan was received, and despite Westland's good faith efforts it now seems Westland is being presented with a moving target.

Notably, the attachments to the plan showed that the condition of the property is substantially different than represented in the improper property condition assessment report, so at a minimum, some rebalancing of lender's demand should have been performed prior to further action if Fannie Mae was acting in good faith. Westland believed that such a rebalancing evaluation was occurring, and that was likely the reason for the substantial delay in the receipt of a pre-negotiation letter (Fannie Mae represented via email, on November 19, 2019, such a letter would be forwarded so that the parties could attempt to work out a resolution). However, astonishingly despite that Westland has not had any financial default (the only purported default seems clearly manufactured to cover for prior incompetence in writing the original loan), neither a pre-negotiation letter nor any response accounting for the additional information provided was ever received. Instead, Westland was simply sent a vague default form letter, without any consideration of the factual basis or any apparent effort to work towards an amicable resolution. Please advise whether Westland should expect the pre-negotiation letter, or whether Cohen Financial and Fannie Mae have simply changed their position and no longer wish to make any attempt at resolution.

We look forward to your response, and remain open to engaging in a call to permit the parties to engage in an open dialogue to resolve this matter. Please advise me of a time that would work for yourself (and if required a representative of Fannie Mae, who Cohen Financial advised would now be the party with authority for dealing with this matter).

Very truly yours,


John W. Hofsaess

¹ Please note that it is not anticipated that any excess will be available to be forwarded to Fannie Mae. The Properties have operated at a shortfall, and an additional cash infusion has been needed nearly every month since the purchase. Still, Borrower has and continues to fund all operating expenses, capital expenses, and debt service payments - well in excess of the rents collected at the property. Essentially, the Properties are losing money, but Westland has met and will continue to meet its obligation, because it sees these properties as a long-term investment.

Letter to M. Shavinsky
December 23, 2019
Page 3 of 3

cc: Carol King, Fannie Mae (via email – carol_king@fanniemae.com)
Rodney Roe, Fannie Mae (via email – rodney_g_roe@fanniemae.com)
Joey Davenport, Fannie Mae (via email – joey_davenport@fanniemae.com)
Joe E. Greenhaw, Jr., SunTrust Bank (via email – joe.greenhaw@suntrust.com)
Jason Silvey (via email – jsilvey@cohenfinancial.com)
Michael Woolf (via email – mwoolf@cohenfinancial.com)

6

EXHIBIT “S”

Letter of John Hofsaess, dated January 6, 2020

Westland 000818 – Westland 000819

EXHIBIT “S”



WESTLAND

Real Estate Group

INVEST ► DEVELOP ► MANAGE

John W. Hofsaess

Legal Counsel

Tel: (310) 438-5147

John.H@WestlandREG.com

January 6, 2020

VIA EMAIL & FIRST CLASS MAIL

Mandy Shavinsky
Snell & Wilmer
3883 Howard Hughes Parkway, Suite 1100
Las Vegas, NV 89169-5958
mshavinsky@swlaw.com

Re: **Second Letter in Response to Default Letters**
Liberty Village Apartments – Servicer Loan No. 330455178 (“Liberty Loan”)
Village Square Apartments – Service Loan No. 330455177 (“Square Loan”)

Dear Ms. Shavinsky:

I write further on behalf of Westland Liberty Village LLC and Westland Village Square LLC (in combination “Westland”), the owners of the property located at 4870 Nellis Oasis Lane, Las Vegas, NV and 5025 Nellis Oasis Lane, Las Vegas, NV (the “Properties”), in response to the default letters you sent, dated December 17, 2019 and received December 20, 2019. Again, Westland disputes that any default occurred or exists, but is willing to take any reasonable action to alleviate a purported default. However, in the two weeks since I forwarded a letter to you on December 23, 2019, Westland has not been provided with further information to clarify what is required to do so.

Specifically, no assertion of the purported default in failing to maintain the Mortgage Property related to Article 6 of the Loan Agreement was identified, and without such information it is not possible for Westland to cure any purported default. **Please identify the purported default by the specific subsection number and other identifying information related to the factual circumstances to adequately evaluate lender’s position**, which information is needed to enable Westland to cure.

Second, as stated in my prior letter, Westland is confirming that as of December 20, 2019, it began holding any rents received in trust for the benefit of Fannie Mae. However, again, Westland **seeks clarification on the expenses that would be considered “current operating expenses to third parties”** consistent with your letter.

Third, Westland again notes that it has not received any response to Westland’s strategic business plan for the property, or the expected pre-negotiation letter. However, Westland notes that based on Westland’s efforts, the Properties continue to recover, with an occupancy rate that has increased from approximately 53% at the end of November to approximately 57% at present, which is consistent with the rate anticipated in Westland’s plan. As such, Westland repeats that Fannie Mae should rebalance any reserve calculation to account for the over 10% increase in occupancy rate, and concomitant increase in rent ready units, since the PCA was conducted in September 2019.

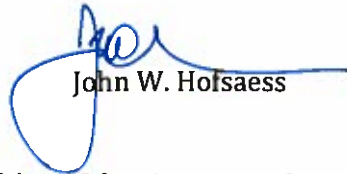
Letter to M. Shavinsky

January 6, 2020

Page 2 of 2

Again, Westland looks forward to your response, and remains open to engaging in a call to permit the parties to engage in an open dialogue to resolve this matter. Please advise me of a time that would work for yourself and any representative of Fannie Mae (or Cohen Financial) who is required to be included.

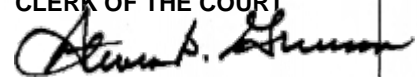
Very truly yours,



John W. Holsaess

cc: Carol King, Fannie Mae (via email – carol_king@fanniemae.com)
Rodney Roe, Fannie Mae (via email – rodney_g_roe@fanniemae.com)
Joey Davenport, Fannie Mae (via email – joey_davenport@fanniemae.com)
Joe E. Greenhaw, Jr., SunTrust Bank (via email – joe.greenhaw@suntrust.com)
Jason Silvey (via email – jsilvey@cohenfinancial.com)
Michael Woolf (via email – mwoolf@cohenfinancial.com)

7



AFF

JOHN BENEDICT, ESQ.
Nevada Bar No. 005581
LAW OFFICES OF JOHN BENEDICT
2190 E. Pebble Road, Suite 260
Las Vegas, NV 89123
Telephone: (702) 333-3770
Facsimile: (702) 361-3685
E-Mail: John@BenedictLaw.com

*Attorneys for Defendants/Counterclaimants/
Third Party Plaintiffs Westland Liberty Village,
LLC & Westland Village Square LLC*

EIGHTH JUDICIAL DISTRICT COURT

CLARK COUNTY, NEVADA

FEDERAL NATIONAL MORTGAGE
ASSOCIATION,

Plaintiff,

vs.

WESTLAND LIBERTY VILLAGE, LLC, a
Nevada Limited Liability Company; and
WESTLAND VILLAGE SQUARE, LLC, a
Nevada Limited Liability Company

Defendants.

CASE NO. A-20-819412-C

DEPT NO. 4

***AFFIDAVIT OF YAKOOV GREENSPAN IN
OPPOSITION TO APPLICATION TO
APPOINT RECEIVER AND IN SUPPORT OF
DEFENDANT'S MOTION FOR TEMPORARY
RESTRAINING ORDER AND MOTION FOR
PRELIMINARY INJUNCTION***

Hearing Date: September 22, 2020
Hearing Time: 9:00 AM

WESTLAND LIBERTY VILLAGE, LLC, a
Nevada Limited Liability Company; and
WESTLAND VILLAGE SQUARE, LLC, a
Nevada Limited Liability Company

Counterclaimants,

vs.

FEDERAL NATIONAL MORTGAGE
ASSOCIATION, a federally-charted
corporation,

Counter-Defendant.

1 WESTLAND LIBERTY VILLAGE, LLC, a
2 Nevada Limited Liability Company; and
3 WESTLAND VILLAGE SQUARE, LLC, a
4 Nevada Limited Liability Company

5 Third Party Plaintiffs,

6 vs.

7 FEDERAL NATIONAL MORTGAGE
8 ASSOCIATION, a federally-charted
9 corporation,

10 Counter-Defendant.

11 Yakoov Greenspan, being duly sworn, deposes and says that:

12 1. I am over the age of eighteen (18) years of age, and I have personal knowledge of
13 the matters contained herein, except for those matters stated upon information and belief, and as
14 to those matters, I believe them to be true. If called as a witness, I would competently and
15 truthfully testify to all statements made herein of my firsthand knowledge or business records,
16 except to those matters stated on information and belief. As to those, I believe them to be true.

17 2. I am the President of Westland Real Estate Group, and a trustee for the family
18 trusts that own Plaintiffs Westland Liberty Village, LLC ("Liberty LLC") and Westland Village
19 Square, LLC (individually "Square LLC," or in combination with Liberty LLC, "Westland").

20 3. I am familiar with Westland's records regarding the two Multifamily Loan and
21 Security Agreements entered into on August 29, 2018, (the "Loan Agreements") by and between
22 Westland as the assuming borrower, Federal National Mortgage Association ("Fannie Mae") as
23 lender, and Grandbridge Capital Real Estate LLC (who was known as Cohen Financial and
24 SunTrust Bank at the time the loan was signed, and hereinafter referred to as "Grandbridge" and
25 together with Fannie Mae, "Lenders") as lender/loan servicer, as well as the facts and
26 circumstances giving rise to this lawsuit. As such, I am knowledgeable of the facts contained
27 herein and am competent to testify thereto.
28

1 **Background**

2 4. Liberty LLC and Square LLC are single-purpose entities that each hold title to
3 one of the two Properties owned at 4870 Nellis Oasis Lane and 5025 Nellis Oasis Lane, which
4 are adjoining multi-family apartment communities, located in Las Vegas, Nevada.

5 5. Liberty LLC and Square LLC are entities affiliated with Westland Real Estate
6 Group, which has 50 years of multi-family housing experience and is one of the most
7 experienced housing providers in Nevada, with over 10,000 apartment units in 38 apartment
8 communities the Las Vegas area, and more than 500 employees. To my knowledge, during its
9 50-year history, Westland Real Estate Group has never had a Notice of Default and Election to
10 Sell filed against one of the properties in its portfolio.

11 **The Purchase/Loan Assumption**

12 6. On August 29, 2018, Liberty LLC and Square LLC purchased the two Properties
13 located at 4870 Nellis Oasis Lane, Las Vegas, NV 89115 [Assessor's Parcel Nos. 140-08-710-
14 161, 140-08-711-273 and 140-08-712-289] and 5025 Nellis Oasis Lane, Las Vegas, NV 89115
15 [Assessor's Parcel Nos. 140-08-702-002 and 140-08-702-003] (the "Properties") from sellers
16 Shamrock Properties VI LLV and Shamrock Properties VII LLC (collectively the "Shamrock
17 Entities").

18 7. To purchase the Properties, Liberty LLC and Square LLC assumed the two Loan
19 Agreements from the Shamrock Entities in the amount of \$29,000,000 and \$9,366,000,
20 respectively (the "Loans") that were issued by Grandbridge (the successor to SunTrust Bank) in
21 August 2018. Westland paid the remainder of the combined \$60.3 million purchase price in
22 cash, which resulted in Westland establishing over \$20 million in equity in the Properties.

23 8. Pursuant to the Loan Agreements, Westland was responsible for a monthly debt
24 service obligation of approximately \$162,000 for the Liberty Property, and \$52,000 for the
25 Village Property, which includes taxes, insurance, and a replacement reserve escrow deposit.

26 9. As of the date of this Affidavit, and at all prior points in time, Liberty LLC and
27 Square LLC have been current in the payment of its monthly debt service obligations related to
28 the Liberty Property and the Square Property.

1 10. Even when Lenders stopped withdrawing the automatic ACH payments and
2 refused payment from Westland, Westland began overnighting check payments each and every
3 month. I have seen correspondence showing that Lenders admit to receiving those payments.

4 11. Since February 2020, out of an abundance of caution, rather than the base amount
5 due of approximately \$162,000, Liberty LLC has forwarded \$180,621.79 each month for its
6 Property, and rather than the base amount of approximately \$52,000, Square LLC has forwarded
7 \$58,471.94 each month for its Property.

8 **The Notice of Demand and Purported Default**

9 12. Upon taking over the two Properties, Westland almost immediately began to
10 repair and remediate them. In September 2019, f3 Inc., I believe at Grandbridge's request,
11 prepared a property condition assessment. Grandbridge relied upon this report to issue Westland
12 a Notice of Demand ostensibly based on the September 2019 property condition assessment of
13 f3, Inc. Thereafter, just as Westland had done prior to that assessment, it continued to engage in
14 ongoing repair and remediation of the Properties, including, but not limited to, the issues
15 identified in the f3 report. Presently, Westland has made most, if not all, of these repairs.

16 13. Westland continued making repairs despite Lenders' refusal to honor its
17 contractual obligations to release money from the Reserve Accounts to fund the work. Instead,
18 the repairs were funded out of an additional infusion of Westland's own cash. Thus, all the
19 Replacement Reserve Account funds have been preserved as further security for Lenders.

20 14. Despite the passage of over a year since the September 2019 property condition
21 assessment was performed, Lenders never re-inspected the Properties.

22 15. After Lenders declared a default under the Loan Agreements in October 2019, I
23 sought to have that default addressed with the Lenders. However, when Westland contacted
24 Grandbridge, the Lenders refused to engage in any discussions by stating the matter had already
25 been assigned to counsel.

26 16. I received a letter in December 2019, by which Lenders stated they were
27 accelerating Westland's loan balance and wanted to deprive Westland of the ability to collect
28 rents.

1 17. By mid-February 2020, it came to my attention that Lenders stopped withdrawing
2 the monthly ACH payments, even though I had not received any notice that they would no
3 longer be withdrawing those payments consistent with their practice from the time Westland
4 assumed the Loans. Lenders seemingly tried to manufacture a financial loan default, where none
5 had previously existed.

6 18. Notwithstanding Lender's unilateral change in payment method, Westland kept
7 making its monthly debt payments. Next, Lenders failed to provide Westland any loan payment
8 billing statements. So, to be conservative and to ensure there was no financial default under the
9 Loans, Westland's management required the accounting department to forward an additional
10 10% on top of the monthly payment. Due to those overpayments, Westland has paid Lenders at
11 least an extra \$150,000 more than what is required by the Loan Agreements.

12 19. It is my understanding that Fannie Mae, through its counsel, has agreed to meet
13 with Westland, but several conditions were placed on that meeting, including that Westland pay
14 all the costs associated with the non-existent defaults Grandbridge had created, such as the f3
15 PCA report, which it was previously represented Westland would not need to pay for as long as
16 Westland provided Lenders access to the Properties, and all attorney's fees. The Lenders
17 demanding those costs just to talk about resolution, we believed was not good faith, so Westland
18 advised Fannie Mae that it was unable to participate in settlement discussions until those
19 unreasonable conditions were eliminated. Westland continues to be ready, willing, and able to
20 engage in good faith settlement discussions without unreasonable preconditions.

21 20. Westland has continued to make efforts to resolve this dispute with Fannie Mae,
22 because it was disruptive to our business, as Westland's entities were no longer able to easily
23 refinance our loans due to having these two significant loans, we believe, improperly placed into
24 default status, and due to the Notice of Default that was filed against our Properties.

25 21. Westland does not dispute it has obligations under the Loan Agreements, but
26 Westland has met those obligations, improved the conditions at the Properties, and continues to
27 timely pay its loan obligation never missing a single payment to date, so I am at a complete loss
28 as to what Westland could have done to prevent Lenders from asserting this default, other than

1 just let Grandbridge hold \$2.7 million of Westland's cash just because they thought they could
2 force that demand on us.

3 **The Current Status of the Properties**

4 22. In November 2019, Westland provided Lenders a strategic report, which outlined
5 Westland's plan for continuing to make improvements at the Properties.

6 23. In the nine (9) months since the November 2019 strategic report, Westland has
7 met its benchmarks, including that Westland has:

- 8 - improved the physical condition of the Properties,
- 9 - repaired virtually all of the vacant units in need of repairs,
- 10 - maintained crime at a small fraction of the amount of the prior owner,
- 11 - increased occupancy from 52% to over 80% consistent with Westland's strategic
12 estimates (which in itself means that many of the previously vacant units have been
13 renovated),
- 14 - achieved an occupancy rate exceeding the real occupancy rate at the Properties at the
15 time the loans were assumed from Westland's predecessor,
- 16 - implemented its more stringent rental criteria, and
- 17 - improved the profitability of the Properties through sustainable rent increases while
18 continuing to serve local hardworking families.

19 24. Westland has only been able to achieve those results because Westland employs
20 leasing, management, maintenance, accounting and administrative staff in Las Vegas, including
21 32 employees onsite at the Properties. These employees have been trained for these Properties,
22 and more importantly, have invested in relationships with tenants and local officials to create
23 communities at the Properties. These 32 employees, who we are proud to say we were able to
24 keep employed during the Pandemic, would be needlessly terminated if the Court appoints a
25 receiver. I do not believe that any offsite property manager, including a bank-appointed receiver,
26 who would cause the Properties much higher costs, including related to paying subcontractors,
27 would be able to duplicate the positive momentum we have built up at the Properties for at least
28 several months, if ever. Based on my experience, and prior proposals to purchase the Properties,

1 I know that they were previously listed at an REO sale in 2014, and were dilapidated with a
2 major criminal presence at that time.

3 25. During Westland's ownership of the Properties, it invested \$1.8 million in the
4 Properties prior to the f3, Inc. PCA, and we invested \$3.5 million in capital expenditures in the
5 Properties to date and have spent an additional \$1,573,000 in security costs.

6 26. Westland has not obtained reimbursement from Lenders for reserve funds Lenders
7 obtained from joint checks of approximately one million dollars (\$1,000,000.00) that Lenders
8 deposited related to fire insurance claims. Lenders refuse to give that money over to Westland
9 even though the funds were earmarked for the construction of two buildings at the Liberty
10 Property. Those two buildings have been completely rebuilt, with substantial upgrades, all of
11 which was completed with cash fronted by Westland. I am aware that the loan's servicer,
12 Grandbridge, has failed to respond to Westland's reimbursement requests for release of its funds.


13 27. As opposed to most property management companies, it should also be noted that
14 Westland makes a concerted effort to stabilize the local community. At the Liberty Village and
15 Village Square properties, the need for local community services, such as a closer law
16 enforcement presence and family support services, was apparent. Such resources are important
17 to attract the working class families that serve as backbones of the communities that Westland
18 owns and manages.

19 28. As such, Westland's efforts to build a positive community for the residents of
20 Liberty Village and Village Square did not stop at the boundaries of the Properties. On that
21 basis, when onsite management reported that a liquor store and bar located on a largely
22 undeveloped parcel adjacent to the Square Property, at 3435 North Nellis Boulevard, Las Vegas
23 (the "Parcel"), were attracting a criminal element to the neighborhood, Westland contacted the
24 prior owners of that Parcel and purchased it. By doing so, Westland was able to more actively
25 manage the Parcel then the prior owners had done, and is presently working with the Office of
26 the County Commissioner to develop community based services in the open areas of the Parcel.

27 29. This Affidavit is made in good faith and not for purposes of delay.
28

1 In accordance with NRS 53.045(2), I declare under penalty of perjury under the law of
2 the State of Nevada that the foregoing is true and correct.

3 Executed this 31st day of August 2020 at Long Beach, California.

4
5
6 By: 
7 Yakoov Greenspan, Trustee of
8 Manager to Westland Liberty Village, LLC and
9 Westland Village Square LLC
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

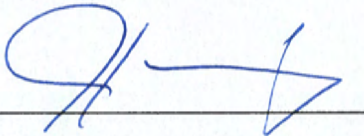
On August 31, 2020 before me, Jerry Don King Jr, Notary Public
(insert name and title of the officer)

personally appeared Yaakov Greenspan,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

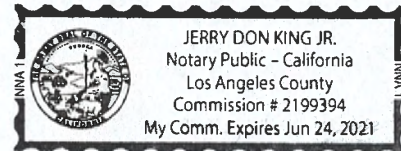
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(Seal)



8

EXHIBIT “A”

LVMPD Correspondence “The Nuisance Notice” dated April 4, 2017

Westland 000001- Westland 000007

EXHIBIT “A”

NOTICE AND DECLARATION OF CHRONIC NUISANCE

Via Certified Mail, Return Receipt Requested and Electronic Mail to Ellen Weinstein,
weinstein@shamrock-communities.com

April 4, 2017

Chronic Nuisance Locations: Liberty Village Apartments
4870 N. Nellis Oasis Ln.
Las Vegas, NV

and

Village Square Apartment Homes
5025 N. Nellis Oasis Ln.
Las Vegas, NV

Owner's Name and Address: Shamrock Properties VII, LLC
44 Hawthorne St. N.
Greenwich, CT 06831

WHY ARE YOU RECEIVING THIS NOTICE?

You are hereby notified as owner of the property located at and commonly known as Liberty Village and Village Square, 4870 N. Nellis Oasis Ln. and 5025 N. Nellis Oasis Ln., Las Vegas, Nevada (hereinafter "the Property"), that the Las Vegas Metropolitan Police Department ("LVMPD") declares the existence of a chronic nuisance at the Property.

WHAT IS A CHRONIC NUISANCE?

Pursuant to Clark County Code § 11.07.020, "**chronic nuisance**" means the existence of any of the following conditions [with emphasis added]:

- (a) Three or more instances of nuisance activities exist or have occurred during any ninety-day period on the property;

- (b) A person associated with the property has engaged in three or more instances of nuisance activities during any ninety-day period on the property or within one hundred feet of the property;

* * *

- (d) A building or place is used for the purpose of unlawfully selling, serving, storing, keeping, manufacturing, using or giving away a controlled substance, immediate precursor as defined in NRS 453.086 or controlled substance analog as defined in NRS 453.043;...

For purposes of the above, and pursuant to Clark County Code § 11.07.010(b), “nuisance activity” means:

- (1) Criminal activity;

* * *

- (6) Violations of building codes, housing codes or any other codes regulating the health or safety of occupants of real property;
- (7) Any act or omission which injures or endangers the life, safety, health, or property of the general public or the occupants of the property upon which the structure or condition is located, or in any way annoys or endangers the comfort or repose of a considerable number of persons; or
- (8) Any act or omission which violates an ordinance, rule or regulation regulating health and safety enacted, adopted or passed by the county, the violation of which is designated as a nuisance in the ordinance, rule or regulation.

WHAT DID LVMPD IDENTIFY FROM YOUR PROPERTY THAT CONSTITUTES THE CHRONIC NUISANCE?

LVMPD has identified the following conditions which constitute nuisance activities:

In the period between September 28, 2017 and now, there have been over **1000 calls for service** at the Property. Of these, there were dozens of disturbances, fights, assaults, batteries, and illegal shootings. Drugs, gangs, and sexual predators are also prevalent at the Property.

Particularly alarming, to my understanding, there have been many instances in which your security company, ACME Security, has been involved in activity that is either outright illegal, or that at least endangers the life, safety, and health of the general public and the occupants of the Property. ACME Security officers have reportedly been involved in illegal shootings and even obstructing criminal investigations.

Below is a sample of recent events that qualify as nuisance activities, including events involving ACME Security:

	Date	Description	Event #
1	8/17/17 ¹	Narcotics-related arrest warrant. Officers obtained a warrant to search a unit at the Property based on a prior investigation into drug activity. Marijuana plants were found at the unit.	170817-3795 170817-3393
	10/23/17	Illegal shooting. LVMPD officers heard multiple rounds, then saw 3-4 juveniles running through the complex. One of the juveniles threw a firearm as he was fleeing. Arrest made.	171023-3146
	10/29/17	Illegal shooting. Resident reported hearing shots outside her door. Seven shell casings found.	1711029-2359
	11/3/17	A convicted felon was arrested for possessing a stolen firearm and cocaine. The firearm was loaded and was discovered after a fight with security.	171103-3331
	11/5/17	Assault/Battery. Female stabs male. Arrest made.	171105-0191
	11/16/17	Illegal shooting detected by Shot Spotter. Casings located.	171116-3982
	11/23/17	Illegal shooting detected by Shot Spotter. Upon investigation, LVMPD determined that an ACME Security guard fired the shots at a vehicle. When LVMPD was attempting to investigate the event, ACME Security guards acted evasively, ignored the officers, and effectively inhibited the investigation. The guard that fired the shots was terminated, but his supervisor, who had been attempting to inhibit the investigation, was not terminated.	171123-2747
	11/25/17	Illegal shooting detected by Shot Spotter. Bullet fragment recovered.	171125-3254
	12/5/17	Illegal shooting detected by Shot Spotter. Officers found shell casings.	171205-4455
	12/6/17	Illegal shooting detected by Shot Spotter. Casings and impacts located.	171206-0529
	12/7/17	Illegal shooting detected by Shot Spotter. Seven rounds detected.	171207-0020
	12/8/17	Narcotics and outstanding warrants. A person was arrested for possessing methamphetamine and on multiple felony warrants.	171208-4251
	12/9/17	Illegal shooting detected by Shot Spotter. Casings, impacts, and handgun recovered.	171209-2822
	12/15/17	A resident asserted that ACME Security used excessive force in detaining the resident's guest	171215-4397

¹ Pursuant to Clark County Code, drug-related events do not need to fall within a ninety-day period to qualify as nuisance activities.

		and then lost the keys to the vehicle that the resident and guest drove to the Property.	
	12/15/17	Officers responded to a call of a fight where someone was threatening to use a firearm. One person ran as officers arrived, dropping a stolen firearm along the way.	171215-2897
	12/19/17	Illegal shooting detected by Shot Spotter. Sixteen rounds detected. Casings and impacts recovered. Victim located.	171219-4223
	12/19/17	ACME Security reportedly detained a guest of a resident for no apparent reason.	171219-4116
	12/23/17	Illegal shooting detected by Shot Spotter. Five rounds detected.	171223-5309
	1/1/18	Illegal shooting detected by Shot Spotter.	
	1/3/18	Child molestation. Suspect approached nine-year boy playing in the courtyard, pulled down the boy's pants, then groped him. ²	180103-3360
	1/8/18	Illegal shooting detected by Shot Spotter. ACME Security guards were at the location of the shooting when LVMPD officers arrived.	180108-3378
	1/10/18	LVMPD's Community-Oriented Policing Division received a report from Clark County Commissioner Marilyn Kirkpatrick that a roof had caved in due to rain. Commissioner Kirkpatrick and other partners relocated the affected family. Property management and ACME Security were uncooperative.	n/a
	1/24/18	Illegal shooting detected by Shot Spotter. Four rounds detected. Casings recovered.	180124-0552
	1/30/18	Resident arrested on outstanding warrants. Officers obtained a search warrant to recover property related to another event.	180130-0559
	2/4/18	Gang feud erupts in gunfire.	180204-2198
	2/15/18	Illegal shooting detected by Shot Spotter. 11 rounds fired. A dispute over rent led to a physical altercation and then a threat that the subject would "air the place out." An hour later, the shooting occurred.	180215-3743
	2/28/18	Multiple officers from both LVMPD and Nevada Parole and Probation visited the Property to check on multiple residents who were on parole. As a result of this visit, one person was arrested for outstanding warrants. While on the operation,	n/a

² Around this time, there were four (4) sex offenders living at the Property, including two (2) who had assaulted children.

		officers witnessed a person attempting to kick down a door to an apartment. This person was arrested, along with the person who dropped him off at the Property.	
	3/13/18	Suspect arranged a drug deal for the purpose of conducting a robbery. Suspect shot victims. Suspect arrested.	180313-5011
	3/14/18	ACME Security officer refused to comply with the directions of a LVMPD officer, who was conducting an investigation. His vehicle was parked in the crime scene and he physically tried to go past LVMPD officers. He also made derogatory comments towards LVMPD officers. The security officer was apparently fired.	n/a
	3/18/18	Illegal shooting detected by Shot Spotter.	180320-1315
	3/25/18	Large scale fight occurred in the complex between two competing sets of residents. Multiple officers were required to maintain order.	180325-2217
	4/01/18	Resident who was being evicted arrived at his apartment to find the lock changed. He kicked in the door and found someone he knew inside. This person stabbed him with a screwdriver.	180401-0618

Notably, there are other events that have not been listed here.

Based on these and other circumstances, both Clark County and LVMPD have attempted to elicit your cooperation in making necessary changes to the way the Property is managed. In particular, the Captain at LVMPD's Northeast Area Command sent you a letter as early as September 9, 2017 alerting you that crime was heading in the wrong direction at the Property.

Efforts to engage you and ACME Security intensified in 2018. On January 22, 2018, you and your security company met with various officials at the Clark County Government Center. My understanding is that at that meeting, you promised to make needed changes.

Thereafter, LVMPD met with your property manager and security company on multiple occasions. These have included multiple on-site visits. LVMPD has made multiple suggestions on how to improve safety at the Property. LVMPD has also noted several concerns regarding inoperative security cameras, an inadequate number of security personnel, inadequate perimeter barriers, and inadequate training. These various meetings have taken place on February 1, 2018, February 22, 2018, March 15, 2018, and March 19, 2018.

At every turn, troubling issues continue to surface. On March 9, 2018, Commissioner Kirkpatrick was attending a fair organized at the Property. She and Captain Splinter conducted community surveys. While they were there, two fresh door kicks were discovered.

The situation has become so alarming that on March 21, 2018, an Assistant Sheriff, Deputy Chief, and others accompanied Captain Splinter on a tour of the Property. They asked your property manager for more cooperation to ensure the safety of the residents and the community in general. The property manager apparently called you to advise that she was not happy about the tour. When you called Captain Splinter, you and she arranged another meeting for April 9, 2018.

In sum, violent crime has been a continual problem at the Property. The lack of cooperation from management and security is also a continual problem. This Notice is being sent because the Property easily qualifies as a "chronic nuisance" which must be abated.

WHAT DO YOU NEED TO DO NEXT?

The reoccurrence of chronic nuisance activities needs to be abated by May 4, 2018 (30 days from now) in order to prevent the matter from being submitted to the Clark County District Attorney for legal action. This means you will desist, remedy, and prevent persons on the Property from continuing the nuisance activities described above.

I strongly encourage you to attend the meeting scheduled for April 9, 2018 and to redouble your efforts thereafter to take whatever steps necessary to abate. Officials at LVMPD and Clark County have made, and can continue to make, recommendations about how to curb crime, but ultimately the management of the Property is the owner's responsibility.

CAN YOU OBJECT TO THIS NOTICE AND DECLARATION OF CHRONIC NUISANCE?

Yes. You have the opportunity for a hearing before the district court. The procedures for either you or LVMPD to obtain a hearing before the Eighth Judicial District Court, Clark County, are outlined in Clark County Code § 11.07.050, which are stated herein verbatim:

- (a) When served with a notice and declaration of chronic nuisance, the owner may request a hearing by filing in district court a complaint for declaratory or injunctive relief. Service of the complaint shall be effectuated in accordance with the Nevada Rules of Civil Procedure. The complaint must be filed and served prior to the abatement date specified in the notice. The date specified in the notice is tolled for the period during which the owner requests a hearing and receives a decision.
- (b) When served with a notice and the owner fails to abate the chronic nuisance by the date specified in the notice and fails to request a hearing in district court prior to the date specified in the notice, the sheriff or authorized agent may request the district attorney to file a complaint in district court.

- (c) If the court finds that a chronic nuisance exists and action is necessary to avoid serious threat to the public welfare or the safety or health of the occupants of the property, the court may order the county to secure and close the property until the nuisance is abated.
- (d) In addition, if the court finds that a chronic nuisance exists, the court may:
 - (1) Impose a civil penalty of not more than five hundred dollars per day for each day that the chronic nuisance was not abated after the date specified in the notice by which the owner was required to abate the condition;
 - (2) Order the owner to pay the county for the cost incurred by the county in abating the condition; and
 - (3) Order any other appropriate relief.

WHAT WILL HAPPEN IF YOU FAIL TO TAKE STEPS TO ABATE THE CHRONIC NUISANCE?

LVMPD is committed to working closely and aggressively with Clark County to identify and correct problems in this community that lead to crime. We are also committed to assisting homeowners, business owners, and citizens of Las Vegas to achieve a higher quality of living. We strive to make Las Vegas the "Safest City in America." Therefore, we are committed to helping you through this process and will continue to commit reasonable resources to help you create a safe environment.

With that said, failure to abate the Chronic Nuisance by May 4, 2018 (30 days from now), may result in LVMPD requesting the Clark County District Attorney to file an abatement action against you, as outlined above. This may result in the closure of the Property, the abatement of the Property in some other way, and/or the imposition of fines and/or abatement costs.

Sincerely,

JOSPEPH LOMBARDO, Sheriff

By /s/ Matthew J. Christian
Matthew J. Christian, Esq.
ASSISTANT GENERAL COUNSEL

cc: Marilyn Kirkpatrick, Commissioner, Clark County
Capt. Nichole Splinter, Northeast Area Command
Sgt. Steve Reese, Northeast Area Command, Community Oriented Policing
Ofr. Jeremy Vance, Central Intelligence Unit
Steven Sweikert, Esq., Deputy District Attorney, Clark County

9

EXHIBIT “D”

CBRE Property Condition Assessment Report for Liberty Village Apartments, dated
August 8, 2017

Westland 000021- Westland 000132

EXHIBIT “D”

Property Condition Report for Mortgage Financing Purposes

Liberty Village Apartments
4870 East Nellis Oasis Lane
Las Vegas, NV 89115
CBRE Project No.: PC70736713-102

Prepared For:
Suntrust Bank

www.cbre.com/Assessment

CBRE



55 West Red Oak Lane
White Plains, New York 10604
914.694.9600 Tel
914.694.1335 Fax

August 8, 2017

Mr. Tyler Paul
Deputy Chief Underwriter
Pillar Financial, a Division of SunTrust Bank
5757 Main Street, Suite 202
Frisco, Texas 75034
469.403.2127 Phone
tyler.paul@pillarfinance.com

Re: Property Condition Assessment for Mortgage Financing Purposes
Liberty Village Apartments
4870 East Nellis Oasis Lane
Las Vegas, NV 89115
Project No. PC70736713-102

Dear Mr. Paul:

Attached is our PCA outlining the general physical conditions observed on August 2 and 3, 2017 during our walk-through survey, complete with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this PCA.

Sincerely,

CBRE, Inc. – Assessment and Consulting Services

A handwritten signature in dark ink, appearing to read "Daphne Douglas".

Daphne Douglas
Property Condition Assessor

A handwritten signature in dark ink, appearing to read "Greg Beste".

Reviewed By: Greg Beste
Director, Property Condition Assessment

DD/gb/jj

TABLE OF CONTENTS

1.	Executive Summary.....	5
1.1.	Summation of PCA Findings	5
1.2.	Summary of Recommended Repairs and Replacement Cost Estimates	6
1.3.	Red flag Checklist	7
1.4.	Immediate Repairs	8
1.5.	Replacement Repairs Items (Physical Needs over the Term).....	9
1.6.	General Physical Condition	10
1.7.	Reported Renovations & Capital Improvements	11
1.8.	Site Visit, Interviews and Documentation	11
1.9.	Property Useful Life Table.....	12
1.10.	Summary of Known Problematic Materials and Building Materials.....	13
1.11.	Purpose and Reliance	14
1.12.	Scope	15
1.13.	CBRE Certification.....	16
2.	Property Evaluator Team Members.....	17
2.1.	Property Evaluator Team Members	17
3.	Property Characteristics.....	18
3.1.	Site Components.....	18
3.2.	Architectural Components	21
3.3.	Mechanical/Electrical/Plumbing Components.....	26
3.4.	Dwelling Unit Components and Observations	29
4.	Moisture and Microbial Growth and Pest Management	34
4.1.	Moisture and Microbial Growth	34
4.2.	Pest Management	34
5.	Special Hazards, Zoning, Building Code Violations and Regulatory Compliance.....	35
5.1.	Special Hazards	35
5.2.	Municipal Research	36
5.3.	Regulatory Compliance.....	37
6.	Areas of Additional Assessment	39
6.1.	Summary and Evaluation of Historical Repairs and Replacements, Work in Progress, and Planned Capital Improvements	39
7.	Report References, Procedures And Limitations.....	40
7.1.	Report References, Procedures, and Limitations.....	40
7.2.	Assessment Methodology	40
7.3.	Limiting Conditions	44

Acronyms and Definitions

TABLES

Exhibit A:

Property Useful Life Table
Cost Estimate Schedule Summary
Immediate Repair Table
Replacement of Capital Items

APPENDICES

Exhibit B: Photo Documentation
Exhibit C: Structural Risk Evaluation Questionnaire
Exhibit D: Pre-Site Visit Questionnaire
Exhibit E: Record of all Documents Reviewed, Interviews, and Supporting Information
Exhibit F: Property Evaluator Qualifications

Additional Appendices

1. EXECUTIVE SUMMARY

1.1. Summation of PCA Findings

At the request of <Suntrust Bank>, CBRE, Inc. ("CBRE") performed a Property Condition Assessment (PCA) on the below noted property. The purpose of this PCA is to assess the overall physical condition of the Property and was performed in accordance with the Fannie Mae Instructions for Performing a Property Condition Assessment (Form 4099 – Version 2.2 dated 7/16). This PCA does not contain additional Modules.

Item	Description
CBRE Project No.:	PC70736713-102
Date of Assessment:	August 2 and 3, 2017
Property Name:	Liberty Village Apartments
Street Address:	4870 East Nellis Oasis Lane
City, State, and Zip:	Las Vegas, NC 89115
Primary Use:	Multi-Family
Building Age / Age of Phases:	1986 and 1987–30 and 31 years old
Year Renovated:	N/A
Reported Site Area:	45.23 acres
Parcel configuration:	Contiguous
Rentable Square Feet:	684,216 SFG
Number of Units:	720 UNITS
Number of Apartment Buildings:	90
Number of Ancillary Buildings:	One single story leasing office, a maintenance shop, three pool buildings that include laundry facilities, toilet rooms and fitness center.
Number of Stories:	Two
Age of Roofs:	31 and two years old
CBRE Field Observers:	Daphne Douglas
Site Contact/Escort(s):	Alisa Fuller

Section 1: Executive Summary

Section 1.2: Summary of Recommended Repairs and Replacement Cost Estimates

Summary of Recommended Repairs and Replacement Cost Estimates

	Cost	Reference
Immediate Repairs: Life Safety Items (may impact health or safety)	\$0	See Table 1.4
Immediate Repairs: Critical Items (Recommend Completion within 6 months)	\$41,100	See Table 1.4
Immediate Repairs: Deferred Maintenance (Recommended Completion with 12 months)	\$95,008	See Table 1.4
Total of Immediate Repairs	\$136,108	See Table 1.4
Replacement of Capital Items (Uninflated per unit / per annum)	\$300	See Table 1.5
Replacement of Capital Items (Inflated per unit/ per annum)	\$353	See Table 1.5
Inflation Rate:	3.0%	

1.3. Red flag Checklist

System/Component		Yes	No	NA	Report Section
Are any buildings/improvements in a SFHA Flood Zone?			X		5.1.2.1
Is aluminum branch circuit wiring present at the property?			X		3.3.5
Are apartment unit fuse boxes present?			X		3.3.5
Is the apartment unit main disconnect breaker <u>less than</u> 60 Amps?			X		3.3.5
Is Galvanized or Polybutylene Piping present?			X		3.3.1
Are there centralized boilers for heat?			X		3.3.3
If yes, are the centralized boilers high pressure, regulated?				X	3.3.3
Are there centralized hot water heaters?			X		3.3.1
If yes, are the hot water heaters high pressure & regulated?				X	3.3.1
Is HVAC centralized?			X		3.3.3
If yes indicate # of buildings affected	NA				3.3.3
Seismic Analysis – Does the PGA exceed 0.15g or 15%?			X (0.13g)		5.1.1

Section 1: Executive Summary
Section 1.4: Immediate Repairs

Assessment Date(s):	August 2 & August 3, 2017
Year Built:	1986 and 1987
Age(s):	30 and 31 years old
Total Net Rentable SF:	684216
No. Dwelling Units:	720
Inflation Rate	3.00%
Estimated Annual Unit Turnover:	0.00%

Life Safety: Items that may impact the health or safety of residents, employees or visitors						
Item	Quantity	Unit	Unit Cost	Total Cost	Brief Description	Section Reference
None				\$ -		
Subtotal: Life Safety				\$ -		
Critical Repair: Items recommended for completion within the next six months.						
Down units 1014 & 1219 due to fire damage	2	Each	\$12,000.00	\$ 24,000	Bring down, unrentable units damaged by fire back online	3.4.3
Façade, major stucco repairs	10	Bldg	\$750.00	\$ 7,500	Chipped, cracked and damaged stucco cladding was noted on the sidewalls. This condition was observed at Unit 2032, 1032, 1055, 2162, 1316, 1333, 1350, at the fitness center, Unit 2240, 1222, 2188 (balcony guardrail), 1143, on the apartment building located directly across from the laundry room and pool. Repair and restucco	3.2.3
Balconies, Stairs, Upper level walkways	12	Bldg	\$800.00	\$ 9,600	Remediate damaged, wood exterior components as needed. Dry rot noted on stair system handrails. This condition was noted at Unit 1055, 2162, 2176, 2169, 2243, 2222, 2188 and throughout.	3.2.5
Subtotal: Critical Repair				\$ 41,100		

Deferred Maintenance: Non-recurring capital items typically recommended for completion within 12 months.

Asphalt Pavement Remediation	443800	SF	\$0.16	\$ 71,008	Remediate fatigued pavement via sealing, slurry, crack seal, and sectional replacements as needed	3.1.4.1
Amenities	2	LS	\$1,500.00	\$ 3,000	Two of the four pools failed inspections for defective pumps. Repair or replacement is warranted.	3.2.7
Fencing	1	LS	\$3,600.00	\$ 3,600	Steel and CMU fencing system surrounding the dog park was observed with graffiti, missing and broken concrete masonry units. CMU perimeter fencing system chipped and damaged. Repair is warranted.	3.1.5
Miscellaneous Concrete Repairs & Tennis/Basketball Courts	1	LS	\$7,500.00	\$ 7,500	Miscellaneous area of concrete flatwork repairs are required. Also, tennis courts and basketball court needs resurfacing, chainlink fencing at basketball court needs repairs	3.2.7
Laundry Room	3	LS	\$3,300.00	\$ 9,900	Composite floor tiles missing and damaged, and damaged drywall.	3.2.8
Subtotal: Deferred Maintenance			\$ 95,008			

Total Immediate Repairs		\$ 136,108		
-------------------------	--	------------	--	--

Items of Note

Items of Note: Non-Life Safety, typically have an aggregate cost less than \$3,000 (\$1,000 or less for Small Mortgage Loans) and can be addressed by on-site staff.		
Item	Brief Description	Section Reference
Toilet Room Drywall	Holes in the drywall walls in the toilet room at the pool area/laundry room near building 4755	3.2.8
Overgrown Landscape	Numerous trees observed in contact with buildings throughout. Immediate repairs are warranted consisting of trimming, pruning, and other remedial efforts throughout. In addition, excessive weed growth was noted in foundation beds.	3.1.2.1
Miscellaneous Damage	Minor damage to mail box units and stucco wall needs to be cleaned, window near Unit 2023 has aluminum foil covering, window under Unit 2023 has plywood covering, broken gable louver at endwall of Building 5040 and missing gable louver at endwall near Unit 2022. Repair/Replace as required.	Varies
Windows	Replace broken windows at laundry facility 1345, Unit 1330, 1333, 1342, and 1346.	3.2.6.2
Roof	Missing Spanish tiles on the roof near Unit 1342 need to be replaced	3.2.4.1

Section 1: Executive Summary
Section 1.5 Replacement of Capital Items Schedule

Assessment Date(s):	August 2 & August 3, 2017
Year Built:	1986 and 1987
Age(s):	30 and 31 years old
Total Net Rentable SF:	684216
No. Dwelling Units:	720
Inflation Rate	3.00%
Estimated Annual Unit Turnover:	0.00%
Years in Term:	12

Replacement of Capital Items

Section No	Item	Capital Expense Category (Choose Category from Dropdown Menu)	AVERAGE EUL (yr)	EFFECTIVE AGE (yr)	RUL (yr)	QUANTITY	UNIT OF MEASURE	Unit Cost	Total Cost over Eval. Period	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
3.1	Site																				
3.1.4.1	Asphalt Pavement seal, stripe, minor repair	Parking / Paving/ SideWalks	6	2	4	443,800	SF	\$ 0.16	\$ 71,008										\$ 35,504	\$ 35,504	
3.2.7	Pool/Spa Plastering	Other Site Capital Expense	10	5	5	4	LS	\$ 7,000.00	\$ 28,000					\$ 28,000							
3.2.7	Pool/Spa Equipment	Other Site Capital Expense	10	5	5	4	EA	\$ 2,000.00	\$ 8,000					\$ 8,000							
3.2.7	Sportscourts repair, exterior lighting, tree removal/pruning, landscaping/irrigation repairs	Other Site Capital Expense	10	3	7	2	LS	\$ 6,500.00	\$ 13,000							\$ 13,000					
3.2	Structural Frame and Building Envelope (Architectural Components)																				
3.2.3	Paint/Caulk - Cladding	Building / Exterior	8	3	5	720	Unit	\$ 250.00	\$ 180,000						\$ 60,000	\$ 60,000	\$ 60,000				
3.2.4.1	Roof Replacement (63 buildings of 90 total)	Roofing	25	22	3	274,500	SF	\$ 1.40	\$ 384,300			\$ 128,100	\$ 128,100	\$ 128,100							
3.3	Mechanical / Electrical / Plumbing Systems																				
3.3.3	Condenser, Remote Split- Component	HVAC and Other Building Systems	20	19	1	432	EA	\$ 500.00	\$ 216,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000
3.3.3	Fan Coil/Forced Air Unit - Component	HVAC and Other Building Systems	35	30	5	185	EA	\$ 850.00	\$ 157,248				\$ 17,472	\$ 17,472	\$ 17,472	\$ 17,472	\$ 17,472	\$ 17,472	\$ 17,472	\$ 17,472	\$ 17,472
3.3.1	Water Heater Tank Type (40-50 Gallons)	HVAC and Other Building Systems	15	14	1	576	EA	\$ 300.00	\$ 172,800	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400	\$ 14,400
3.4	Interior Elements (Dwelling Units / Common Area)																				
3.4.4	Carpet	Carpeting and Vinyl Expense	9	8	1	960	EA	\$ 650.00	\$ 624,000	\$ 52,000	\$ 52,000	\$ 52,000	\$ 52,000	\$ 52,000	\$ 52,000	\$ 52,000	\$ 52,000	\$ 52,000	\$ 52,000	\$ 52,000	\$ 52,000
3.4.4	Replace Vinyl Flooring	Carpeting and Vinyl Expense	15	14	1	576	EA	\$ 200.00	\$ 115,200	\$ 9,600	\$ 9,600	\$ 9,600	\$ 9,600	\$ 9,600	\$ 9,600	\$ 9,600	\$ 9,600	\$ 9,600	\$ 9,600	\$ 9,600	\$ 9,600
3.4.5.2	Dishwasher (4 cycle), Replacement	Appliance Capital Expenditures RR	12	11	1	720	EA	\$ 230.00	\$ 165,600	\$ 13,800	\$ 13,800	\$ 13,800	\$ 13,800	\$ 13,800	\$ 13,800	\$ 13,800	\$ 13,800	\$ 13,800	\$ 13,800	\$ 13,800	\$ 13,800
3.4.5.2	Range/Oven, Replacement	Appliance Capital Expenditures RR	25	24	1	346	EA	\$ 350.00	\$ 121,100	\$ 10,092	\$ 10,092	\$ 10,092	\$ 10,092	\$ 10,092	\$ 10,092	\$ 10,092	\$ 10,092	\$ 10,092	\$ 10,092	\$ 10,092	\$ 10,092
3.4.5.2	Refrigerator, Replacement	Appliance Capital Expenditures RR	15	14	1	576	EA	\$ 400.00	\$ 230,400	\$ 19,200	\$ 19,200	\$ 19,200	\$ 19,200	\$ 19,200	\$ 19,200	\$ 19,200	\$ 19,200	\$ 19,200	\$ 19,200	\$ 19,200	\$ 19,200
3.4.5.2	Washer, Replacement (all 3BR units and some 2BR units, use a total of 200 units)	Appliance Capital Expenditures RR	15	14	1	160	EA	\$ 350.00	\$ 56,000	\$ 4,667	\$ 4,667	\$ 4,667	\$ 4,667	\$ 4,667	\$ 4,667	\$ 4,667	\$ 4,667	\$ 4,667	\$ 4,667	\$ 4,667	\$ 4,667
3.4.5.2	Dryer, Replacement (all 3BR units and some 2BR units, use a total of 200 units)	Appliance Capital Expenditures RR	15	14	1	160	EA	\$ 300.00	\$ 48,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
XX	Miscellaneous/Other																				
									\$ -												
	Total Uninflated								\$2,590,656	\$145,758	\$145,758	\$273,858	\$291,330	\$327,330	\$223,230	\$236,230	\$223,230	\$163,230	\$198,734	\$198,734	\$163,230
	Total, Inflated (annual inflation factor @3%)									\$145,758	\$150,131	\$290,536	\$318,344	\$368,413	\$258,785	\$282,071	\$274,545	\$206,775	\$259,303	\$267,082	\$225,948
	Cumulative Total									\$145,758	\$295,889	\$586,425	\$904,769	\$1,273,182	\$1,531,966	\$1,814,037	\$2,088,582	\$2,295,357	\$2,554,660	\$2,821,742	\$3,047,690
	Annual Cost Per Unit / Year (uninflated)								\$300												
	Annual Cost Per Unit / Year (inflated)								\$353												

1.6. General Physical Condition

Generally, the Subject was observed to be in overall good to fair condition. Maintenance was observed to be a combination of proactive and reactive practices. Management was generally cooperative with our requests and there were no general areas to which we were denied access. CBRE did observe the following deficiencies during the course of our walkthrough survey:

Asphalt Pavement: Deficiencies observed consisted of minor depressions, minor potholes, overall surfaced fatigue, faded striping, and open pavement cracks. CBRE recommends refurbishing the pavement at this time; this is a Deferred Maintenance item.

Landscaping: Numerous trees observed in contact with buildings throughout. Immediate repairs are warranted consisting of trimming, pruning, and other remedial efforts throughout. In addition, excessive weed growth was noted in foundation beds. This is an Item of Note.

Fencing: CMU fencing system was observed with broken, separated and uneven areas, and graffiti. This condition was noted along the perimeter wall system and the dog park. This is a Deferred Maintenance item.

Pool: Two of the four pools failed inspections for defective pumps. Repair or replacement is warranted. This is an Item of Note.

Facades: Chipped, cracked and damaged stucco cladding was noted on the sidewalls. This condition was observed at Unit 2032, 1032, 1055, 2162, 1316, 1333, 1350, at the fitness center, Unit 2240, 1222, 2188 (balcony guardrail), 1143, on the apartment building located directly across from the laundry room and pool, and at multiple locations throughout. This is a Critical Repair.

Stair Systems: Dry rot noted on stair system handrails. This condition was noted at Unit 1055, 2162, 2176, 2169, 2243, 2222, 2188 and at multiple locations throughout. The damage has been caused by inadequate painting together with normal age, wear, and deferred maintenance. This is a Critical Repair.

Roof: Missing Spanish tiles on the roof near Unit 1342 needs to be replaced. This is an Item of Note.

Windows: Broken windows were observed the laundry facility 1345, Unit 1330, 1333, 1342, and 1346. This is an Item of Note.

Laundry Room: Composite floor tiles missing and damaged, and damaged drywall. This is a Deferred Maintenance item.

Down Units: Bring down, unrentable units 1014 & 1219 damaged by fire back online. This is a Critical Repair.

Toilet Room Drywall: Holes in the drywall walls in the toilet room at the pool area/laundry room near building 4755. This is an Item of Note.

Miscellaneous Damages: Minor damage to mail box units and stucco wall needs to be cleaned, window near Unit 2023 has aluminum foil covering, window under Unit 2023 has plywood covering, broken gable louver at endwall of Building 5040, and missing gable louver at endwall near Unit 2022. These are Items of Note.

Carport Roof Damage: Carport structure is tilted at the end near Building 3473. Repair as required. This is a Deferred Maintenance item.

Miscellaneous Concrete Repairs & Tennis/Basketball Courts: Miscellaneous concrete flatwork repairs are required. Also, tennis courts and basketball court needs resurfacing, chainlink fencing at basketball court needs repairs. These are deferred maintenance items.

1.7. Reported Renovations & Capital Improvements

Property Management and ownership have indicated that there are upcoming planned renovations as part of a property improvement plan. Proposed improvements include pavement refurbishment, façade painting and repairs, laundry room flooring, landscaping, and roof replacements.

It is our opinion that the RUL of the property is at least an additional 35 years, and it can be used for its intended purposes for the same period, provided that: recommended repairs identified within this report are completed, physical improvements receive continuing maintenance, and the various components and/or systems are replaced or repaired in a timely basis as needed.

1.8. Site Visit, Interviews and Documentation

Individuals, departments, or firms contacted for research purposes consisted of:

Name	Department/Title	Telephone No.
Alisa Fuller	Community Manager	702.825.1846
	Maintenance Manager	702.825.1846
Ellen Weinstein	Chief Executive Officer	203.252.6672
Jerry Stueve	Fire Marshalls Office	702.455.7316
N/A	Clark County Planning Department	702.455.4314
Karen Edgerly	Clark County Building Department	702.455.3029

CBRE requested that the owner or their designated representative complete a Pre- Site Visit Questionnaire prior to our site visit in order to ascertain historical information and maintenance records. As of the date of this report, CBRE has not received the completed and signed.

Section 1: Executive Summary
Section 1.9: Property Useful Life Table

No.	ITEM	AVERAGE EUL (yr)	EFFECTIVE AGE (yr)	RUL (yr)	RUL: EUL Ratio	RATING 1 - 5, NA	ACTION ITEM (IM / RR / R&M / No / NA)	PCA Report Section Reference for Comments	Source of Cost Estimate (Footnote, if needed)
SITE COMPONENTS									
1	Storm Drainage	50	30	20	40%	2	R&M	3.1.2.3	CBRE
2	Parking Pavement / Carports	25	10	15	60%	3	RR	3.1.4.1 / 3.1.6	CBRE
3	Seal coat and Striping	6	2	4	67%	3	IM/RR	3.1.4.1	CBRE
4	Sidewalks / Fencing	40	20	20	50%	3	IM/R&M	3.1.4.3 / 3.1.5	CBRE
5	Utilities (sanitary and storm sewers, water, gas and electric lines/mains)	50	30	20	40%	2	R&M	3.1.3	CBRE
6	Site Lighting / Pools / Landscaping	40	20	20	50%	3	IM, R&M	3.2.9 / 3.2.7 / 3.1.2.1	CBRE
STRUCTURAL FRAME AND BUILDING ENVELOPE (ARCHITECTURAL COMPONENTS)									
7	Foundations	75	30	45	60%	2	R&M	3.2.2.1	CBRE
8	Structural System (framing)	75	30	45	60%	2	R&M	3.2.2.2	CBRE
9	Exterior Walls, Siding, Paint	8	2	6	75%	3	IM/RR	3.2.3	CBRE
10	Windows and Frames	50	30	20	40%	3	IM, R&M	3.2.6.2	CBRE
11	Exterior Doors and Frames	50	30	20	40%	2	R&M	3.2.6.1	CBRE
12	Balconies, Stairs and Upper Level Walkways	50	30	20	40%	3	R&M	3.2.5.1	CBRE
13	Roof Coverings	25	22	3	12%	3	IM/R&M	3.2.4.1	CBRE
14	Roof Drainage	25	10	15	60%	2	R&M	3.2.4.2	CBRE
MECHANICAL/ELECTRICAL/PLUMBING SYSTEMS									
15	Heating Equipment	35	30	5	14%	2	RR	3.3.3	CBRE
16	Air Conditioning Equipment	20	19	1	5%	2	RR	3.3.3	CBRE
17	Building Management Systems	15	0	15	100%	NA	NA		CBRE
18	Electrical Systems	70	30	40	57%	2	R&M	3.3.5	CBRE
19	Domestic Water Distribution	50	30	20	40%	2	R&M	3.3.1	CBRE
20	Water Heaters	15	14	1	7%	2	RR	3.3.1	CBRE
21	Gas Distribution System	60	30	30	50%	2	R&M		CBRE
VERTICAL TRANSPORTATION									
22	Elevators	60	10	50	83%	NA	NA	3.3.7	CBRE
LIFE SAFETY / FIRE PROTECTION									
23	Fire Extinguishers	12	6	6	50%	3	R&M	3.3.6.1	CBRE
24	Fire Alarms	25	10	15	60%	2	R&M	3.3.6.2	CBRE
25	Carbon Monoxide Detectors (if required)	10	5	5	50%	2	R&M	3.3.6.2	CBRE
26	Security Alarms	20	0	20	100%	NA	NA	3.3.6.2	CBRE
INTERIOR ELEMENTS (DWELLING UNITS / COMMON AREAS)									
27	Common Area / Laundry Room	25	10	15	60%	3	IM, R&M	3.4.1	CBRE
28	Overall Unit Interiors / Down Units	40	20	20	50%	3	IM/RR	3.4.4	CBRE
29	Kitchen Cabinetry and Countertops	40	20	20	50%	2	R&M	3.4.5.1	CBRE
30	Kitchen Appliances	15	14	1	7%	2	RR	3.4.5.2	CBRE
31	Unit Washer/Dryer	15	14	1	7%	2	RR	3.4.5.2	CBRE
32	Unit Cabinetry / Vanity	40	20	20	50%	2	R&M	3.4.6	CBRE
Overall Property Rating						3			

(1) Immediate Repairs (IM); Replacement Repairs (RR), Repairs & Maintenance (R&M).

The PCA Consultant should indicate "NA" in the column if that system or component does not exist at the Property.

In completing the Property Useful Life Table for the Property, the PCA Consultant should use the following definitions:

"EUL" is the typical Estimated Useful Life for the specified system/component, guidelines provided in Appendix F to the Instructions.

"Eff Age" is the Effective Age of the specified system or component based on the PCA Consultant's assessment of the condition of the same.

"RUL" is the Remaining Useful Life of the specified system or component based on the EUL minus the Effective Age.

"RUL:EUL Ratio" is the ratio of RUL for the specified system or component divided by the EUL for the specified system or component.

Section 1: Executive Summary
Section 1.10: Summary of Known Problematic Building Materials

Known Problematic Building Materials Identified

	Identified (Yes / No)	Action Recommended (Yes / No)	Section Reference
Fire Retardant Treated Plywood (FRTP)	NO	NA	3.2.2.2
Compressed Wood or Composite Board Siding	NO	NA	3.2.3
Exterior Insulation and Finishing (EIFS)	NO	NA	3.2.3
Problem Drywall (aka "Chinese Drywall")	NO	NA	3.4.1
Unit electrical capacity less than 60 amps	NO	NA	3.3.5
Aluminum Branch Wiring	NO	NA	3.3.5
Electrical Overload Protection - Fused Subpanels	NO	NA	3.3.5
Federal Pacific Electric Stab-Lok panels	NO	NA	3.3.5
Ground Fault Circuit Interrupter (GFCI) in wet / exterior locations	YES	NA	3.3.5
Polybutylene Water Distribution Lines	NO	NA	3.3.1
Galvanized Steel Water Distribution Lines	NO	NA	3.3.1
Recalled fire sprinkler heads (Central, Omega, Gem, Star)	NO	NA	3.3.6.1
Recalled Cadet Brand Electric in-Wall Heaters	NO	NA	3.3.3
Recalled General Electric / Hotpoint dishwashers	NO	NA	3.4.5.2
Microbial Growth	NO	NA	4.1
Wood Destroying Organisms	NO	NA	4.2
Include any additional Known Problematic Materials identified but not included above:			

1.11. Purpose and Reliance

SunTrust Bank ("SunTrust") contracted with CBRE, Inc. ("CBRE") to conduct a Property Condition Assessment (PCA) for the purposes of rendering an opinion of the Subject's general physical condition as of the day of our site visit, in accordance with the scope and terms of our agreement with SunTrust Bank, and to prepare a PCA. A PCA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and/or the performance of the Subject property's building systems.

Preparation of this PCA is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or systems failure and to reduce the potential that such component or system may not be initially observed. There may be physical deficiencies that were not easily accessible for discovery, readily visible, or which could have been inadvertently overlooked. The results of our observations, together with the information gleaned from our research and interviews, were extrapolated to form both the general opinions of the Subject's physical condition and the Opinions of Probable Costs to remedy the physical deficiencies. This PCA must be used in its entirety, which is inclusive by reference to the agreement and limiting conditions under which it was prepared.

This PCA was specifically prepared for the use and reliance of SunTrust and Fannie Mae, together "a potential mortgagee," as an aid in underwriting and evaluating the collateral that would secure the Subject's mortgage. This PCA is exclusively for the use of SunTrust and Fannie Mae and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE or as described in this PCA.

THIS REPORT IS THE PROPERTY OF CBRE, SUNTRUST AND FANNIE MAE AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND SUNTRUST AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF CBRE. THERE SHALL BE **NO THIRD PARTY BENEFICIARIES**, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

1.12. Scope

The scope of this survey included the following:

- 1.12.1. A single site visit was conducted consisting of a “walk-through” survey and representative observation of a minimum of approximately 10% of the units including all down units and all vacant units that have been vacated for more than 90 days, base building support areas, systems, roofs, etc. This PCA was not a building code, safety, regulatory, or environmental compliance inspection.
- 1.12.2. This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this PCA.
- 1.12.3. Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of EIFS, curtainwalls, or other building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this PCA.
- 1.12.4. Inquiries were made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- 1.12.5. Photographs were taken to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- 1.12.6. Opinions of Probable Costs were prepared, in accordance with criteria herein, for work to remedy the material physical deficiencies observed and to prepare a Modified Capital Reserve Schedule.
- 1.12.7. All of the above were evaluated and this report was prepared in a summary, non-narrative format that complies with the format established by Fannie Mae.
- 1.12.8. No measurements or counts of systems, components, floor areas, rooms, etc. or calculations were prepared.
- 1.12.9. This limited scan is not to be construed as a mold survey, which entails a thorough, specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in unsurveyed areas or may have occurred subsequent to our site survey. During our survey, CBRE surveyed 10% of the units including all vacant and down units and at least 10% of the common areas. CBRE also performed interviews with property management concerns the potential for mold growth and HVAC maintenance history.

1.13. CBRE Certification

CBRE Assessment Services certifies that:

- A. We have no present or contemplated future interest in the real estate that is the subject of this report;
- B. We have no personal interest or bias with respect to the subject matter of this report, its ownership, management, or any of the Subject's service companies or vendors;
- C. To the best of our knowledge and belief, any statement of fact contained in this report and any information provided by others, upon which our evaluation, opinions, and recommendations expressed herein are based, are true and correct;
- D. The compensation received for this report is not contingent on any action or event resulting from the evaluations, opinions, recommendations, or the Opinions of Probable Costs expressed herein, or the use of this report;
- E. This PCA was prepared in accordance with the required protocols and standards set by Fannie Mae.
- F. The Property Evaluator performing this evaluation has the minimum standards and protocols set by Fannie Mae.
- G. This PCA was prepared to disclose observed existing conditions and for information purposes only. CBRE does not warrant or guarantee the results of any of its opinions, information provided by others, or the adequacy of the Opinions of Probable Costs provided to remedy the Physical Deficiencies or for the Modified Capital Reserve Schedule; and
- H. This PCA was prepared with the standard of care and skill ordinarily exercised by single-source construction consultants that specialize in conducting general overview, ASTM baseline PCA surveys under similar budget and time constraints on behalf of mortgagees for underwriting due diligence purposes.

2. PROPERTY EVALUATOR TEAM MEMBERS

2.1. Property Evaluator Team Members

Field Observer	Reviewer/Project Manager	Managing Director
		
Daphne Douglas Property Condition Assessor	Greg Beste Director, Property Condition Assessment	Randall Ward Managing Director – Agency & Multifamily Services

3. PROPERTY CHARACTERISTICS

3.1. Site Components

3.1.1. Configuration and Size

3.1.1.1. Configuration

The Subject consists of several contiguous rectangular shaped parcels.

Observations/Comments: The site's configuration showed no areas of concern. No further action is required at this time.

3.1.2. Site Landscaping, Topography and Drainage

3.1.2.1. Landscaping

The Subject is improved with trees, a variety of shrubs, and central grass and turf beds along the building frontages and throughout the property. Several areas are comprised of zero scaping and require no irrigation, while other areas are irrigated and reportedly timer controlled.

Observations/Comments: Landscaping was observed to be in generally good to fair condition throughout; however, CBRE noticed numerous trees in contact with buildings throughout. This condition can lead to damage via abrasive action on the building envelope systems; immediate repairs are warranted consisting of trimming, pruning, and other remedial efforts throughout. In addition, weed growth was noted in foundation beds. This is an Item of Note.

The property is in the process of converting the landscaping to a Zero Scape, however several trees and shrubs have died due to the removal of irrigation system in these areas. Tree and shrub removal and irrigation reinstallation are budgeted in the planned improvements and bid proposals are included in the exhibits.

3.1.2.2. Topography

The topography of the general area can be characterized as having a gentle pitch that poses no apparent adverse conditions.

Observations/Comments: The site's gentle pitch poses no apparent adverse conditions. No further action is required at this time.

3.1.2.3. Drainage

Surface drainage is achieved through a combination of interconnected system of catch basins and pavement sheet flow, and storm waters flow into the municipal storm water system.

Observations/Comments: Drainage appears adequate. No areas were observed that appear to be subject to chronic flooding. Such areas would typically be identified by surface staining), erosion, visibly clogged catchbasins, etc. No further action is required at this time.

3.1.3. Site Water and Sanitary Lines

3.1.3.1. Domestic Water/Sanitary Sewer Supply Lines

Domestic water and sanitary sewer mains service the buildings from underground mains that are tied into the local utility supply system. Underground piping at the property was not observable due to concealed conditions, and management was unaware of the type of materials present.

Observations/Comments: No concerns with the domestic water supply lines and sanitary service were observed or reported during our visit.

3.1.4. Flatwork, Parking Areas, and Walkways

3.1.4.1. Parking Area Pavement and Curbing

Ingress and egress are provided to the property via eight points, at paved entries from off of adjacent city streets and from interconnected sidewalks. All internal roadways and parking areas are paved with asphalt. Curbing consists of cast-in-place concrete with an integral concrete gutter.

Observations/Comments: For the most part, asphalt paved areas were found to be in fair condition. Portions of the drives and parking areas appear to have received isolated repairs during the property history. However, CBRE did note depressions, alligator like conditions (pre-pothole) minor potholes, open pavement cracks, and overall fatigue. CBRE recommends crack sealing and repairs as needed at this time as an immediate need; see the cost tables. This is a Deferred Maintenance item. Property management has also indicated that asphalt remediation is planned in upcoming work.

Additionally, ongoing replacements are recommended for sealing, striping, and minor repairs over the term; see the Reserve Schedule.

3.1.4.2. Parking

On-site parking is provided for 1,275 cars by a combination of carports and open parking. The Subject includes 71 steel-framed carport structures that accommodate a total of 712 cars. The remaining 563 spaces are located in surface lots throughout the property.

Observations/Comments: The open space parking areas and carport covered parking appear to be generally adequate and typical to a property of this type. It was reported and we observed that one of the carports was removed. Severe wind storms reportedly caused a tree to fall on the carport. Several carports were found severely damaged with disfigured metal roofing systems. This condition was noted at carport 295, 218, 579 and at multiple locations throughout the property. This is a Deferred Maintenance repair.

3.1.4.3. Walkways and Flatwork

The Property has concrete sidewalks and walkways located throughout the complex that are comprised of cast in place concrete with a light finish. The walkways are in placed along the building frontages and provide for pedestrian circulation throughout the complex.

Units at grade level are equipped with cast in place concrete slab patios and the swimming pool decking consists of a cool deck finished concrete with a non-slip finish.

Observations/Comments: Overall, sidewalks and flatwork were observed to be in good condition.

Patio surfaces were observed to be in generally good condition. No significant cracking or spalling was observed. No further action is required at this time.

The pool deck was noted to be in generally good condition. No areas of significant cracking or deterioration were observed; the pool deck can be maintained within the normal operating budget during the term.

3.1.5. Site Fencing and Retaining Walls

The property boundary is provided with painted CMU and steel tube fencing. Pool fencing consists of a factory coated tube steel decorative system with security gate. Patios are enclosed with painted stucco clad low walls.

Observations/Comments: The CMU fencing was observed in generally fair to good condition at the time of the site visit with chipped, bulging, cracked, and separating damaged sections noted in multiple locations along the property boundary. Steel and CMU fencing system surrounding the dog park was observed with graffiti, missing and broken concrete masonry units. This is a Deferred Maintenance Cost.

Patio and pool fencing is likewise in generally good condition. The fencing can be maintained within the normal operating budget during the term.

3.1.6. Parking Facility

The Subject reportedly has 71 free standing carports that can accommodate approximately 712 cars. Carports are of steel framed construction with corrugated metal roofing systems and are supported by caisson style footings.

Observations/comments: Carport systems were observed to be in generally good condition overall.

3.2. Architectural Components

3.2.1. Apartment Structures

The Subject Property consists of 90, two-story, wood framed stucco cladded structures that are configured in a garden style configuration. Additional support buildings include a single-story Clubhouse/leasing office, and three pool house structures which in, laundry facilities and a fitness center, a maintenance shop.

The improvements are original to the development and constructed of standard wood platform framing with concrete foundations and pitched wood framed roof systems. The floor joists are of standard wood frame systems with plywood sheathing and the roofs are pre-engineered wood trusses with plywood sheathing.

3.2.2. Structural Systems

3.2.2.1. Foundations

Drawings were not provided to CBRE. Although not visible, the substructure's foundation most likely consists of conventional reinforced concrete shallow spread footings and an integral slab on grade. This type of foundation usually has a perimeter load bearing footing and interior spot footings and thickened slab footings. The Subject does not have a sublevel such as a cellar, basement, or crawl space.

Observations/Comments: Only portions of the foundation slab edge were visible during the course of our site survey. Based on our representative areas of observation, the foundations exposed perimeter did not reveal any evidence of apparent structural distress. The building's foundation appears stable with no visible indications of adverse subsoil conditions such as subsidence. No further action is required.

3.2.2.2. Superstructure

The superstructure consists of standard wood stud platform wall framing with wood joists, beams, columns and girders. Roof framing is composed of pre-engineered wood trusses with plywood decking. Upper level floors are covered with a lightweight concrete topping and the ground floor is a slab on grade system. No attic area is provided.

Observations/Comments: General observations of the rooflines and sidewalls revealed them to be level and plumb, respectively, to the unaided eye. We did not observe any deficiencies with respect to the buildings' superstructure systems that warrant repair. No further action is required at this time.

3.2.3. Exterior Sidewall Cladding

The predominant sidewall system at each building consists of. Sidewall surfaces have a Mediterranean articulated design motif. Fascias are of painted wood, and the soffits are of a stucco materials.

Observations/Comments: We observed the visible portions of the stucco materials to be in generally good to fair condition overall. Chipped, cracked and damaged stucco cladding was noted at Unit 2032, 1032, 1055, 2162, 1316, 1333, 1350, 2240, 1222, 2188 (balcony guardrail), 1143, the fitness center building, the apartment building directly across from the laundry room/pool and at multiple locations throughout. This is Critical Repair.

Periodic painting, caulking, and minor repairs are anticipated during the term. This has been included within the Reserve Schedule.

It was observed that there is a broken gable louver at endwall of Building 5040 and a missing gable louver at endwall near Unit 2022. Repair or replace as required. This is an Item of Note.

The type of wall insulation was not observable and is not known by management. Evidence of graffiti or vandalism was noted.

3.2.4. Roofing Systems

3.2.4.1. Roof Covering

The roof systems at the subject are pitched and covered with Spanish concrete tiles over building felts fastened to the roof truss sheathing. The design can best be characterized as a gable and hip system. Ventilation appears to be provided by "turtle" vents, gable end vents, and ventilated soffits. Fascias are of painted wood. Green roof technologies were not noted or reported.

Observations/Comments: The roofing system was found to be in generally good to fair condition and was reported that 27 roofs have been replaced in last three years. Observed deficiencies consisted of missing Spanish tiles on the roof near Unit 1342, this is an Item of Note.

We noted that the shingles appear worn and aged and nearing the end of their EUL. Property management reported that five are scheduled for replacements in the near future. CBRE recommends replacement of the remaining 63 roofs during the term; see the reserve schedule for budgeted costs.

3.2.4.2. Drainage

The roofs are drained by edge drainage. Factory coated aluminum gutters and leaders are not provided. Roof drains directly over the edge on to the grade below.

Observations/Comments: Roof drains appear to be adequate and typical to a property of this type in this geographical region. No further action is required at this time however, we recommend bi-annual roof inspections. This can be addressed as part of normal routine maintenance.

3.2.5. Appurtenances

3.2.5.1. Balconies, Breezeways, Elevated Walkways, and Stairs

Above-grade units have wood joist framed balconies that are of a recessed design and finished with light concrete decking. The undersides of the balconies are concealed and finished with stucco. Balconies are enclosed by the building sidewall wood framed walls on three sides. Access to the balconies from individual units is provided by an aluminum frame sliding glass door. Railings are of stucco cladding.

Above-grade units are accessed from the buildings' exteriors through individual exterior stair systems. Stairs are steel framed stringers with precast concrete treads held in place by steel brackets, and the stair and landing railings are of stucco clad balusters with painted wood components and steel handrails.

Observations/Comments: Of the balconies that were observed as part of representative observations, they were found to be in generally good to fair condition. We did not observe any significant widespread deficiencies or deferred maintenance. The balconies can be maintained during the term as part of normal routine maintenance. No further action is required at this time.

Exterior stairs, landings, and railings were observed to be in good condition.

CBRE noted that the stair railing components show evidence of aging, wear, water damaged wood, and general degradation throughout. Dry rot was noted at Unit 1055, 2162, 2176, 2169, 2243, 2222, 2188 and multiple locations throughout.

Immediate needs are warranted which should consist of a refurbishment of all damaged wood materials and an application of exterior rated wood sealant. See the cost tables. This is a Critical Repair.

3.2.6. Doors and Windows

3.2.6.1. Exterior Doors

Each unit has a private exterior entry door constructed of insulated metal. Doors include knob-type hardware with a separate deadbolt. Sliding glass doors provide access to balconies and patios. Sliding doors are of insulated, double pane glass, and frames are of aluminum.

Observations/Comments: Overall, the exterior entry doors and patio/balcony doors were found to be in good condition with typical industry standard weatherstripping and door sweep assemblies. The doors can be maintained during the term as part of normal maintenance. No further action is required at this time.

3.2.6.2. Windows

Windows are of a punctuated design consisting of single-pane glass set within mill-finished aluminum frames. Window design types are double hung units, and windowsills are integral with the window frame.

Observations/Comments: Windows, which were observed from grade and from inside the units, appeared to be in generally good to fair and operable condition. Broken windows were observed the laundry facility 1345, Unit 1330, 1333, 1342, and 1346. The window near Unit 2023 has aluminum foil covering, window under Unit 2023 has plywood covering, repair as required. Replacements are warranted and are identified as an Item of Note.

3.2.7. Amenities

Amenities at the property include a tennis court, basketball court, dog park, fitness center, four central laundry facilities, clubhouse with leasing office, four outdoor swimming pools and spa with surrounding concrete sundeck located adjacent to the clubhouse building and pool house buildings.

The clubhouse building is a single story building of wood frame construction with exterior finish similar to the apartment buildings. Interior finishes include textured painted drywall walls and ceilings, and vinyl plank flooring. The clubhouse building includes the leasing office for the complex, a support kitchenette, restroom, and mechanical equipment room.

The outdoor pools and spa are constructed of plaster lined concrete with ceramic coping tile at the water line. All of the outdoor pools and spa are surrounded by a concrete deck surface with broom finish. The pool deck area is equipped with outdoor patio furnishings and secured by way of factory coated tubular steel fencing system and automatic security gate.

The swimming pool and spa support equipment are located in the mechanical equipment room of the clubhouse and pool house buildings. The equipment consists of hot water heaters, water filters and circulating pumps.

The central laundry facilities are located on the first floor of each building and are equipped with coin operated washers and dryers.

Observations/Comments: The clubhouse building exterior, interior finishes, and furnishings were noted to be in good condition and will require only routine maintenance over the evaluation period.

The pool and spa equipment appear to be in generally good condition. The age of the remaining equipment varies. Two of the four pools failed inspections for defective pumps. Replacement is warranted immediately and is identified as a Deferred Maintenance item.

Due to expected useful life (EUL) of this support equipment, pump, filter, and water heater replacement are anticipated over the evaluation period. Plastering of the pool and spa are also expected during the term; see the reserve schedule.

The fitness center was located in one of the pool houses. The room as equipped with exercise equipment and weights. During our visit, newly delivered appliances were being stored in the room. The room is expected to be fully operation once the appliances have been removed. Carpet replacement is anticipated during the term and included in the Reserve Cost.

The card-operated washers and dryers are owned, serviced and maintained by an outside vendor, therefore, significant reserve costs are not anticipated for these components. However, during our visit several washers and dryers were found in non-operational status. Repair or replacement is warranted by outside vendor.

Miscellaneous area of concrete flatwork repairs are required. Also, tennis courts and basketball court needs resurfacing, chainlink fencing at basketball court needs repairs

Minor damage to mail box units and stucco wall needs to be cleaned. These are Items of Note.

Energy Star and WaterSense rated appliances were not noted or reported as part of our walkthrough survey.

3.2.8. Common Area Finishes

The clubhouse building interior finishes include painted drywall walls and ceilings, vinyl plank flooring; leasing office and toilet room. The laundry facilities were finished with composite floor tile, drywall walls and ceilings. The fitness center was finished with carpet flooring, and drywall walls and ceilings.

Observations/Comments: The common area finishes were observed to be in generally good to fair condition. The clubhouse was found to be in good condition, having been recently remodeled. The fitness center was found to be in good condition with no observed deficiencies.

The laundry facilities were found to be in fair condition. Laundry facility was found with vinyl composite floor tiles missing and damaged, and damaged drywall. The flooring is schedule to be replaced and management has submitted bids obtained to complete the work. CBRE recommends that the flooring be replaced as planned along with repairing damaged drywall. This is a Deferred Maintenance item.

In addition, the toilet room in the pool area was found with holes in the drywall. CBRE recommends that the drywall be repaired immediately as an Item of Note.

3.2.9. Site Lighting

Site lighting consists mainly of centrally controlled building mounted high intensity discharge (HID) light fixtures. Incandescent, tenant controlled light fixtures that are surface mounted on exterior walls near entry, patio and balcony areas of the units were also observed. Pole mounted fixtures provide illumination for the pedestrian walkways.

Observations/Comments: The site lighting systems appear to be of standard design and style for a property of this type and should only require routine maintenance during the term.

Lighting controls appear to be satisfactory condition with no deficiencies reported or observed. No further action is required at this time.

3.3. Mechanical/Electrical/Plumbing Components

3.3.1. Water Distribution and Domestic Hot Water System

Due to concealed conditions, hot and cold-water piping was only partially observed during the site visit. However, based on limited observations and interviews with management, the supply piping appears to be of copper tubing. Fixtures appear to vary with a mixture of low flow types and standard flow fixtures. Domestic hot water is generated by individual unit-specific, electric-resistance gas-fired height, tank-type units of 50-gallon capacity. Hot water lines are mostly concealed.

Observations/Comments: Representative observations of the supply piping and inquiries of the site contact did not reveal any significant deficiencies or active leakage. Water pressure was reported to be adequate. According to the site contact, there has been no history of chronic leaks or other adverse issues. No further action is required at this time with respect to the supply piping.

The property appears to be furnished with standard flow fixtures, while it is not necessary to remove these fixtures at this time, we do recommend a phased replacement with more efficient WaterSense® labeled fixtures as fixtures are replaced during the term.

The water heaters vary in age and condition and are replaced on an as needed basis by property management. CBRE recommends ongoing standard replacements for these components on an as needed basis throughout the term. See the reserve tables.

3.3.2. Sanitary Waste and Vent

Sanitary waste piping is generally concealed and could not therefore be observed directly. On systems of this type, waste flows by gravity through the house drain-waste and vent system into the municipal sewer system. Based on our limited observations and interviews with management, drain piping consists of Acrylonitrile butadiene styrene (ABS).

Observations/Comments: Sanitary drain, waste, and vent systems were reported to be in good operating condition with no visible leaks or reported problems. According to the site contact, there has been no history of chronic leaks or other adverse issues. No further action is required at this time with respect to the sanitary piping.

3.3.3. Heating/Cooling System and Controls

The HVAC system for each apartment unit is provided by way of a traditional split system with internal gas fired forced air furnace (FAU) and integral remote exterior pad mounted condenser. Refrigerant tubing connects the remote condenser to evaporator coils mounted on top of the FAU. The FAU's are contained within dedicated closets in the apartment units that also contain the water heaters. Combustion air is brought to the space via internal metal vents that provide air from the attics or rooftops. Conditioned air is circulated throughout the apartment units by way of enclosed metal ductwork. Energy star ratings could generally not be confirmed due to concealed conditions. Comfort levels are controlled by programmable wall mounted thermostats.

Observations/Comments: The HVAC systems are primarily maintained by an in-house staff. Periodic filter replacement and minor maintenance is by in house staff. Maintenance appears to be generally adequate. There were no significant deficiencies observed at the time of our walkthrough survey.

HVAC components at the property appear to vary in age and condition. Reserve allowances are provided for replacement of this component on an as needed basis throughout the term; see the Reserve Schedule.

3.3.4. Ventilation Systems

Fresh air is brought into the units by natural air infiltration via windows and doors. Point source exhaust fans serve the bathrooms. Such fans are operated by a wall-mounted switching device without timers.

Observations/Comments: No problems related to ventilation were observed or reported. No further action is required at this time.

3.3.5. Electrical Service

Electrical service enters each building below grade. Main service panels at each building amperage was concealed, however they were complete with 120/240 volt service. Each tenant has a disconnect breaker rated at 100 amps and is individually metered directly from the local utility with meters located on the exterior of each building; common areas are separately metered. The distribution wiring was reported and observed to be copper; this was visually confirmed in Unit 1081. Based on the age of construction, internal wiring is assumed to be of sheathed nonmetallic cable. GFCI protected devices were observed in wet locations.

Observations/Comments: No adverse conditions were noted or reported. The electrical service appears and was reported to be adequate; no further action is required.

3.3.6. Fire and Life Safety Systems

3.3.6.1. Sprinklers and Standpipes

The Subject is without an automatic fire sprinkler system, a standpipe system, or fire hoses. Fire extinguishers were noted in the clubhouse and are wall hung.

Observations/Comments: Management reported that each unit was equipped with a fire extinguisher. No further action is required at this time.

3.3.6.2. Detection Devices and Alarms

A central fire alarm panel manufactured by Honeywell is provided and monitors the common area pull stations and central system smoke detectors. Each apartment unit includes unit specific local smoke detector/alarm units. Carbon monoxide detectors were also observed in the units.

Observations/Comments: With respect to the individual smoke detectors, extinguishers, and CO detectors, no problems were noted or reported. Therefore, no further action is recommended.

3.3.7. Elevators

The Subject is without elevators.

3.4. Dwelling Unit Components and Observations

3.4.1. Common Area Finishes

Common area finishes are limited to the leasing office/clubhouse building, and pool house buildings. Residential buildings do not have common areas with the exception of the laundry room occupying Unit 1342 which is finished with VCT flooring and painted drywall walls and ceilings.

Observations/Comments: The common area finishes in the laundry room are not expected to pose any significant costs during the term and can be maintained during the term as part of normal routine maintenance.

3.4.2. Dwelling Unit Summary

The following table illustrates the reported unit type and mix:

Unit Mix		
Type	No. of Units	Square Feet
1-BR/1-BA	280	720
2-BR/2-BA	296	1,035
3-BR/2-BA	144	1,224
Total	720	684,216

Representative observations of the following units were conducted during our walk-through survey:

Unit Number	Type	Status/Comments
1029	1 Bedroom / 1 Bathroom	Vacant, Good Condition
1032	1 Bedroom / 2 Bathroom	Vacant, Good Condition
1013	1 bedroom / 1 Bathroom	Vacant, Poor Condition
1005	1 bedroom / 1 Bathroom	Vacant, Good Condition
1006	1 Bedroom / 1 Bathroom	Vacant, Good Condition
1007	1 Bedroom / 1 Bathroom	Vacant, Good Condition
1012	2 Bedroom / 2 Bathroom	Occupied, Good Condition
2012	2 Bedroom / 2 Bathroom	Occupied, Good Condition
1010	2 Bedroom / 2 Bathroom	Occupied, Good Condition
1072	1 Bedroom / 1 Bathroom	Vacant, Good Condition
1081	2 Bedroom / 2 Bathroom	Vacant, Good Condition
1060	2 Bedroom / 2 Bathroom	Occupied, Good Condition

Unit Number	Type	Status/Comments
1063	2 Bedroom / 2 Bathroom	Occupied, Good Condition
1106	1 Bedroom / 1 Bathroom	Vacant, Good Condition
2162	3 Bedroom / 2 Bathroom	Vacant, Good Condition
2175	3 Bedroom / 2 Bathroom	Vacant, Good Condition
1033	1 bedroom / 1 Bathroom	Model, Good Condition
1279	2 Bedroom / 2 Bathroom	Model, Good Condition
1316	1 bedroom / 1 Bathroom	Occupied, Good Condition
2315	1 bedroom / 1 Bathroom	Occupied, Good Condition
1310	2 Bedroom / 2 Bathroom	Occupied, Good Condition
2310	2 Bedroom / 2 Bathroom	Occupied, Good Condition
1303	2 Bedroom / 2 Bathroom	Vacant, Good Condition
2304	2 Bedroom / 2 Bathroom	Vacant, Good Condition
1300	2 Bedroom / 2 Bathroom	Occupied, Good Condition
1368	3 Bedroom / 2 Bathroom	Occupied, Good Condition
2323	1 bedroom / 1 Bathroom	Vacant, Good Condition
1330	1 bedroom / 1 Bathroom	Vacant, Fair Condition
1334	1 bedroom / 1 Bathroom	Vacant, Good Condition
1333	1 bedroom / 1 Bathroom	Vacant, Good Condition
1336	1 bedroom / 1 Bathroom	Occupied, Good Condition
1342	1 bedroom / 1 Bathroom	Vacant, Good Condition
1350	1 bedroom / 1 Bathroom	Occupied, Good Condition
2353	1 bedroom / 1 Bathroom	Occupied, Good Condition
1365	3 Bedroom / 2 Bathroom	Occupied, Good Condition
2243	3 Bedroom / 2 Bathroom	Vacant, Good Condition
1240	2 Bedroom / 2 Bathroom	Vacant, Good Condition
1223	2 Bedroom / 2 Bathroom	Vacant, Good Condition
1222	2 Bedroom / 2 Bathroom	Vacant, Good Condition
1363	3 Bedroom / 2 Bathroom	Vacant, Good Condition
2188	2 Bedroom / 2 Bathroom	Vacant, Good Condition
2156	3 Bedroom / 2 Bathroom	Vacant, Good Condition
2136	1 Bedroom / 1 Bathroom	Vacant, Good Condition
1143	3 Bedroom / 2 Bathroom	Vacant, Good Condition
2202	2 Bedroom / 2 Bathroom	Vacant, Good Condition

Unit Number	Type	Status/Comments
1209	3 Bedroom / 2 Bathroom	Vacant, Good Condition
2217	2 Bedroom / 2 Bathroom	Vacant, Good Condition
2276	2 Bedroom / 2 Bathroom	Vacant, Good Condition
2285	2 Bedroom / 2 Bathroom	Vacant, Good Condition
2239	2 Bedroom / 2 Bathroom	Vacant, Fair Condition
1222	2 Bedroom / 2 Bathroom	Vacant, Good Condition
1363	Storage	Storage, Fair Condition
1048	1 bedroom / 1 Bathroom	Occupied, Good Condition
1068	1 bedroom / 1 Bathroom	Occupied, Good Condition
1074	1 bedroom / 1 Bathroom	Occupied, Good Condition
1119	1 bedroom / 1 Bathroom	Occupied, Good Condition
1145	3 Bedroom / 2 Bathroom	Occupied, Good Condition
1144	3 Bedroom / 2 Bathroom	Occupied, Good Condition
1199	2 Bedroom / 2 Bathroom	Occupied, Good Condition
1219	2 Bedroom / 2 Bathroom	Down (Fire), Poor Condition
2268	2 Bedroom / 2 Bathroom	Occupied, Good Condition
1268	2 Bedroom / 2 Bathroom	Occupied, Good Condition
2264	3 Bedroom / 2 Bathroom	Vacant, Good Condition
1269	2 Bedroom / 2 Bathroom	Occupied, Good Condition
1270	2 Bedroom / 2 Bathroom	Occupied, Good Condition
1031	1 bedroom / 1 Bathroom	Occupied, Good Condition
2031	1 bedroom / 1 Bathroom	Occupied, Good Condition
1024	1 bedroom / 1 Bathroom	Occupied, Good Condition
1014	1 Bedroom / 1 Bathroom	Down (Fire), Poor Condition
2279	2 Bedroom / 2 Bathroom	Occupied, Good Condition
1299	2 Bedroom / 2 Bathroom	Occupied, Good Condition
1237	2 Bedroom / 2 Bathroom	Occupied, Good Condition
1345	Laundry	Laundry, Fair Condition

3.4.3. Down Units

Unit Number	Type	Status/Comments
1014	1 Bedroom / 1 Bathroom	Fire Damage
1219	2 Bedroom / 2 Bathroom	Fire Damage

Observations/Comments: No further action is required.

3.4.4. Apartment Unit Finishes

Item	Descriptions
Living/Bedroom Flooring	Carpeting or Vinyl Plank
Kitchen Flooring	Sheet Vinyl or Vinyl Plank
Bathroom Flooring	Sheet Vinyl or Vinyl Plank
Bathroom Walls	Painted Drywall
Tub Surrounds	Fiberglass Panels or Ceramic Tile
Partitions	Painted Drywall
Ceiling Finish	Textured Coating / Spray Tex
Wall Finish	Paint
Interior Doors	Painted Hollow Core

Observations/Comments: The unit finishes appeared in generally good to poor condition and are typical to properties of this type and vintage. Maintenance appears to be generally adequate and is addressed as part of unit turns, tenant request, or periodic inspections. Capital reserves are provided for typical replacement of the flooring over the term. Other finish components can be maintained as part of the normal maintenance operations during the term.

Of note Unit 1013 was vacant and in poor condition with damaged carpet and holes in the walls and doors. In addition, water intrusion at the front door at Unit 1029, 1032 and the adjacent unit. Repair of these items is being be addressed as the unit is turned through in-house maintenance staff.

3.4.5. Kitchen

3.4.5.1. Cabinets, Counters, and Sinks

Cabinets are generally of compressed wood frames with laminated wood veneers and doors. Counters are of a synthetic composite type material. Sinks are of clay vitreous materials or stainless steel.

Observations/Comments: The cabinets, counters and sinks were observed to be in generally good and operable condition and should only require periodic routine maintenance during the term of the loan. Minor repairs and replacements can be performed by onsite maintenance personnel on an as needed basis or as the units are turned.

3.4.5.2. Appliances

Kitchen appliances consist of gas ranges, frost free refrigerators, dishwashers, and garbage disposal units. Three bedroom and some two bedroom apartments units (estimated to be approximately 200 units) are also provided with washers and dryers that are management provided. The units are side by side and located in apartment unit hallway closets.

Observations/Comments: In general, appliances were found to be in good to fair and operable condition. Appliances observed were of various ages. Energy Star ratings are generally unknown. CBRE recommends reserves for typical replacements based upon the effective useful life (EUL) of appliances over the evaluation period. Ongoing cyclical replacements are warranted; see the reserve schedule for cost projections.

3.4.6. Bathroom Vanities, Washbasin, Shower/Tub, and Toilets

Typical bathroom fixtures consist of a free-standing wood constructed vanity with a plastic laminate top and a self-rimming sink; one-piece fiberglass tub/shower assembly; full wall mirror above vanity; clay vitreous toilet, and recessed mirrored medicine cabinet.

Observations/Comments: Fixtures and finishes were found to be in good condition overall and can be maintained as part of normal property operations. No further action is required at this time.

3.4.7. Cable or Internet Availability

Cable television and internet is provided by 3rd party suppliers to all residents.

4. MOISTURE AND MICROBIAL GROWTH AND PEST MANAGEMENT

4.1. Moisture and Microbial Growth

Based on representative observations and our interviews with on-site management personnel CBRE was not informed, nor did we observe significant visual indications of the presence of mold or conditions that tend to promote the growth of mold. No current or past mold, or mold-related issues, were reported by property management. In addition, no complaints pertaining to mold were provided to CBRE by the residents of which we interviewed.

4.2. Pest Management

During our site visit we interviewed on-site property management regarding wood-damaging insects along with other pests and vermin. In addition, a visual survey for wood damaging insects along with other pests and vermin was conducted. The survey was limited to visual observations in the areas walked and should not be considered a comprehensive survey of the property. No inspection or investigation behind walls or in any other generally inaccessible areas was performed. Based on our interview with on-site management and our on-site observations, no obvious evidence of termite, pest, or vermin activity or damage was observed or reported. Previous rodent issues were reported by tenants. Holes under sink need to be sealed. This is a routine maintenance repair.

According to property management, the Subject does not have any termite bond in effect. Routine pest control services are provided on an as needed basis.

5. SPECIAL HAZARDS, ZONING, BUILDING CODE VIOLATIONS AND REGULATORY COMPLIANCE

5.1. Special Hazards

5.1.1. Peak Ground Acceleration (PGA)

In accordance with the most recent United States Geological Service data, the property's Peak Ground Acceleration with a 10% probability of being exceeded in 50 years is 0.13g or 13%. This is below Fannie Mae's threshold of 15.00% and therefore, no further action is required.

5.1.2. Hazards/Geographic Conditions/Catastrophic Loss Potential

The property lies within a region that has a propensity towards the following events:

EVENT:	YES	NO	NA
Volcanic Activity		X	
Hurricane		X	
Tornado		X	
Sinkhole		X	
Landslide		X	
Wildfire		X	
Earthquake – see Section 5.1.1 above for commentary concerning earthquake potential and recommendations			
Flood – see Section 5.1.2.1 below for commentary concerning flood zones			

Observations/Comments: CBRE did not review plans as part of this assessment; the property is assumed to have been constructed in accordance with applicable codes and pertinent design criteria at the time of original development. Our observations are based upon readily available information from management, governments, and a visual walkthrough survey of the property. The building design and construction type appears to be of industry standard methods for a property of this type, vintage, and geographical location. CBRE was not made aware of any conditions that may affect the performance of the Property during a catastrophic event.

5.1.2.1. Flood Hazard

CBRE researched the location of the property with respect to its Flood Plain status on Flood Insurance Rate Maps ("FIRM"). FIRM maps provide the information needed to determine whether a specific property is within a Special Floodway Hazard Area, which is the flood insurance zone that applies to the property. The research indicated that the property is located in Flood Hazard X. The Map No. for this flood determination is 32003C2177F and is dated November 16, 2011.

Zone X is the flood insurance rate zone that corresponds to: (i) areas outside the 1-percent annual chance floodplain, (ii) areas of 1-percent annual chance sheet flow flooding where average depths are less than one foot, (iii) areas of 1-percent annual chance stream flooding where the contributing drainage area is less than one square mile, or (iv) areas protected from the 1-percent annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in this zone according to FEMA.

5.2. Municipal Research

5.2.1. Zoning

The Subject zoning designation is R-3 (Multifamily Residential). Pertinent information was not available or provided as of the date of this report. Should any response be received that significantly changes our opinion, it will be forwarded to SunTrust Bank.

5.2.2. Code Violations

5.2.2.1. Building Code Violations

Pertinent information was not available or provided as of the date of this report. Should any response be received in a pertinent timeframe, it will be forwarded to SunTrust Bank.

5.2.2.2. Fire Code Violations

Pertinent information was not available or provided as of the date of this report. Should any response be received in a pertinent timeframe, it will be forwarded to SunTrust Bank.

5.3. Regulatory Compliance

5.3.1. ADA Commentary

The ADA is a Federal law that became effective on January 26, 1992. Per Title III of the ADA, all areas of newly designed or newly constructed buildings or facilities and altered portions of existing buildings and facilities are required to be compliant with ADA requirements. Furthermore, all areas of "Public Accommodation" are required to remove physical barriers to entering and using existing facilities when "readily achievable", irrespective of age. Readily achievable is defined in Title III as "easily accomplishable and able to be carried out without much difficulty or expense. The term "readily achievable" is somewhat subjective. New case law is continually developing as to its interpretation, and remedies include varying levels of conformance and it is generally handled on a case by case basis. Ultimately, the owner of the facility is responsible to determine compliance levels.

Our walk-through survey for ADA general compliance included only a limited, visual review with respect to the Subject's compliance with Title III of the ADA and is intended to identify certain obvious items that do not appear to be in general conformance with the Title III requirements; without inferring that correction of the reported items will bring the property into total compliance with the ADA. While opinions of cost to correct or remove noted barriers may be provided herein, they do not constitute an opinion that elimination of the barriers is "readily achievable" and not an "undue burden" as defined by the ADA; the owner must determine this issue.

CBRE did not take any measurements or counts as part of this survey. The scope of our survey was limited to the determination of general compliance with physical attributes of the property, which affect exterior access to the building: accessible exterior route, accessible parking, entrances, etc. While some of CBRE's comments regard the reported or observed accessibility of common area interior spaces, such as toilet facilities, we did not specifically evaluate each and every area as part of our walk-through survey; only representative observations were conducted. CBRE did not conduct an extensive, detailed ADA compliance review, which most probably would identify other items at the facility that are not in compliance with ADA regulations. Additionally, CBRE's review did not assess local code requirements that, in some instances, may conflict with or supersede ADA requirements.

Items of non-conformance were noted without regard as to whether or not they are, by ADA definition, "readily achievable." Factors to be considered in determining whether or not an action is "readily achievable" include the nature and cost of the action, the number of persons employed at the Subject, and the financial resources available to ownership. The decision as to which actions are to be undertaken as "readily achievable" is to be determined by building ownership in consultation with its accountants, attorneys, and design/construction professionals.

The property was developed prior to the advent of the ADA and therefore accessibility was most likely not included in the design. However, the Subject's on-site leasing office is considered a Public Accommodation and per Title III, physical barriers should be removed if they are readily achievable and are not an undue burden.

CBRE encourages ownership to consider removing architectural barriers in consultation with their design professionals as resources become available; it is beyond the scope of this report to determine what is "readily achievable" or not an "undue burden".

5.3.2. Federal Fair Housing Act

Multifamily property built for first occupancy after March 13, 1991 is required to comply with the Federal Fair Housing Amendments Act of 1988 (FFHAA) (Public Law 100-430). The FFHAA enacted prohibitions against discrimination in housing on the basis of race, color, religion, sex, handicap, familial status, or national origin. The FFHAA also requires reasonable modification of dwellings, reasonable accommodation in policies for the disabled, and that the design and first construction of certain new multi-family dwellings built for first occupancy after March 13, 1991 meet certain adaptability and accessibility requirements. These requirements cover multifamily buildings that offer four (4) or more dwelling units if constructed for first occupancy after March 13, 1991. The Department of Housing and Urban Development (HUD) has published Final Design Guidelines (see Federal Register, 24 CFR, Vol. 56, No. 44, March 6, 1991, page 9497).

The facility was first occupied prior to March 13, 1991 and is therefore not required to comply with the provisions of the FFHAA.

5.3.3. Energy Risk Score and Compliance

Based on our inquiries with local, state or federal municipalities, the site is not required to be in conformance with a retro-commissioning, energy audit or other energy benchmarking compliance program.

6. AREAS OF ADDITIONAL ASSESSMENT

6.1. Summary and Evaluation of Historical Repairs and Replacements, Work in Progress, and Planned Capital Improvements

Historical repairs and replacements as well as planned capital improvements are included in Section 1.7 of this report. No work was reported or observed in process during our site visit.

7. REPORT REFERENCES, PROCEDURES AND LIMITATIONS

7.1. Report References, Procedures, and Limitations

This report was generated using Fannie Mae, Instructions for the Property Evaluator, Form 4099 – Version 2.2, dated July 2016. This PCA has been certified by CBRE to have been prepared in accordance with the required protocols and standards set by Fannie Mae.

The cost databases used in the preparation of the Cost Estimate Schedules for Immediate Repairs and the Replacement of Capital Items were based on a compilation of the CBRE internal cost database, RSMeans, and Marshall & Swift published databases.

7.2. Assessment Methodology

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Probable Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or Suntrust Bank and as a result of our research and interviews.

Based upon observations during our site visit and information received from our interviews with building management, which for purposes of this report was deemed to be reliable, CBRE prepared order-of-magnitude estimates to cure or repair noted deficiencies or to budget for future expenditures. Such costs were considered commensurate with the Subject's position in the market and prudent expenditures. These estimates are for components or systems exhibiting major patent defects, significant deferred maintenance, or other existing deficiencies requiring major repairs or replacement. In some cases, a continuation of an ongoing chronic repair or maintenance program may be deemed an appropriate remedy for certain inherent defects; the cost of a complete cure may not be commensurate with either the asset or the deficiency. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building renovation program or to reposition the asset for the marketplace and, (iv) routine or normal building maintenance, or (v) the responsibility of tenants were not included. These costs have been provided as defined on the Fannie Mae Instructions for the PCA Property Evaluator, and supporting documentation, specifically: Appendix D - Property Condition Standards and Ratings and Instructions for Property Useful Life Table; Appendix E – Property Useful Life table and Cost Estimate Schedules, Appendix F – Estimated Useful Life Tables, and Appendix G – Known Problematic Materials.

7.2.1. Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or

components. HVAC, mechanical, and electrical equipment not normally operated by units was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative units be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

7.2.2. Research and Interviews

Available on-site property management and maintenance personnel were interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/ improvements, and latent and or chronic physical deficiencies. More specifically, we met with Alisa Fuller, Community Manager, and discussed the Subject's maintenance history, existence of any patent or latent defects, and proposed improvements, if any.

To the extent that Suntrust Bank, the Subject's ownership or building management personnel have provided information regarding the Subject's operation, conditions, quantities, and capacities, and that such information appears reasonable, CBRE has taken the position that such information is correct and complete. This information, taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

7.2.3. Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of SunTrust, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the "Checklists") were forwarded to the property manager or ownership to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCAs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this PCA. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

CBRE's Checklists were not returned by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this PCA's due diligence process. It was to assist our research in discovering chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies.

In addition, drawings of the Subject were not provided to CBRE in order to become familiar with the asset prior to our site survey.

7.2.4. Terminology

Many of the terms used in this report to describe the condition of the Subject's readily observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude that a part, section, or component of the system may differ significantly in condition.

- | | |
|---------------|---|
| Good - | Component or system is sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required. |
| Fair - | Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency, the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs. |
| Poor - | Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency, or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required. |

**Physical
Deficiencies -**

Defined by the ASTM as “. . . conspicuous defects or significant deferred maintenance of a subject property’s material systems, components, or equipment as observed during the field observer’s walk-through survey. Included within this definition are material life-safety/building code violations and material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or EFF AGE, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that: may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property.”

**No Further
Action Required -**

Component or system exhibits normal wear and tear considering its age, purpose and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject’s appraised value to remedy the observed physical deficiencies.

7.3. Limiting Conditions

- 7.3.1. CBRE has prepared this PCA under an agreement (the "Agreement") between CBRE and SunTrust. All terms and conditions of that Agreement are included within this document by reference. Any reliance upon this PCA, or upon CBRE's performance of services in conducting the property condition survey and preparing this PCA, is conditioned upon the relying party's acceptance and acknowledgement of the limitations, qualifications, terms, conditions and indemnities set forth in the Agreement, and property ownership/management disclosure limitations, if any. However, this PCA is not to be relied upon or to benefit any party other than SunTrust and Fannie Mae, nor used for any purpose other than that specifically stated in our Agreement or within this PCA's Purpose and Scope section without CBRE's advance and express written consent. In any event, this PCA should only be used in its entirety, which is inclusive of the requirements and limitations set forth in the Agreement.
- 7.3.2. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's components or building systems. Preparation of a PCA in accordance with the Fannie Mae's guidelines is intended to reduce, but not eliminate the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Conducting a PCA in accordance with the Fannie Mae's guidelines also recognizes the inherent subjective nature of a field observer's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system.
- 7.3.3. No single Field Observer can reasonably be expected to possess the technical knowledge to opine on the condition of all building systems and components and to develop Opinions of Probable Costs for repairs and/or replacements.
- 7.3.4. The scope of this survey was limited to a walk-through visual scan of only those areas that were readily observable and easily accessible at the time of our survey. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls, inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. Reliance was placed on the accuracy and disclosure of physical deficiencies during the course of conducting our representative observations. In no way should it be construed or inferred that every aspect, system, or component of the Subject was observed or reviewed.
- 7.3.5. This Property Condition Assessment is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their EUL. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.
- 7.3.6. Invasive tests, exploratory or destructive probing, exhaustive studies, removal or disassembly of any system or construction, or dismantling or operating of electrical, mechanical, or conveyance equipment was not performed. This survey did not include an in-depth system/component problem analysis or study, or the preparation of engineering calculations of the structural, mechanical, or electrical systems to determine compliance with either any design drawings that may have been submitted or with commonly accepted design and/or

construction practices. No calculations were prepared, and no counts or field measurements were taken to verify quantities, areas, heights, or the number of any units (parking spaces, number of tenants, rooms, apartments, stories, etc.). Not all typical areas such as Multi-family, corridors, façades, tenant storage areas, etc. were surveyed; only a representative observation of such areas was conducted. No attempt was made to operate any of the Subject's mechanical or electrical equipment. Our opinions were formed by interviewing available personnel and reviewing any maintenance records presented to us. In order to be as fully apprised as possible of the operating condition of the major mechanical/electrical equipment, a mechanical contractor should be retained to start-up the equipment, witness its operation over a period of time, and conduct a thorough inspection with its specialized knowledge of equipment repairs and replacement.

- 7.3.7. Excluded from the scope of this survey were a Phase I Environmental Assessment to determine the presence of hazardous wastes or toxic materials or issues, a survey specifically regarding the presence or cause of mold or fungus, a survey for asbestos, or an opinion of indoor air quality.
- 7.3.8. Drawings and/or specifications, to the extent that they may have been provided to CBRE, whether sent to our offices or provided on-site, were reviewed by CBRE only to become familiar with the general scope of the Subject. It should not be construed that CBRE conducted this PCA survey to determine the compliance of the as-built conditions with the drawings and/or specifications. Such a contract document compliance survey is outside the scope of CBRE's services.
- 7.3.9. Excluded from the scope of this survey was an in-depth survey to determine compliance with the ADA and FFHAA; opinions regarding the ADA and FFHAA are based only upon anecdotal observations of a limited scope.
- 7.3.10. Excluded from the scope of this survey is any responsibility for the opinions rendered on the condition of EIFS.
- 7.3.11. No responsibility is assumed for matters of a legal nature such as building encroachments, easements, zoning issues, or compliance with the requirements of governmental agencies having jurisdiction.
- 7.3.12. This report does not constitute a pest (termites, insects, etc.) control inspection. However, if termite damage problems were observed in the course of conducting the walk-through survey or reported by ownership, it has been noted herein.
- 7.3.13. This survey did not include an evaluation of tenant-installed or maintained improvements, equipment, fixtures, or finishes.
- 7.3.14. CBRE assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. CBRE is not responsible for any patent or latent defects that an owner or his agents may have withheld from CBRE whether by non-disclosure, passive concealment, or by fraud.

7.3.15. CBRE's observations, opinions and this report are not intended, nor should they be construed, as a guarantee or warranty, express or implied, regarding the Subject's condition, safety, performance, building or environmental code compliance. CBRE's opinions are based solely upon those representative areas that we observed on the day of our walk-through site visit and information resulting from our interviews and research. Given the limited scope of this assignment and the time expended, it is possible that some physical deficiencies may have been inadvertently overlooked.

Acronyms and Definitions

This PCA uses various acronyms and abbreviations to describe site, building, or system components. Not all acronyms or abbreviations are applicable to every PCA. Refer to the definitions below.

Acronym	Definition
ABA	Architectural Barriers Act
ABS	Acrylonitrile Butadiene Styrene
ACM	Asbestos Containing Material
ADA	Americans with Disabilities Act
ADAAG	ADA Accessibility Guidelines
AHU	Air Handling Unit
Amp	Ampere
ASTM	American Society for Testing and Materials
ACT	Acoustical Ceiling Tile
AVG	Average
BMS	Building Management System
BOMA	Building Owners and Managers Association
BTU	British Thermal Unit
BTUH	British Thermal Units per Hour
BUR	Built-up Roofing
CAV	Constant Air Volume
CBS	Concrete Block and Stucco
CD	Crew Day(s)
CMU	Concrete Masonry Unit
CO	Certificate of Occupancy
CO	Change Order
CO/ALR	Copper to Aluminum, Revised
CPVC	Chlorinated Polyvinyl Chloride
DWH	Domestic Water Heater
DWV	Drainage, Waste and Vent
DX	Direct Expansion
EA	Each
EFF	Effective
EIFS	Exterior Insulation and Finish System
EMF	Electromagnetic Field
EMS	Energy Management System
EPDM	Ethylene Propylene Diene Monomer
EUL	Expected Useful Life
FCU	Fan Coil Unit
FEMA	Federal Emergency Management Agency
FFHAA	Federal Fair Housing Amendment Act
FHA	Forced Hot Air
FHW	Forced Hot Water
FIRM	Flood Insurance Rate Map
FM	Factory Mutual
FOIA	Freedom of Information Act
FOIL	Freedom of Information Letter
FRP	Fiber Reinforced Panel
FRT	Fire Retardant Treated
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)
GFRC	Glass Fiber Reinforced Concrete
GLA	Gross Leasable Area
GPM	Gallons Per Minute
GWB	Gypsum Wall Board
HID	High Intensity Discharge

Acronym	Definition
HUD	U.S. Department of Housing and Urban Development
HVAC	Heating, Ventilating and Air Conditioning
IAQ	Indoor Air Quality
IBC	International Building Code
ICC	International Code Council
LED	Light Emitting Diode
LEED	Leadership in Energy and Environmental Design
LF	Linear Feet
LS	Lump Sum
MAP	HUD Multifamily Accelerated Processing
MAU	Makeup Air Unit
MBH	Thousands of British Thermal Units
MD	Man Day(s)
MDP	Main Distribution Panel
MEP	Mechanical, Electrical and Plumbing
MRL	Machine Room-Less (Elevator)
NFPA	National Fire Protection Association
NLA	Net Leasable Area
OSB	Oriented Strand Board
OS&Y	Outside Screw and Yoke
OWJ	Open Web Joist
PCA	Property Condition Assessment
PCR	Property Condition Report
PML	Probable Maximum Loss
PCA	Property Condition Assessment
PSI	Pounds per Square Inch
PTAC	Packaged Terminal Air Conditioner
PVC	Polyvinyl Chloride
RPZ	Reduced Pressure Zone
RTU	Rooftop Unit
RUL	Remaining Useful Life
SEL	Scenario Expected Loss
SF	Square Feet
SFG	Square Foot Gross
SFR	Square Foot Rentable
SOG	Slab-on-Grade
STC	Sound Transmission Classification
SUL	Scenario Upper Loss
SY	Square Yard
TPO	Thermoplastic Polyolefin
UBC	Uniform Building Code
UFAS	Uniform Federal Accessibility Standards
UL	Underwriters Laboratories
V	Volt
VAV	Variable Air Volume
VCT	Vinyl Composition Tile
VWC	Vinyl Wall Covering
W	Watt



1. Monument signage.



2. Severely damaged asphalt pavement



3. Asphalt pavement, steel framed carports and CMU refuse enclosure with steel metal gates



4. Damaged carport system



5. Cracks in concrete sidewalk pavement
(Repaired 10-17-2017)



6. Uneven concrete sidewalk pavement (Repaired
10-17-2017)



7. Damaged CMU perimeter wall



8. One of four pools



9. Tennis and basketball courts



10. Leasing office



11. Stucco clad frontal façade with a Spanish tile gable and hip roof



12. Stucco clad façade with a Spanish tile gable and hip roof and a metal tube fencing system.



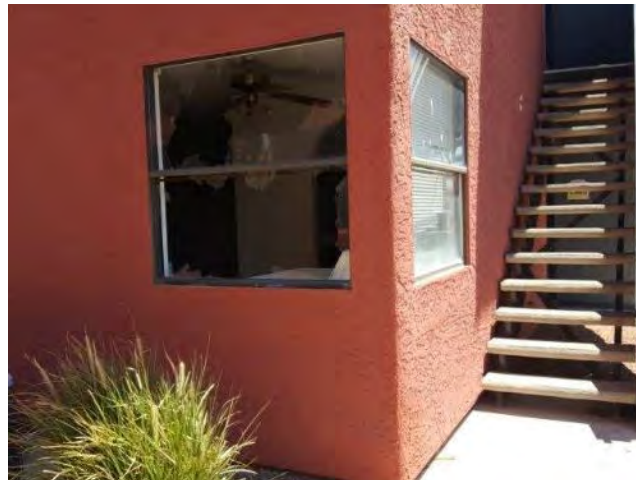
13. Dry rot on the wood handrail system



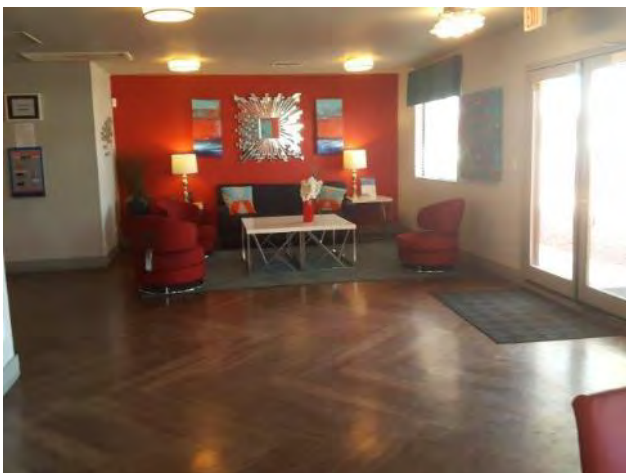
14. Broken concrete treads (repaired 10-9-2017)



15. Punctured stucco covered stair system



16. Broken window



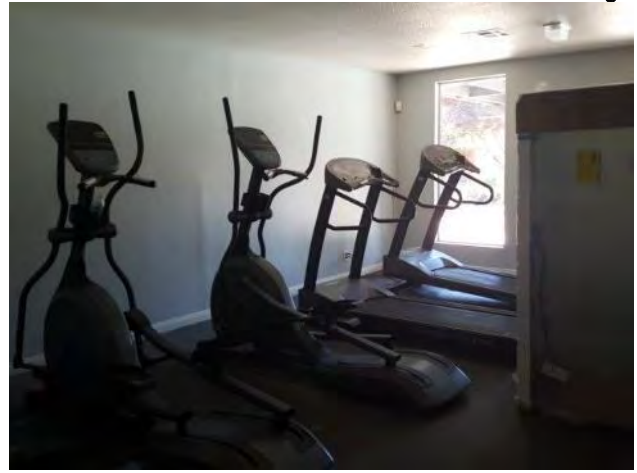
17. Seating area in the Leasing Office



18. Kitchenette in the Leasing Office



19. Toilet room in the leasing office



20. Fitness center with carpet flooring.



21. Kitchen and dining area in fire damaged unit



22. Open Web Joists in a fire damaged unit



23. Damaged drywall in the pool toilet room



24. Living room in the model



25. Kitchen in the model finished with vinyl plank flooring



26. Living room with vinyl plank flooring in the model



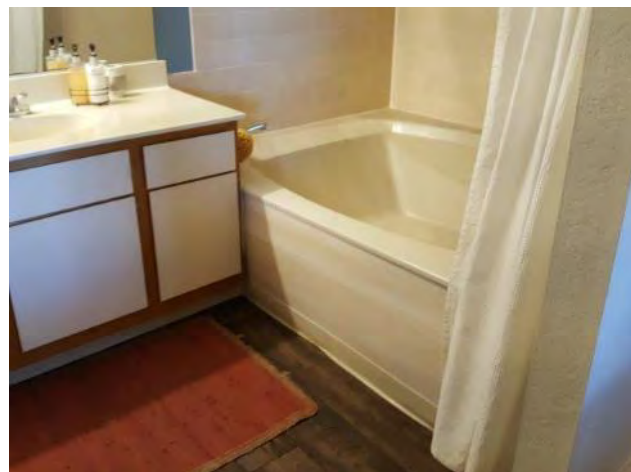
27. Dining area in the model unit



28. Bedroom in the model



29. Typical Kitchen of a unit



30. Typical bathroom of a unit



31. Laundry room with damaged flooring



32. Hot water heater and furnace located in a utility closet accessed from the patio and balcony



33. Pad mounted air conditioning condensers and main electrical switch gear and meters.



34. Open outlet verifying copper wiring



35. Circuit breaker located in each apartment unit



36. Smoke detector located in each apartment unit



55 West Red Oak Lane
White Plains, New York 10604
914.694.9600 Tel
914.694.1335 Fax

Agency Pre-Survey Questionnaire

Please provide written responses to this questionnaire. For those questions, which are not applicable or if you do not know the answer, please respond with an "N/A" or "U/K", respectively. If you have any questions, please call CBRE or ask the CBRE Project Manager at the time of their site visit. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or return by fax to the above number. **This document along with your written responses will be included as exhibits within our reports.**

GENERAL INFORMATION AND PROPERTY CONDITION SECTION

GENERAL INFORMATION AND SALIENT DATA

Name of Property:

Address:

City:

State:

Zip:

Acreage:

of Parcels:

Parcel Configuration: Contiguous ☐ Non-contiguous ☐ Regular Shape ☐ Irregular Shape ☐

Age of Property:

Date of Construction:

Age of Roofs:

Age of Phases (if applicable):

Year Renovated (if applicable):

Number of Apartment Units:

Number of Apartment Buildings:

Rentable Square Footage:

Number of stories:

Number of Ancillary Buildings/Clubhouse/Leasing/Maintenance:

Ownership Entity:

Property Management Co:

Contact Name:

Phone #:

Email Address:

Management Tenure: (Time in months or years)

What is the mix of apartment units? (attach unit mix matrix if available)

	Efficiency	1-BR	2-BR	2BR/2BTH	3BR/2BTH	Other	Other	Other
Number								
Size (SF)								

What is the current occupancy rate?

Have there been any major capital improvement projects within the last 10 years?

Yes ☐

No ☐

Attached ☐

Description:			
Are there currently any planned renovation or capital improvement projects?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Attached <input type="checkbox"/>
Description:			

UTILITIES AND SUPPLIERS			
Electricity:		Water:	
Natural Gas:		Storm Drainage:	
Sanitary Sewer:		Internet/Cable TV:	
Telephone:		Waste Removal:	

ONSITE SEWERAGE TREATMENT OR POTABLE WATER WELLS			
Is the Subject served by an onsite septic system?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
If so, is the septic system currently in use?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Please describe any problems or deficiencies:			

SITE FEATURES AND AMENITIES					
	At Grade	Garage	Carport	Off Site	Total-all spaces
Standard					
Handicap					
Totals					
Please describe the property <u>amenities</u> (if any):					
Pool <input type="checkbox"/>	Spa <input type="checkbox"/>	Playground <input type="checkbox"/>	Exercise Rm <input type="checkbox"/>	Central Laundry <input type="checkbox"/>	
Sports Court <input type="checkbox"/>	Clubroom <input type="checkbox"/>	Dog Park <input type="checkbox"/>	Water Feature <input type="checkbox"/>		
Other:					
Are there any <u>known significant deficiencies</u> related to the roads, parking, storm drainage, landscaping, pad sites, utilities, clubhouse/leasing office, underground piping, or any other components?				Yes <input type="checkbox"/>	No <input type="checkbox"/>
If yes, please describe:					
<u>Pavement</u> : Please describe last capital improvement, e.g. overlay, repair/replace, sealcoat.					
Description:					

Stormwater: Please comment on the following:			
Has any portion of the Property incurred flooding?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
If yes, please describe (provide dates, if possible):			
Please indicate flood zone if known:			
Is there an underground stormwater system?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Is the system discharged to a municipal provider?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Are there any onsite retention/detention basins?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Please describe any problems or deficiencies:			
Are there any <u>sidewalk</u> trip hazards?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
If yes, please describe (provide locations):			
BUILDING SYSTEMS AND COMPONENTS QUESTIONNAIRE			
Structural: Are there any <u>significant</u> deficiencies related to:			
Foundation <input type="checkbox"/>	Structure <input type="checkbox"/>	Stair towers/Upper level walkways <input type="checkbox"/>	Balconies <input type="checkbox"/>
If yes, please describe here:			
Building Envelope: Are there any <u>significant</u> deficiencies related to:			
Façade/Siding <input type="checkbox"/>	Roofs <input type="checkbox"/>	Fascia/Soffits <input type="checkbox"/>	
If yes, please describe here:			
Roofs: Are there any <u>significant</u> deficiencies related to:			
Leaks/Interior Damage <input type="checkbox"/>	Age/Failure <input type="checkbox"/>	Roof Structure Failure <input type="checkbox"/>	
If yes, please describe here:			
What is the age of the roofs?:			
Are the roofs under warranty? (if yes, please attach)			
HVAC, Electrical, Plumbing, other: Are there any <u>significant</u> deficiencies related to:			
Electrical <input type="checkbox"/>	Plumbing <input type="checkbox"/>	HVAC <input type="checkbox"/>	Underground piping <input type="checkbox"/>
Domestic Hot Water <input type="checkbox"/>	Sprinkler System <input type="checkbox"/>	Elevator <input type="checkbox"/>	
Life Safety Systems <input type="checkbox"/>	Natural Gas <input type="checkbox"/>	Fire Alarm <input type="checkbox"/>	
If yes, please describe here:			

Building Conditions/Red Flag Issues:		
Does the Subject Property have any of the following conditions?		
Aluminum branch circuit wiring?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Galvanized water supply piping?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Polybutylene water supply piping?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Fire retardant treated plywood roof sheathing? (F RTP)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Problematic (Chinese) drywall?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Omega or Star sprinkler heads?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Exterior Insulation and Finishing (EIFS)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Unit electrical capacity less than 60 amps	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Electrical Overload Protection - Fused Subpanels	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Federal Pacific Electric Stab-Lok panels	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Recalled Cadet Brand Electric in-Wall Heaters	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Recalled General Electric / Hotpoint dishwashers	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Microbial Growth	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Wood Destroying Organisms	Yes <input type="checkbox"/>	No <input type="checkbox"/>

REGULATORY / MUNICIPAL			
Are there any outstanding fire department, building department, or zoning violations at the property?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>
If yes, describe here or attach:			
What was the date of the last fire department inspection?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>
If yes, describe here or attach:			
Have any ADA/FFHAA related complaints or actions been made against the Subject?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>
If yes, describe here:			
Have any ADA/FFHAA related improvements been made to the Subject?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>
If yes, please explain:			

ENVIRONMENTAL SECTION		
SITE HISTORY, SITE OPERATIONS, SURROUNDING PROPERTIES		
SITE OPERATIONS		
Were there any buildings or other improvements on the property prior to the existing improvements?	Yes <input type="checkbox"/>	No <input type="checkbox"/> Unknown <input type="checkbox"/>
If yes, please describe:		
Has the property ever been subject to any environmental enforcement action by the federal, state or local government?	Yes <input type="checkbox"/>	No <input type="checkbox"/> Unknown <input type="checkbox"/>
If yes, please describe:		
Do you have any knowledge of pending or contemplated environmental actions against the Subject or neighborhood properties	Yes <input type="checkbox"/>	No <input type="checkbox"/> Unknown <input type="checkbox"/>
If yes, please describe:		
Has there been any citizen or tenant complaints regarding environmental or health matters in connection with the Subject?	Yes <input type="checkbox"/>	No <input type="checkbox"/> Unknown <input type="checkbox"/>
If yes, please describe:		
SITE HISTORY		
To the best of your knowledge, do any of the following operations take place on the Subject or have ever taken place on the Subject?		
Dry Cleaning:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Petroleum Storage/Sales:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Photo or X-Ray Finishing:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Electronic Equipment:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Assembly or Manufacturing:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Paint or Solvent Storage:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Chemical Manufacturing:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Automobile Storage, Repair, or Disposal:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Agriculture:	Yes <input type="checkbox"/>	No <input type="checkbox"/>

SURROUNDING PROPERTIES					
Has any adjoining properties been used for industrial purposes, or as a gasoline station, auto repair shop, junkyard, dry cleaner or landfill?		Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>	
Are you aware of any contamination conditions on adjoining or nearby properties?		Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>	
Are you aware of any active or former waste treatment or disposal pits, ponds or lagoons on adjacent or nearby sites?		Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>	
ASBESTOS CONTAINING MATERIALS (ACM)					
Do you have knowledge of any materials or substances on the site that are known or suspected to contain asbestos?		Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>	
Has an inspection for asbestos ever been performed on the Subject?		Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>	
Has asbestos been removed from the Subject?		Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>	
Description:					
PCB's					
Are there any onsite electrical transformers?		Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>	
Who owns the transformers and where are they located?					
Did any on-site transformers formerly contain PCBs, but later had the dielectric fluid replaced?		Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>	
Description:					
STORAGE TANKS					
Are there any (active or inactive) Underground Storage Tanks ("UST") or Aboveground Storage Tanks ("AST") on the site?		Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>	
Have any of the tanks been tightness tested?		Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>	
Do you have any knowledge of tanks that were either removed or closed in-place at the site?		Yes <input type="checkbox"/>	No <input type="checkbox"/>	Unknown <input type="checkbox"/>	
If so, please fill out the following schedule:					
Location of Former Tank	Size of Tank (Gallons)	AST or UST	Tank Contents	Tank Removal Company	Year Tank Was Removed

Location of Former Tank	Size of Tank (Gallons)	AST or UST	Tank Contents	Tank Removal Company	Year Tank Was Removed
LEAD					
Are you aware of any lead-based paint ("LBP") applications on the site?				Yes <input type="checkbox"/>	No <input type="checkbox"/> Unknown <input type="checkbox"/>
Has LBP testing been conducted?				Yes <input type="checkbox"/>	No <input type="checkbox"/> Unknown <input type="checkbox"/>
Do you have any knowledge of tanks that were either removed or closed in-place at the site?				Yes <input type="checkbox"/>	No <input type="checkbox"/> Unknown <input type="checkbox"/>
Have any LBP abatements been conducted?				Yes <input type="checkbox"/>	No <input type="checkbox"/> Unknown <input type="checkbox"/>
Has the water been tested for lead?				Yes <input type="checkbox"/>	No <input type="checkbox"/> Unknown <input type="checkbox"/>
HAZARDOUS MATERIALS					
Are hazardous materials or chemicals stored or used on-site?				Yes <input type="checkbox"/>	No <input type="checkbox"/> Unknown <input type="checkbox"/>
Are there any hazardous or medical waste or fluids generated or used that employ an outside service for their periodic supply and removal?				Yes <input type="checkbox"/>	No <input type="checkbox"/> Unknown <input type="checkbox"/>
INDOOR AIR QUALITY					
Have strong mold odors and/or mold staining been observed on-site?				Yes <input type="checkbox"/>	No <input type="checkbox"/> Unknown <input type="checkbox"/>
Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns?				Yes <input type="checkbox"/>	No <input type="checkbox"/> Unknown <input type="checkbox"/>
Are you aware of elevated radon gas concentrations on-site?				Yes <input type="checkbox"/>	No <input type="checkbox"/> Unknown <input type="checkbox"/>
PREVIOUS REPORTS					
Do you have any knowledge of previously prepared Environmental Site Assessment Reports, asbestos surveys, lead-based paint studies or testing (soil, groundwater, tank tightness testing, lead-based paint testing, asbestos testing, indoor air quality, mold (bacteria and fungi testing), etc.) conducted on the site? If so, please either provide copies of the reports or list the title, date, preparer and recipient of such report(s) below				Yes <input type="checkbox"/>	No <input type="checkbox"/> Unknown <input type="checkbox"/>

DOCUMENT CHECKLIST			
Please provide the following: (if available)			
ALTA Survey:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Attached <input type="checkbox"/>
Certificate of Occupancy:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Attached <input type="checkbox"/>
Rent Roll:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Attached <input type="checkbox"/>
Pest Control Records/Contracts:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Attached <input type="checkbox"/>
Previous Reports-ESA/PCA	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Attached <input type="checkbox"/>



Drawings/Blueprints/As built Plans	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Attached <input type="checkbox"/>
Roof warranty	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Attached <input type="checkbox"/>
Certificate of Occupancy	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Attached <input type="checkbox"/>
Copy of most recent Fire Marshall/Fire Inspection Report	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Attached <input type="checkbox"/>
Copy of any Building, Zoning, or Municipal Inspection Reports	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Attached <input type="checkbox"/>
Offering Memorandum	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Attached <input type="checkbox"/>
Appraisal	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Attached <input type="checkbox"/>
Renovation Budget / Capital Improvements Budget	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Attached <input type="checkbox"/>

SIGNATURE OF OWNER OR AUTHORIZED OWNER REPRESENTATIVE

By:

Name:

Title:

Date:

Building Survey Out of Scope Items

ASTM E 2018-08

The following excerpts from the ASTM's "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Practice" identifies those building survey practices that are identified as "out of scope issues" with respect to this assignment's walk-through survey and the resulting Property Condition Report.

Paragraph #	Section 8
8.4.1.8	Utilities: Operating conditions of any systems or accessing manholes or utility pits.
8.4.2.2	Structural Frame and Building Envelope: Entering of crawl or confined space areas (however, field observer should observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
8.4.3.2.	Roofs: Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.
8.4.4.2	Plumbing: Determining adequate pressure and flow rate, fixture-unit values and counts, or verifying pipe sizes and verifying the point of discharge for underground systems.
8.4.5.2	Heating: Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant-owned or maintained equipment.
8.4.6.2	Air-conditioning and Ventilation: Evaluation of process related equipment or condition of tenant owned/maintained equipment.
8.4.7.2	Electrical: Removing of electrical panel covers, except of removed by building staff, EMF issues, electrical testing, or operating of any electrical devices. Process related equipment or tenant-owned equipment
8.4.8.2	Vertical Transportation: Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts.
8.4.9.1	Life Safety/Fire Protection: Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies.
8.4.10.2	Interior Elements: Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

Paragraph #	Section 11
11.1	Activity Exclusions: The activities listed below are generally excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide. These should not be construed as all-inclusive or implying that any exclusion not specifically identified is a PCA requirement under this guide.
11.1.1	Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment or appliances; or disturbing personal items or property which obstructs access or visibility.
11.1.2	Preparing engineering calculations (civil, structural, mechanical, electrical, etc.) to determine any system's, component's, or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiency.
11.1.3	Taking measurements or quantities to establish or confirm any information or representations provided by the owner or user such as: size and dimensions of the subject property or subject building, and legal encumbrances such as easements, dwelling unit count and mix, building property line setbacks or elevations, number and size of parking spaces, etc.
11.1.4	Reporting on the presence or absence of pests such as wood damaged organisms, rodents, or insects unless evidence of such presence is readily apparent during the course of the field observer's walk-through survey or such information is provided to the consultant by the owner, user, property manager, etc. The consultant is not required to provide a suggested remedy for treatment or remediation, determine the extent of infestation, nor provide opinions of probable costs for treatment or remediation of any deterioration that may have resulted.
11.1.5	Reporting on the condition of subterranean conditions such as underground utilities, separate sewage disposal systems, wells; systems that are either considered process-related or peculiar to a specific tenancy or use; waste water treatment plants; or items or systems that

	are not permanently installed.
11.1.6	Entering or accessing any area of the premises deemed to pose a threat of dangerous or adverse conditions with respect to the field observer or to perform any procedure, which may damage or impair the physical integrity of the property, any system, or component.
11.1.7	Providing an opinion on the condition of any system or component, which is shutdown, or whose operation by the field observer may significantly increase the registered electrical demand load. However, consultant is to provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc.
11.1.8	Evaluating acoustical or insulating characteristics of systems or components.
11.1.9	Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access.
11.1.10	Operating or witnessing the operation of lighting or other systems typically controlled by time clocks or that are normally operated by the building's operation staff or service companies.
11.1.11	Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous waste, toxic materials, the location and presence of designated wetlands, IAQ, etc.
11.2	Warranty, Guarantee and Code Compliance Exclusions – By conducting a PCA and preparing a PCR, the consultant is merely providing an opinion and does not warrant or guarantee the present or future condition of the subject property, nor may the PCA be construed as either a warranty or guarantee of any of the following:
11.2.1	Any system's or component's physical condition or use, nor is a PCA to be construed as substituting for any system's or equipment's warranty transfer inspection;
11.2.2	Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry. However, should there be any conspicuous material present violations observed or reported based upon actual knowledge of the field observer or the PCR reviewer, they should be identified in the PCR;
11.2.3	Compliance of any material, equipment, or system with any certification or actuation rate program, vendor's or manufacturer's warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval such as FM, Colorado Board of Fire Underwriters, etc.
11.3	Additional/General Considerations.
11.3.1	Further Inquiry – There may be physical condition issues or certain physical improvements at the subject property that the parties may wish to assess in connection with a commercial real estate transaction that are outside the scope of this guide. Such issues are referred to as non-scope considerations and if included in the PCR, should be identified under Section 10.9.
11.3.2	Non-Scope Considerations – Whether or not a user elects to inquire into non-scope considerations in connection with this guide is a decision to be made by the user. No assessment of such non-scope considerations is required for a PCA to be conducted in compliance with this guide.

**Building Department
Freedom of Information Act Request**



White Plains, New York 10604
(951) 358-9228 (tel) 914.467.6869 (fax)
Daphne.Douglas@CBRE.com (email)

Date:	August 2, 2017	To:	Building Dept Official
Subject:	Liberty Village Apartments 720 Units 2-stories 4870 East Nellis Oasis Lane Las Vegas, Nevada 89115		Clark County Building Department 4701 W. Russell Road Las Vegas (702) 455-3000 (tel) dsrecords@ClarkCountyNV.gov
Project Mgr:	Daphne Douglas	Proj. No.:	PC70736713-102

CBRE has been commissioned to conduct a Property Condition Assessment on the above referenced Subject. Please respond to the following documentation/information requests. Should you have any questions or should there be any fees associated with providing the requested information, please call Daphne Douglas. Thank you for your assistance.

1. Does the Subject have any material outstanding building code violations within its file?
If "Yes", please fax copies of same. Yes ☐ No ☐
2. Are there any existing or pending material building or fire/life safety code requirements that the Subject would not be grandfathered and therefore compliance would then be mandatory? If "Yes", please briefly explain. Yes ☐ No ☐
3. Do you have any general or specific knowledge of any physical conditions (site or building) that negatively impact the Subject such as localized flooding, sanitary sewer back-up problems, etc.? If "Yes", please briefly explain. Yes ☐ No ☐
4. Is the Subject within a 100-year frequency flood plain? If "Yes", please identify the Flood Hazard Zone as per FEMA's Flood Insurance Rate Maps. Yes ☐ No ☐
5. What Building Code is enforced, and what is the local Zoning Ordinance classification of the property?
6. Are there any municipal required procedures or mandated improvements that are triggered by a change of ownership/title such as: a re-inspection by the Building Department, the installation of sprinklers, installing water conservation devices, etc.? If so, what are they?
7. Please forward us a copy of the Subject's Certificate of Occupancy.

Submitted By: _____ Date: _____



SEARCH HITLIST VIEW

No Documents Available Online

Step 1. Select Application Type:

Building Department Documents ▼

Step 2. Select Search Type:

- ☐ Application Number
☐ Parcel Number
☒ Street Address

Step 3. Select Optional Document Type (Check Up To 5):

- ☐ ALL DOCUMENTS
- ☐ ABTPLN: ABATEMENT PLAN
- ☐ ABTPIC: ABATEMENT PLAN PHOTOS
- ☐ ACKLTR: ACKNOWLEDGEMENT LETTER
- ☐ ADCHPLN: ADDRESS CHANG PLAN
- ☐ ADCH: ADDRESS CHANGE
- ☐ AD: ADDRESS CHANGE
- ☐ ADL: ADDRESS LIST
- ☐ ADDMISC: ADDRESSING MISCELLANEOUS

Step 4: Enter Street Address (Wildcard Acceptable * With Minimum Of 3 Characters Ex: 4999 | SAH*)

4870 East Nellis Oasis La

Find Address

Documents are made available on this web site as a convenience for our customers. We attempt to make all documents in our database available here, however, some may inadvertently not display. Please note, documents that are subject to copyright protection are not available on this website and must be viewed at the Records office. Customers wishing the view Development Services construction documents or plans may do so at the Records office of the Department of Development Services at [4701 West Russell Road, Las Vegas, Nevada](#). Customers wishing the view Comprehensive Planning or Public Works documents or maps may do so at the Records office located on the 1st floor of the Clark County Government Center at [500 S. Grand Central Pkwy, Las Vegas, Nevada](#).

SA01717

Fire Department
Freedom of Information Act Request



55 West Red Oak Lane
White Plains, New York 10604
(951) 358-9228 (tel) 914.467.6869 (fax)
Daphne.Douglas@CBRE.com (email)

Date:	August 2, 2017	To:	Department Administration
Subject:	Liberty Village Apartments 720 Units 2-stories 4870 East Nellis Oasis Lane Las Vegas, Nevada 89115		Clark County Fire Department 575 E Flamingo Road Las Vegas (702) 455-7311 (tel)
Project Mgr:	Daphne Douglas	Proj. No.:	PC70736713-102

CBRE has been commissioned to conduct a Property Condition Assessment on the above referenced property. Please respond to the following documentation/information requests. Should you have any questions or should there be any fees associated with providing the requested information, please call Daphne Douglas. Thank you for your assistance.

1. Does the Subject have any significant outstanding fire code violations within its file? Yes ☐ No ☐
If "Yes", please fax copies of same.

2. Are there any existing or pending significant fire/life safety code requirements Yes ☐ No ☐
that the Subject would not be grandfathered and therefore compliance would then be mandatory? If "Yes", please briefly explain.

3. Do you have any general or specific knowledge of any physical conditions (site or Yes ☐ No ☐
building) that negatively impact the Subject such as lack of sprinklers that are required
by code, inadequate alarm systems, back-up problems, etc.? If "Yes", please briefly explain.

4. Any general comments or suggested life/safety improvements?

Submitted By: _____ Date: _____

**Zoning Department
Freedom of Information Act Request**



55 West Red Oak Lane
White Plains, New York 10604
(951) 358-9228 (tel) 914.467.6869 (fax)
Daphne.Douglas@CBRE.com (email)

Date:	August 2, 2017	To:	Zoning/Planning Dept Official
Subject:	Liberty Village Apartments 720 Units 2-stories 4870 East Nellis Oasis Lane Las Vegas, Nevada	Dept.:	Comprehensive Planning Department 500 S. Grand Central Parkway Las Vegas, Nevada (702) 455-4314 (tel) (702) 455-3271 (fax) zoning@ClarkCountyNV.gov
Project Manager:	Daphne Douglas	Proj. No.:	PC70736713-102

CBRE has been commissioned to conduct a Property Condition Assessment Survey on the above referenced Subject. Please respond to the following documentation/information requests to the above telephone/fax number. Should you have any questions or should there be any fees associated with providing the requested information, please call Daphne Douglas. Thank you for your assistance.

1. Is the Subject within a Zoning District? If "Yes", please identify the Zone/District, when it was adopted and the specific signage and parking requirements. Yes ☐ No ☐
2. Is the Subject a currently permitted use? Yes ☐ No ☐
3. Does the Subject have any material outstanding zoning code violations within its file? If "Yes", please fax copies of same. Yes ☐ No ☐
4. Does the placement, quantity or area of signage comply with current zoning requirements? Yes ☐ No ☐
5. Does the quantity of parking spaces comply with current zoning requirements? Yes ☐ No ☐
6. Are there any existing or pending material zoning code requirements/regulations that the Subject would be considered an existing non-conforming use? If "Yes", please briefly explain. Yes ☐ No ☐
7. Was the Subject built "as of right"? If "No" to the above, what variances were necessary? Yes ☐ No ☐
8. In the event of a catastrophic loss, could the Subject be rebuilt to its current density? Yes ☐ No ☐
9. Are there any municipal required procedures or mandated improvements that are triggered by a change of ownership/title such as: new Use Permit or a re-issuance of Zoning Approval by the Zoning Department or Zoning Board of Appeals? If so, what are they? Yes ☐ No ☐
10. Please fax us a copy of the Subject's Zoning Compliance Certificate, if any. Yes ☐ No ☐

Submitted By: _____

Date: _____

Rent Roll

Liberty Village (libertyv)
As Of = 08/01/2017
Month Year = 08/2017

Unit	Unit Type	Unit Resident Sq Ft	Name	Market Rent	Actual Rent	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance	
Current/Notice/Vacant Residents												
1001	lbv-a1	720.00	t0017294	Tishanti Jermany	650.00	625.00	0.00	0.00	03/24/2017	03/23/2018	1,721.26	
1002	lbv-a1	720.00	t0015181	Breaunna Palmore	600.00	600.00	0.00	0.00	10/27/2016	10/26/2017	620.03	
1003	lbv-a1	720.00	t0008342	Benigno David	600.00	560.00	300.00	0.00	07/01/2003	01/03/2018	280.95	
1004	lbv-a1	720.00	t0016787	Jazmin Rosales	650.00	625.00	0.00	0.00	03/01/2017	02/28/2018	573.00	
1005	lbv-a1	720.00	VACANT	VACANT	650.00	0.00	0.00	0.00			0.00	
1006	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00			0.00	
1007	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00			0.00	
1008	lbv-a1	720.00	t0018314	Lapreeze Johnson	600.00	600.00	0.00	0.00	05/26/2017	05/25/2018	585.36	
1009	lbv-b1	1,035.00	t0008809	Alejandra Barraza-Hernandez - EMPLOYEE	750.00	675.00	0.00	0.00	10/01/2016	09/30/2017	387.49	
1010	lbv-b1	1,035.00	t0008367	Ronald Pollini	700.00	645.00	0.00	0.00	03/06/2015	07/09/2018	616.00	
1011	lbv-b1	1,035.00	t0008368	Henry Rodriguez	700.00	645.00	150.00	0.00	06/19/2015	06/18/2017	607.00	
1012	lbv-b1	1,035.00	t0016638	Mike Fisnar	700.00	725.00	0.00	0.00	03/01/2017	02/28/2018	-1.00	
1013	lbv-a1	720.00	VACANT	VACANT	650.00	0.00	0.00	0.00			0.00	
1014	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00			0.00	
1015	lbv-a1	720.00	t0018543	Josuah Smith	600.00	625.00	0.00	0.00	06/26/2017	06/25/2018	761.83	
1016	lbv-a1	720.00	t0018629	Marili Morales	600.00	625.00	0.00	0.00	06/28/2017	06/27/2018	-912.50	
1017	lbv-a1	720.00	t0008373	Jose Breganza	600.00	585.00	0.00	0.00	06/10/2015	06/02/2018	-560.67	
1018	lbv-a1	720.00	t0016340	Daniel Garcia	600.00	600.00	0.00	0.00	01/13/2017	01/12/2018	644.58	
1019	lbv-a1	720.00	t0015456	Eugene Jones	650.00	625.00	0.00	0.00	12/01/2016	11/30/2017	680.06	
1020	lbv-a1	720.00	t0008375	Marketa Burgess	600.00	509.00	0.00	0.00	06/27/2013	07/02/2017	619.82	
1021	lbv-a1	720.00	t0016381	Desirae Flowers	650.00	625.00	0.00	0.00	01/24/2017	01/23/2018	08/09/2017	1,708.92
1022	lbv-a1	720.00	t0014524	Darquise Smith	650.00	625.00	0.00	0.00	09/28/2016	09/27/2017		660.00
1023	lbv-a1	720.00	t0018393	Thalma Bogan	600.00	625.00	0.00	0.00	06/27/2017	06/26/2018	903.00	
1024	lbv-a1	720.00	t0017636	Arnett Hartsfield	600.00	600.00	0.00	0.00	04/15/2017	04/14/2018	744.93	
1025	lbv-a1	720.00	t0008394	Michael Sepich	600.00	484.00	200.00	0.00	12/15/2012	08/18/2018	21.00	
1026	lbv-a1	720.00	t0019258	Tristan Hall	600.00	600.00	0.00	0.00	07/14/2017	07/13/2018	949.91	
1027	lbv-a1	720.00	VACANT	VACANT	650.00	0.00	0.00	0.00			0.00	
1028	lbv-a1	720.00	t0008395	US Vets	600.00	843.00	0.00	0.00	09/18/2013	05/31/2016	0.00	
1029	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00			0.00	
1030	lbv-a1	720.00	t0017215	Brenesha Ivory	600.00	600.00	0.00	0.00	04/04/2017	04/03/2018	765.89	
1031	lbv-a1	720.00	t0008397	Michael Liggins	600.00	495.00	0.00	0.00	02/29/2012	08/31/2017	15.00	
1032	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00			0.00	
1033	lbv-a1	720.00	MODEL	MODEL	600.00	0.00	0.00	0.00			0.00	
1034	lbv-a1	720.00	t0008398	Gregory Walker	600.00	500.00	0.00	0.00	11/09/2013	11/30/2017	367.00	
1035	lbv-a1	720.00	t0019014	Andraya Shaw	600.00	600.00	0.00	0.00	06/30/2017	06/29/2018	488.93	
1036	lbv-a1	720.00	t0008400	Mary Bolin	600.00	508.00	0.00	0.00	05/01/2013	06/27/2017	558.00	
1037	lbv-a1	720.00	t0008401	Brandy Kimber	600.00	515.00	40.00	0.00	10/28/2008	12/13/2017	672.57	
1038	lbv-a1	720.00	t0010445	Ronald Sellers	600.00	575.00	0.00	0.00	10/01/2015	12/30/2017	620.00	

Rent Roll

Liberty Village (libertyv)
As Of = 08/01/2017
Month Year = 08/2017

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Rent	Actual Rent	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
1039	lbv-a1	720.00	t0017490	Richard Vaughn	600.00	600.00	0.00	0.00	04/04/2017	10/03/2017		-21.93
1040	lbv-a1	720.00	t0017847	Maria Navarro	600.00	600.00	0.00	0.00	04/21/2017	04/20/2018		698.00
1041	lbv-a1	720.00	t0011893	Alisa Fuller-Employee	600.00	550.00	0.00	0.00	02/20/2016	02/19/2017		745.51
1042	lbv-a1	720.00	t0017885	Charshonna McCaleb	600.00	600.00	0.00	0.00	04/22/2017	04/21/2018		1,148.39
1043	lbv-a1	720.00	t0014728	Deidra simon	600.00	600.00	0.00	0.00	11/11/2016	11/10/2017		2,042.52
1044	lbv-a1	720.00	t0012810	Johnny King	600.00	605.50	0.00	0.00	05/24/2016	07/02/2018		613.00
1045	lbv-a1	720.00	t0017112	Robert Loper	600.00	600.00	0.00	0.00	04/01/2017	03/31/2018		2.00
1046	lbv-a1	720.00	t0013357	Joseph Dimas	600.00	630.00	0.00	0.00	04/27/2016	04/26/2018		280.00
1047	lbv-a1	720.00	t0018814	Lonnie Ray Jr. Britt	650.00	600.00	0.00	0.00	06/30/2017	06/29/2018		662.93
1048	lbv-a1	720.00	t0018832	Lashundra Bates	600.00	600.00	0.00	0.00	06/28/2017	06/27/2018		589.00
1049	lbv-b1	1,035.00	t0015872	Rakiya Robinson	700.00	700.00	0.00	0.00	12/30/2016	12/29/2017		774.00
1050	lbv-b1	1,035.00	t0019269	Joshua Cannon	700.00	700.00	0.00	0.00	07/27/2017	07/26/2018		475.18
1051	lbv-b1	1,035.00	t0018923	Angenett Toliver	700.00	700.00	0.00	0.00	06/26/2017	06/25/2018		730.01
1052	lbv-b1	1,035.00	t0008425	Ashley Thomas	750.00	605.00	0.00	0.00	04/13/2013	04/17/2018		841.00
1053	lbv-b1	1,035.00	t0008426	Joshua Farmer	700.00	720.00	0.00	0.00	04/20/2015	10/19/2016		775.00
1054	lbv-b1	1,035.00	t0015106	Love Life Family Services Mitchell/Simon	700.00	700.00	0.00	0.00	10/18/2016	10/17/2017		185.00
1055	lbv-b1	1,035.00	t0014606	Anderson Thomas	700.00	725.00	0.00	0.00	09/16/2016	06/14/2018		470.65
1056	lbv-b1	1,035.00	t0019200	Storm Ketchens	700.00	700.00	0.00	0.00	07/31/2017	07/30/2018		-47.39
1057	lbv-b1	1,035.00	t0014842	Karen Vasquez-Gonzalez	700.00	700.00	0.00	0.00	10/18/2016	10/17/2017		500.00
1058	lbv-b1	1,035.00	t0017838	Brianna Escobar	700.00	700.00	0.00	0.00	05/01/2017	04/30/2018		774.00
1059	lbv-b1	1,035.00	t0008431	Amanda Campisi	700.00	610.00	0.00	0.00	09/24/2014	12/25/2016		0.00
1060	lbv-b1	1,035.00	t0008432	Jose Aguillar-Miranda	750.00	670.00	0.00	0.00	11/30/2012	09/28/2017		904.00
1061	lbv-b1	1,035.00	VACANT	VACANT	700.00	0.00	0.00	0.00				0.00
1062	lbv-b1	1,035.00	t0018229	Tioshanae Neal	750.00	725.00	0.00	0.00	06/01/2017	05/31/2018		836.87
1063	lbv-b1	1,035.00	t0008434	Sherry Taylor	750.00	635.00	250.00	0.00	11/04/2010	06/30/2017		1.00
1064	lbv-b1	1,035.00	VACANT	VACANT	750.00	0.00	0.00	0.00				0.00
1065	lbv-a1	720.00	t0018962	Anthony Auzenne	650.00	650.00	0.00	0.00	07/12/2017	07/11/2018		1,039.25
1066	lbv-a1	720.00	t0008435	Rashonda Frazier	650.00	540.00	0.00	0.00	10/01/2014	09/19/2017		0.00
1067	lbv-a1	720.00	t0017180	Shanette Vaughn	600.00	625.00	0.00	0.00	05/05/2017	05/04/2018		692.69
1068	lbv-a1	720.00	t0013663	Ana Mirian Hernandez	600.00	580.00	0.00	0.00	07/01/2016	06/30/2017		571.83
1069	lbv-a1	720.00	t0015754	Imari Reed	600.00	600.00	0.00	0.00	12/13/2016	12/12/2017		1,595.00
1070	lbv-a1	720.00	t0008451	Kiara Bradley	600.00	540.00	0.00	0.00	12/19/2013	11/30/2017		690.00
1071	lbv-a1	720.00	t0018805	Davion Varnado	600.00	625.00	0.00	0.00	07/06/2017	07/05/2018		1,503.84
1072	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
1073	lbv-a1	720.00	t0018821	Ashanti Miller	600.00	600.00	0.00	0.00	06/23/2017	06/22/2018		663.00
1074	lbv-a1	720.00	t0017968	Claudia Gonzales	600.00	600.00	0.00	0.00	05/19/2017	05/18/2018		757.00
1075	lbv-a1	720.00	t0011914	Sheryle Jaeger	650.00	625.00	0.00	0.00	03/04/2016	03/14/2018		809.46
1076	lbv-a1	720.00	t0011613	Yesenia Luna	600.00	550.00	0.00	0.00	01/19/2016	01/29/2017		620.00
1077	lbv-b1	1,035.00	t0018782	Christine Ashabranner	700.00	700.00	0.00	0.00	07/03/2017	07/02/2018		930.06

Rent Roll

Liberty Village (libertyv)
As Of = 08/01/2017
Month Year = 08/2017

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Rent	Actual Rent	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
1078	lbv-b1	1,035.00	t0008942	Porsche Walker	750.00	717.00	0.00	0.00	03/03/2017	03/02/2018		1,522.96
1079	lbv-b1	1,035.00	t0013638	Mekia McIntyre	700.00	675.00	0.00	0.00	07/08/2016	07/07/2017		725.00
1080	lbv-b1	1,035.00	t0008459	Joshua Harrold	750.00	645.00	0.00	0.00	11/21/2014	11/20/2017	09/01/2017	277.33
1081	lbv-b1	1,035.00	t0015747	Lashanae Graham	700.00	700.00	0.00	0.00	12/17/2016	12/16/2017	08/20/2017	1,486.52
1082	lbv-b1	1,035.00	t0011005	Joe Ealy	750.00	750.00	0.00	0.00	11/14/2015	11/13/2016		1,410.67
1083	lbv-b1	1,035.00	t0016800	Delores Jones	700.00	700.00	0.00	0.00	03/10/2017	03/09/2018		785.00
1084	lbv-b1	1,035.00	t0008474	Damon Starnes	750.00	715.00	0.00	0.00	06/10/2015	06/08/2018		852.81
1085	lbv-b1	1,035.00	t0013509	Jennelle Williams (EMPLOYEE WALKER)	700.00	675.00	0.00	0.00	07/01/2016	06/30/2017		2,424.80
1086	lbv-b1	1,035.00	VACANT	VACANT	750.00	0.00	0.00	0.00				0.00
1087	lbv-b1	1,035.00	t0016570	Samantha Thompson	700.00	700.00	0.00	0.00	01/28/2017	01/27/2018		714.32
1088	lbv-b1	1,035.00	t0017928	Samantha Johnson	700.00	700.00	0.00	0.00	05/06/2017	05/05/2018		800.07
1089	lbv-b1	1,035.00	t0017666	Angelek Ford	700.00	700.00	0.00	0.00	05/02/2017	05/01/2018		957.73
1090	lbv-b1	1,035.00	t0019147	Jessica Brown	750.00	750.00	0.00	0.00	07/28/2017	07/27/2018		454.32
1091	lbv-b1	1,035.00	t0017930	Kiante Derrico	700.00	700.00	0.00	0.00	06/21/2017	06/20/2018		1,255.99
1092	lbv-b1	1,035.00	t0008482	Katrina Peterson	700.00	715.00	0.00	0.00	11/11/2014	12/08/2017		700.00
1093	lbv-b1	1,035.00	t0008483	Jacqueline Houle	700.00	630.00	100.00	0.00	03/10/2010	10/24/2017		82.84
1094	lbv-b1	1,035.00	t0008492	Fanika Mayo	750.00	670.00	0.00	0.00	06/16/2010	03/04/2018		52.18
1095	lbv-b1	1,035.00	t0017536	Dexter Jackson	700.00	700.00	0.00	0.00	05/04/2017	05/03/2018		-0.91
1096	lbv-b1	1,035.00	t0008494	Markeise Collins	750.00	645.00	0.00	0.00	02/28/2014	08/31/2017	08/31/2017	1,099.75
1097	lbv-a1	720.00	t0018069	Kris Billings	600.00	600.00	0.00	0.00	05/11/2017	05/10/2018		922.04
1098	lbv-a1	720.00	t0014834	Shuntel Mitchell	600.00	600.00	0.00	0.00	10/07/2016	10/06/2017		679.31
1099	lbv-a1	720.00	t0017030	Jorge Quesada	600.00	600.00	0.00	0.00	04/04/2017	04/03/2018		709.20
1100	lbv-a1	720.00	t0018111	Erika Johnson	600.00	600.00	0.00	0.00	05/13/2017	05/12/2018		692.55
1101	lbv-a1	720.00	VACANT	VACANT	650.00	0.00	0.00	0.00				0.00
1102	lbv-a1	720.00	t0015689	Roneisha Perkins	600.00	625.00	0.00	0.00	12/24/2016	12/23/2017		764.48
1103	lbv-a1	720.00	VACANT	VACANT	650.00	0.00	0.00	0.00				0.00
1104	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
1105	lbv-a1	720.00	VACANT	VACANT	650.00	0.00	0.00	0.00				0.00
1106	lbv-a1	720.00	t0013739	Jessica Jimenez Mora	600.00	580.00	0.00	0.00	07/15/2016	07/14/2017	08/09/2017	1,116.42
1107	lbv-a1	720.00	t0016659	Monica Hillard	650.00	625.00	0.00	0.00	03/04/2017	03/04/2018		678.00
1108	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
1109	lbv-a1	720.00	t0013726	Family LoveLife Family Services	600.00	580.00	0.00	0.00	06/29/2016	06/28/2017		949.00
1110	lbv-a1	720.00	t0015249	Sheronda Sims	600.00	600.00	0.00	0.00	10/31/2016	10/31/2017		1,685.00
1111	lbv-a1	720.00	t0014084	Janae Farmer	600.00	600.00	0.00	0.00	08/05/2016	08/04/2017		780.00
1112	lbv-a1	720.00	t0008514	Tizoc Antonio	600.00	585.00	0.00	0.00	11/22/2014	11/21/2017		840.00
1113	lbv-a1	720.00	t0016287	Alex Spencer	600.00	600.00	0.00	0.00	01/04/2017	01/03/2018		1,107.74
1114	lbv-a1	720.00	t0011660	Sarah Barba	600.00	575.00	0.00	0.00	01/23/2016	01/22/2018		-48.42
1115	lbv-a1	720.00	t0017283	Storm Husband	650.00	600.00	0.00	0.00	03/22/2017	03/21/2018		773.00
1116	lbv-a1	720.00	t0015780	Andrea Durham	650.00	625.00	0.00	0.00	12/16/2016	12/15/2017		310.55

Rent Roll

Liberty Village (libertyv)
As Of = 08/01/2017
Month Year = 08/2017

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Rent	Actual Rent	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
1117	lbv-a1	720.00	t0016466	Duane Kennon	600.00	600.00	0.00	0.00	02/01/2017	01/31/2018		1,144.86
1118	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
1119	lbv-a1	720.00	t0008517	Danelle Domingo	600.00	560.00	0.00	0.00	01/31/2015	08/31/2017		805.00
1120	lbv-a1	720.00	t0013437	Jersharo Amey	600.00	580.00	0.00	0.00	06/17/2016	12/15/2016		626.43
1121	lbv-a1	720.00	t0019050	Felicia Jackson	650.00	650.00	0.00	0.00	07/28/2017	07/27/2018		581.19
1122	lbv-a1	720.00	t0017557	Jinnale Williams	650.00	600.00	0.00	0.00	04/13/2017	04/12/2018		-160.20
1123	lbv-a1	720.00	t0019074	Davion McClanahan	600.00	600.00	0.00	0.00	07/29/2017	07/28/2018		500.68
1124	lbv-a1	720.00	t0016701	Charde Gipson	600.00	600.00	0.00	0.00	02/11/2017	02/10/2018		3,486.71
1125	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
1126	lbv-a1	720.00	t0015110	Dusty Marie Wilkerson	600.00	625.00	0.00	0.00	10/31/2016	11/02/2017		820.51
1127	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
1128	lbv-a1	720.00	t0016443	Tori Harris	600.00	600.00	0.00	0.00	04/06/2017	04/05/2018		1,931.59
1129	lbv-a1	720.00	t0008524	Stayce Taylor	600.00	490.00	0.00	0.00	04/03/2011	08/03/2017		696.50
1130	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
1131	lbv-a1	720.00	t0012308	Therese Quilter	600.00	575.00	0.00	0.00	07/01/2016	06/18/2018		721.00
1132	lbv-a1	720.00	t0008535	Raymond Gonzales	650.00	620.00	0.00	0.00	02/07/2015	02/05/2018		144.00
1133	lbv-a1	720.00	t0011638	Mary Chambers	600.00	625.00	0.00	0.00	02/02/2016	02/10/2018		840.66
1134	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
1135	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
1136	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
1137	lbv-c1	1,224.00	t0016533	Yadira Ruiz	825.00	825.00	0.00	0.00	01/29/2017	01/28/2018		1,046.30
1138	lbv-c1	1,224.00	t0014313	Norberto Soto	825.00	825.00	0.00	0.00	08/24/2016	08/24/2017		62.32
1139	lbv-c1	1,224.00	t0012806	Tonnik Edwards (EMPLOYEE)	825.00	799.00	0.00	0.00	04/30/2016	04/29/2017		1,987.69
1140	lbv-c1	1,224.00	t0014064	Trumyia Weekley	825.00	825.00	0.00	0.00	08/10/2016	08/09/2017		494.29
1141	lbv-c1	1,224.00	t0017554	Nina Hamilton	825.00	825.00	0.00	0.00	04/21/2017	04/20/2018		983.66
1142	lbv-c1	1,224.00	t0012926	Yasmine Jackson	825.00	824.00	0.00	0.00	05/13/2016	05/29/2018		2,180.00
1143	lbv-c1	1,224.00	t0017265	Neima Coopers	825.00	825.00	0.00	0.00	03/25/2017	03/24/2018		2,107.03
1144	lbv-c1	1,224.00	t0010777	Latasha Adegboruwa	825.00	849.00	0.00	0.00	12/01/2015	06/11/2018		743.58
1145	lbv-c1	1,224.00	t0011849	Raven Niemzo	825.00	824.00	0.00	0.00	02/09/2016	11/26/2017		992.42
1146	lbv-c1	1,224.00	t0015438	Faafetai Nuicela	825.00	825.00	0.00	0.00	11/14/2016	11/13/2017		880.00
1147	lbv-c1	1,224.00	t0017521	Jovan Bullock (LLFS)	825.00	717.00	0.00	0.00	04/19/2017	04/18/2018		2,190.00
1148	lbv-c1	1,224.00	t0013438	Eliza Felton	825.00	824.00	0.00	0.00	06/01/2016	03/13/2018		1,575.68
1149	lbv-c1	1,224.00	t0018934	Keyshanda Wilson	825.00	875.00	0.00	0.00	06/30/2017	06/29/2018		863.93
1150	lbv-c1	1,224.00	t0008557	Gloria White	825.00	723.00	0.00	0.00	08/26/2013	12/20/2017		843.00
1151	lbv-c1	1,224.00	t0014275	Geraldine Young	825.00	825.00	0.00	0.00	08/26/2016	08/25/2017		39.33
1152	lbv-c1	1,224.00	t0018329	Tania Taylor	825.00	875.00	0.00	0.00	06/12/2017	06/11/2018		983.66
1153	lbv-c1	1,224.00	t0015165	Neschelle Rose Nelson	825.00	825.00	0.00	0.00	10/28/2016	10/27/2017		880.00
1154	lbv-c1	1,224.00	t0017901	Bryan Martinez	825.00	825.00	0.00	0.00	06/07/2017	06/06/2018		915.12
1155	lbv-c1	1,224.00	t0012756	Dahani Caldwell	825.00	824.00	0.00	0.00	05/04/2016	11/25/2017		856.00

Rent Roll

Liberty Village (libertyv)
As Of = 08/01/2017
Month Year = 08/2017

Unit	Unit Type	Unit Resident Sq Ft	Name	Market Rent	Actual Rent	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
1156	lbv-c1	1,224.00	t0008562 Cynthia Radford	825.00	805.00	0.00	0.00	03/28/2014	09/26/2017		1,743.00
1157	lbv-c1	1,224.00	t0016534 Karen Rayes	825.00	825.00	0.00	0.00	02/07/2017	01/31/2018		913.00
1158	lbv-c1	1,224.00	t0008564 Mary Deboles	825.00	795.00	0.00	0.00	12/05/2003	12/31/2017		840.00
1159	lbv-c1	1,224.00	t0016401 Timothy Stokes	825.00	825.00	0.00	0.00	01/23/2017	01/22/2018		650.19
1160	lbv-c1	1,224.00	VACANT VACANT	825.00	0.00	0.00	0.00				0.00
1161	lbv-c1	1,224.00	t0017385 Stephanie Jones	825.00	825.00	0.00	0.00	04/08/2017	04/07/2018		-567.36
1162	lbv-c1	1,224.00	t0017457 Lachelle Singer	825.00	825.00	0.00	0.00	04/15/2017	04/14/2018		1,043.00
1163	lbv-c1	1,224.00	VACANT VACANT	825.00	0.00	0.00	0.00				0.00
1164	lbv-c1	1,224.00	t0017548 Treonna Moore	825.00	825.00	0.00	0.00	03/18/2017	02/16/2018		2,089.29
1165	lbv-c1	1,224.00	t0008427 Tessa Williams	825.00	825.00	0.00	0.00	08/17/2016	08/16/2017	08/16/2017	975.00
1166	lbv-c1	1,224.00	t0013505 Courtney Turner	825.00	799.00	0.00	0.00	07/01/2016	06/30/2017		2,292.33
1167	lbv-c1	1,224.00	t0017216 Feon Felony	825.00	825.00	0.00	0.00	04/15/2017	04/14/2018		908.00
1168	lbv-c1	1,224.00	t0009478 Lakiesha Kinslow	825.00	824.00	0.00	0.00	09/05/2015	03/13/2017		687.00
1169	lbv-c1	1,224.00	t0019068 Carlos Portillo Miranda	825.00	875.00	0.00	0.00	07/14/2017	07/13/2018		1,638.26
1170	lbv-c1	1,224.00	VACANT VACANT	825.00	0.00	0.00	0.00				0.00
1171	lbv-c1	1,224.00	VACANT VACANT	825.00	0.00	0.00	0.00				0.00
1172	lbv-c1	1,224.00	t0017855 Yessenia Jaimes	825.00	825.00	0.00	0.00	05/19/2017	05/18/2018		790.12
1173	lbv-c1	1,224.00	t0016501 Darlene Felton	825.00	825.00	0.00	0.00	02/07/2017	02/06/2018		1,341.22
1174	lbv-c1	1,224.00	t0016006 Brandon Hicks	825.00	825.00	0.00	0.00	12/30/2016	12/29/2017		1,206.28
1175	lbv-c1	1,224.00	t0016458 Jodari Collins	825.00	825.00	0.00	0.00	02/27/2017	02/26/2018		938.85
1176	lbv-c1	1,224.00	t0008573 Nephi May - EMPLOYEE	825.00	755.00	0.00	0.00	04/01/2012	05/31/2017		432.50
1177	lbv-b1	1,035.00	t0018900 James Lemay	700.00	700.00	0.00	0.00	07/11/2017	07/10/2018		798.31
1178	lbv-b1	1,035.00	t0011924 Shamarra Wiseman	750.00	750.00	0.00	0.00	02/13/2016	09/03/2017		869.86
1179	lbv-b1	1,035.00	t0018846 Rochelle Wiolson	700.00	700.00	0.00	0.00	06/30/2017	06/29/2018		780.46
1180	lbv-b1	1,035.00	t0008587 Carl Widener	700.00	610.00	500.00	0.00	05/02/2014	05/01/2018		573.94
1181	lbv-b1	1,035.00	t0008588 William Osborne	750.00	645.00	0.00	0.00	05/30/2015	05/16/2018		899.00
1182	lbv-b1	1,035.00	t0017732 Thomas Bernoudy	700.00	700.00	0.00	0.00	05/03/2017	05/02/2018		567.22
1183	lbv-b1	1,035.00	t0008590 DeOnnia Norton	700.00	670.00	0.00	0.00	07/01/2015	12/31/2017		890.00
1184	lbv-b1	1,035.00	t0016677 Delanise McGraw	700.00	700.00	0.00	0.00	03/01/2017	02/28/2018		840.72
1185	lbv-b1	1,035.00	t0017768 Tiffany Charles	700.00	700.00	0.00	0.00	04/14/2017	04/13/2018		952.32
1186	lbv-b1	1,035.00	t0013908 Demeasha Thompson	700.00	675.00	0.00	0.00	07/30/2016	07/29/2017		2,685.78
1187	lbv-b1	1,035.00	t0017377 Joshua Jordan	700.00	700.00	0.00	0.00	04/05/2017	04/04/2018		879.00
1188	lbv-b1	1,035.00	t0017497 Markisha Dejohnette	700.00	700.00	0.00	0.00	04/25/2017	04/24/2018		-380.00
1189	lbv-b1	1,035.00	t0019025 Janett Rodriguez	750.00	725.00	0.00	0.00	08/01/2017	07/31/2018		-1,696.00
1190	lbv-b1	1,035.00	t0017856 Tamaria Dennis	700.00	700.00	0.00	0.00	05/15/2017	05/14/2018		948.00
1191	lbv-b1	1,035.00	t0016606 Alexis Lee	750.00	725.00	0.00	0.00	02/27/2017	02/26/2018		73.51
1192	lbv-b1	1,035.00	VACANT VACANT	700.00	0.00	0.00	0.00				0.00
1193	lbv-b1	1,035.00	t0018815 Andrew Pugh	750.00	725.00	0.00	0.00	06/23/2017	06/22/2018		804.06
1194	lbv-b1	1,035.00	t0013654 Amanda Owens	700.00	700.00	0.00	0.00	07/08/2016	07/07/2018		871.91

Rent Roll

Liberty Village (libertyv)
As Of = 08/01/2017
Month Year = 08/2017

Unit	Unit Type	Unit Resident Sq Ft	Name	Market Rent	Actual Rent	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
1195	lbv-b1	1,035.00	t0017384	Rejonica Taylor	700.00	700.00	0.00	0.00 04/05/2017	04/04/2018		910.81
1196	lbv-b1	1,035.00	t0017624	Love Life Family Services Jewel Hunter	700.00	626.00	0.00	0.00 03/29/2017	03/28/2018		726.00
1197	lbv-b1	1,035.00	t0017495	Andrea Torrence	750.00	725.00	0.00	0.00 04/01/2017	03/31/2018		286.00
1198	lbv-b1	1,035.00	t0016464	Courtney Patton	750.00	700.00	0.00	0.00 02/27/2017	02/26/2018		882.00
1199	lbv-b1	1,035.00	t0015051	Cassieus David	700.00	725.00	0.00	0.00 11/15/2016	11/14/2017		775.00
1200	lbv-b1	1,035.00	t0008612	Darrell Haas	700.00	700.00	0.00	0.00 03/21/2013	01/27/2018		785.00
1201	lbv-c1	1,224.00	t0017503	Love Life Family Services Nina Ballard	875.00	717.00	0.00	0.00 03/29/2017	03/28/2018		1,542.00
1202	lbv-c1	1,224.00	t0015884	Earl Robinson	825.00	825.00	0.00	0.00 12/19/2016	12/18/2017		1,830.02
1203	lbv-c1	1,224.00	VACANT	VACANT	825.00	0.00	0.00	0.00			0.00
1204	lbv-c1	1,224.00	VACANT	VACANT	825.00	0.00	0.00	0.00			0.00
1205	lbv-c1	1,224.00	t0017499	Debrah Washington (LLFS)	825.00	717.00	0.00	0.00 03/31/2017	03/30/2018		800.00
1206	lbv-c1	1,224.00	t0015823	Willisha Johnson	825.00	825.00	0.00	0.00 12/23/2016	12/22/2017		904.22
1207	lbv-c1	1,224.00	t0017652	Porter Johnson	825.00	825.00	0.00	0.00 05/11/2017	05/10/2018	08/01/2017	2,170.61
1208	lbv-c1	1,224.00	t0015874	Deora Alexander	825.00	825.00	0.00	0.00 01/13/2017	01/12/2018		930.00
1209	lbv-c1	1,224.00	VACANT	VACANT	825.00	0.00	0.00	0.00			0.00
1210	lbv-c1	1,224.00	t0017981	Marla Frame	825.00	825.00	0.00	0.00 06/02/2017	06/01/2018		1,985.24
1211	lbv-c1	1,224.00	t0013809	Nevada Community Associates, Inc	825.00	799.00	0.00	0.00 07/14/2016	07/13/2017		898.42
1212	lbv-c1	1,224.00	t0008633	Dawon Washington	825.00	750.00	300.00	0.00 04/29/2007	01/05/2018		933.00
1213	lbv-b1	1,035.00	t0008634	Enrique Servin	750.00	645.00	0.00	0.00 06/14/2013	12/13/2018		715.81
1214	lbv-b1	1,035.00	VACANT	VACANT	750.00	0.00	0.00	0.00			0.00
1215	lbv-b1	1,035.00	t0018939	Altaniesha Penn	700.00	700.00	0.00	0.00 06/30/2017	06/29/2018		71.95
1216	lbv-b1	1,035.00	t0017229	Taiyana Cox	700.00	700.00	0.00	0.00 03/23/2017	03/22/2018		1,749.71
1217	lbv-b1	1,035.00	t0008638	Summer Jaentsch	750.00	765.00	450.00	0.00 04/28/2007	10/10/2017		34.66
1218	lbv-b1	1,035.00	t0017977	Jawaun Capers	700.00	700.00	0.00	0.00 05/31/2017	05/30/2018		322.96
1219	lbv-b1	1,035.00	VACANT	VACANT	750.00	0.00	0.00	0.00			0.00
1220	lbv-b1	1,035.00	t0008641	Lovie Malone	750.00	690.00	0.00	0.00 06/26/2015	06/15/2018		893.00
1221	lbv-b1	1,035.00	t0015532	Ayrton Olson	700.00	700.00	0.00	0.00 11/24/2016	11/24/2017		286.00
1222	lbv-b1	1,035.00	VACANT	VACANT	750.00	0.00	0.00	0.00			0.00
1223	lbv-b1	1,035.00	t0018604	Alexandria Hal	700.00	700.00	0.00	0.00 06/16/2017	06/15/2018	08/15/2017	30.00
1224	lbv-b1	1,035.00	t0013613	Larry Washington	750.00	675.00	0.00	0.00 07/01/2016	06/30/2017		780.00
1225	lbv-b1	1,035.00	t0015890	Charisa Joiner	700.00	700.00	0.00	0.00 01/03/2017	01/02/2018		1,312.77
1226	lbv-b1	1,035.00	t0017066	Antoinae Tate Turner	700.00	725.00	0.00	0.00 04/13/2017	04/12/2018		1,050.24
1227	lbv-b1	1,035.00	t0017713	Shamita Carpenter	750.00	725.00	0.00	0.00 04/14/2017	04/13/2018		-25.06
1228	lbv-b1	1,035.00	t0013763	Anthony Miranda	700.00	675.00	0.00	0.00 08/01/2016	07/31/2017	08/06/2017	920.00
1229	lbv-b1	1,035.00	t0015727	Joann Jackson	700.00	700.00	0.00	0.00 12/09/2016	12/08/2017		795.13
1230	lbv-b1	1,035.00	t0011345	Bernadette Payton	750.00	675.00	0.00	0.00 12/18/2015	12/17/2016	08/15/2017	694.00
1231	lbv-b1	1,035.00	t0017760	Terrance Brown	750.00	700.00	0.00	0.00 04/18/2017	04/17/2018		809.00
1232	lbv-b1	1,035.00	t0017380	Shayra Esparza	750.00	725.00	0.00	0.00 04/11/2017	04/10/2018		757.00
1233	lbv-b1	1,035.00	t0017196	Venus Genaskey	700.00	700.00	0.00	0.00 03/18/2017	03/17/2018		770.42

Rent Roll

Liberty Village (libertyv)
As Of = 08/01/2017
Month Year = 08/2017

Unit	Unit Type	Unit Resident Sq Ft	Name	Market Rent	Actual Rent	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
1234	lbv-b1	1,035.00	t0015056	Teresa Washington	700.00	700.00	0.00	0.00	10/31/2016	10/30/2017	-50.01
1235	lbv-b1	1,035.00	t0015687	Shaune Slack	700.00	700.00	0.00	0.00	12/10/2016	12/09/2017	759.00
1236	lbv-b1	1,035.00	t0008676	Edwin Chire-Lopez	700.00	645.00	0.00	0.00	06/01/2015	12/16/2017	645.00
1237	lbv-b1	1,035.00	t0014246	Marshela Haynes	700.00	675.00	0.00	0.00	08/17/2016	08/16/2017	1,137.90
1238	lbv-b1	1,035.00	t0008678	Latasha James	700.00	635.00	0.00	0.00	11/09/2013	01/22/2018	684.90
1239	lbv-b1	1,035.00	t0013974	Nathan Johnson	700.00	675.00	0.00	0.00	08/20/2016	08/19/2017	860.73
1240	lbv-b1	1,035.00	VACANT	VACANT	700.00	0.00	0.00	0.00			0.00
1241	lbv-c1	1,224.00	t0017363	Kathlynn Daniels	825.00	825.00	0.00	0.00	03/25/2017	03/24/2018	853.00
1242	lbv-c1	1,224.00	t0017378	Traci Ballard	825.00	825.00	0.00	0.00	04/12/2017	04/11/2018	1,597.62
1243	lbv-c1	1,224.00	t0008683	Debbie King	825.00	735.00	0.00	0.00	05/06/2012	10/05/2017	1,155.00
1244	lbv-c1	1,224.00	t0016786	Latavia Jones	825.00	825.00	0.00	0.00	02/20/2017	02/19/2018	3,753.91
1245	lbv-c1	1,224.00	t0016622	Dorothy Lucinda	825.00	825.00	0.00	0.00	02/23/2017	02/22/2018	967.77
1246	lbv-c1	1,224.00	t0018449	Jasmine Facey	825.00	825.00	0.00	0.00	07/07/2017	07/06/2018	1,168.22
1247	lbv-c1	1,224.00	t0017900	Chynna McCloud Gibson	825.00	825.00	0.00	0.00	05/16/2017	05/15/2018	907.84
1248	lbv-c1	1,224.00	t0017953	Deshonay McNayre	825.00	875.00	0.00	0.00	05/22/2017	05/21/2018	1,020.43
1249	lbv-c1	1,224.00	t0014139	NCA / David Chapman	825.00	825.00	0.00	0.00	08/06/2016	08/05/2017	885.00
1250	lbv-c1	1,224.00	t0016764	Adriana Sanchez	825.00	825.00	0.00	0.00	03/05/2017	03/04/2018	918.00
1251	lbv-c1	1,224.00	t0017236	Irene Petrini - EMPLOYEE (Roe)	825.00	825.00	0.00	0.00	03/21/2017	03/20/2018	495.50
1252	lbv-c1	1,224.00	t0017453	Kelly Wallance Harris	825.00	825.00	0.00	0.00	04/07/2017	04/06/2018	1,116.51
1253	lbv-b1	1,035.00	t0017044	Edward Brown	700.00	700.00	0.00	0.00	03/22/2017	03/21/2018	-32.31
1254	lbv-b1	1,035.00	VACANT	VACANT	700.00	0.00	0.00	0.00			0.00
1255	lbv-b1	1,035.00	t0016688	Lashauna Sykes	750.00	725.00	0.00	0.00	02/13/2017	02/12/2018	1,850.07
1256	lbv-b1	1,035.00	t0014352	James Terpstra	700.00	725.00	0.00	0.00	10/31/2016	10/30/2017	994.00
1257	lbv-b1	1,035.00	t0008697	US Vets	700.00	779.00	0.00	0.00	10/07/2013	07/25/2018	0.00
1258	lbv-b1	1,035.00	t0015450	Javiana Marshall	700.00	700.00	0.00	0.00	11/18/2016	11/17/2017	2,148.99
1259	lbv-b1	1,035.00	t0018794	Andreana Chachere	700.00	700.00	0.00	0.00	06/29/2017	06/28/2018	902.61
1260	lbv-b1	1,035.00	t0016655	Tanyanika Amos	700.00	700.00	0.00	0.00	02/13/2017	02/12/2018	874.00
1261	lbv-b1	1,035.00	t0008727	Johnathan Maneafaiga	700.00	670.00	0.00	0.00	06/01/2015	10/02/2017	22.00
1262	lbv-b1	1,035.00	t0016375	Angel Herring	700.00	700.00	0.00	0.00	02/08/2017	02/07/2018	844.00
1263	lbv-b1	1,035.00	t0015046	Love Life Family Services Yolanda R. Simon	700.00	700.00	0.00	0.00	10/07/2016	10/06/2017	1,788.61
1264	lbv-b1	1,035.00	t0008729	Maria Ledesma-Employee(ayon)	750.00	620.00	0.00	0.00	10/01/2016	09/30/2017	50.00
1265	lbv-b1	1,035.00	VACANT	VACANT	750.00	0.00	0.00	0.00			0.00
1266	lbv-b1	1,035.00	t0015882	Teresa Navarro	750.00	700.00	0.00	0.00	12/23/2016	12/22/2017	-43.55
1267	lbv-b1	1,035.00	t0017897	Deoshia Collins	700.00	700.00	0.00	0.00	04/28/2017	04/27/2018	870.00
1268	lbv-b1	1,035.00	t0008518	Evelyn Henry	750.00	750.00	0.00	0.00	05/01/2016	05/30/2018	80.21
1269	lbv-b1	1,035.00	t0008735	Gustavo Ayon-Navarro - EMPLOYEE	700.00	620.00	0.00	0.00	07/01/2015	06/30/2016	50.00
1270	lbv-b1	1,035.00	VACANT	VACANT	700.00	0.00	0.00	0.00			0.00
1271	lbv-b1	1,035.00	t0013147	Lakasha Washington	750.00	675.00	0.00	0.00	05/19/2016	06/11/2018	674.00
1272	lbv-b1	1,035.00	t0014154	Arlandus Williams	750.00	700.00	0.00	0.00	08/27/2016	08/26/2017	210.01

Rent Roll

Liberty Village (libertyv)
As Of = 08/01/2017
Month Year = 08/2017

Unit	Unit Type	Unit Resident Sq Ft	Name	Market Rent	Actual Rent	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
1273	lbv-b1	1,035.00	t0018062	Amber Jordan	750.00	700.00	0.00	0.00 05/16/2017	05/15/2018		2,672.19
1274	lbv-b1	1,035.00	t0009586	Teresa Sepulveda	750.00	675.00	0.00	0.00 10/01/2015	03/31/2018		925.00
1275	lbv-b1	1,035.00	t0008740	David Hall	750.00	670.00	250.00	0.00 06/01/2012	09/13/2017		862.00
1276	lbv-b1	1,035.00	t0018647	Scott Lewis	750.00	725.00	0.00	0.00 06/22/2017	06/21/2018		972.87
1277	lbv-b1	1,035.00	t0008742	Sandra Sierra	700.00	595.00	0.00	0.00 08/03/2012	10/07/2017		0.00
1278	lbv-b1	1,035.00	t0012053	Ricardo Vargas	700.00	700.00	0.00	0.00 02/29/2016	07/02/2018		861.74
1279	lbv-b1	1,035.00	MODEL	MODEL	700.00	0.00	0.00	0.00			0.00
1280	lbv-b1	1,035.00	t0019208	Nyquisha Tollette	700.00	700.00	0.00	0.00 07/11/2017	07/10/2018		723.79
1285	lbv-b1	1,035.00	t0008745	Kari Phillips	700.00	585.00	560.00	0.00 04/02/2012	03/31/2016		730.00
1286	lbv-b1	1,035.00	t0016960	Shawn Foster	700.00	700.00	0.00	0.00 03/31/2017	03/30/2018		804.96
1287	lbv-b1	1,035.00	t0017873	Love Life Family Services Monique Woods	700.00	626.00	0.00	0.00 04/28/2017	04/27/2018		659.67
1288	lbv-b1	1,035.00	t0018375	Shirley Kailikea	750.00	725.00	0.00	0.00 05/30/2017	05/29/2018		-797.39
1289	lbv-b1	1,035.00	t0008749	Tandrea Williams	700.00	595.00	0.00	0.00 06/28/2013	06/27/2018		0.00
1290	lbv-b1	1,035.00	t0008750	Boanerges Salomon-Vega	700.00	550.00	0.00	0.00 02/28/2013	02/27/2016		-217.00
1291	lbv-b1	1,035.00	t0008751	Sergio Ramirez	700.00	640.00	290.00	0.00 08/07/2008	12/18/2018		169.00
1292	lbv-b1	1,035.00	t0008430	Nancy Solano	700.00	585.00	0.00	0.00 07/01/2016	06/30/2018		-14.00
1293	lbv-b1	1,035.00	t0016858	Monique hillard	700.00	700.00	0.00	0.00 06/01/2017	05/31/2018		29.00
1294	lbv-b1	1,035.00	t0013931	Krystalyn Madsen	700.00	700.00	0.00	0.00 07/26/2016	01/25/2018		571.26
1295	lbv-b1	1,035.00	t0011272	Connie Cox	750.00	700.00	0.00	0.00 12/04/2015	01/20/2018		983.90
1296	lbv-b1	1,035.00	t0018749	Cecilio Hernandez	700.00	700.00	0.00	0.00 06/30/2017	06/29/2018		778.79
1297	lbv-b1	1,035.00	t0008757	Anthony Rogers	700.00	585.00	0.00	0.00 03/08/2013	06/11/2018		828.00
1298	lbv-b1	1,035.00	t0013448	Edith Mueller	700.00	700.00	0.00	0.00 06/21/2016	06/20/2018		640.33
1299	lbv-b1	1,035.00	t0008759	Jung Park	750.00	635.00	0.00	0.00 11/30/2009	09/30/2017		832.50
1300	lbv-b1	1,035.00	t0008760	Teresa Whittae-Shaw	750.00	687.00	250.00	0.00 08/15/2009	01/31/2017		1,243.00
1301	lbv-b1	1,035.00	t0016514	Sheemeka Simms	700.00	700.00	0.00	0.00 02/03/2017	02/02/2018		767.72
1302	lbv-b1	1,035.00	t0017982	Shaque Wooten	750.00	725.00	0.00	0.00 06/01/2017	11/30/2017		-1,199.00
1303	lbv-b1	1,035.00	t0016678	Dashia Rudisill - Hall	750.00	725.00	0.00	0.00 02/05/2017	02/04/2018		799.00
1304	lbv-b1	1,035.00	t0014307	Nevada Community Associates Alesha Hatten	700.00	700.00	0.00	0.00 08/12/2016	08/10/2017		755.00
1305	lbv-b1	1,035.00	t0008763	Jacqueline Winfrey	750.00	635.00	0.00	0.00 08/05/2014	08/04/2018		178.84
1306	lbv-b1	1,035.00	t0010957	Betty Curtis	700.00	675.00	0.00	0.00 11/06/2015	11/04/2016		1,867.34
1307	lbv-b1	1,035.00	t0008765	Susanne Cooper	750.00	635.00	0.00	0.00 11/25/2013	11/24/2016		731.00
1308	lbv-b1	1,035.00	t0018789	Larissa Marcum	750.00	725.00	0.00	0.00 03/15/2017	03/14/2018		1,094.68
1309	lbv-b1	1,035.00	t0018207	Ragan Houston	750.00	725.00	0.00	0.00 05/31/2017	05/30/2018		-346.00
1310	lbv-b1	1,035.00	t0018135	Alysha Flores	700.00	700.00	0.00	0.00 06/23/2017	06/22/2018		1,164.40
1311	lbv-b1	1,035.00	t0008769	Richard Blau	750.00	590.00	0.00	0.00 07/31/2009	10/31/2017		1.50
1312	lbv-b1	1,035.00	t0018932	Carlos Gurrola	750.00	725.00	0.00	0.00 06/28/2017	06/27/2018		8.40
1313	lbv-a1	720.00	t0013640	Gary Dopson	600.00	605.00	0.00	0.00 06/30/2016	09/29/2017		-345.48
1314	lbv-a1	720.00	t0016545	Jon Dell Cattledge	600.00	600.00	0.00	0.00 01/28/2017	01/27/2018		1,321.10
1315	lbv-a1	720.00	t0019390	Ashley Diaz	650.00	625.00	0.00	0.00 07/29/2017	07/28/2018		327.37

Rent Roll

Liberty Village (libertyv)
As Of = 08/01/2017
Month Year = 08/2017

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Rent	Actual Rent	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
1316	lbv-a1	720.00	t0015187	Ana Wolf	650.00	600.00	0.00	0.00	10/31/2016	10/30/2017		749.80
1321	lbv-a1	720.00	t0018622	Christina Cambrit	600.00	600.00	0.00	0.00	06/19/2017	06/18/2018		658.00
1322	lbv-a1	720.00	t0011491	Samira Jenkins-Winfree	600.00	622.00	0.00	0.00	01/19/2016	01/18/2017		-694.07
1323	lbv-a1	720.00	t0017947	Love Life Family Services James	600.00	542.00	0.00	0.00	04/11/2017	04/10/2018		1,199.99
1324	lbv-a1	720.00	t0014400	Love Life Family Services Betty A. Jones	600.00	600.00	0.00	0.00	08/18/2016	08/17/2017		140.00
1325	lbv-a1	720.00	t0016692	Jose Sr Easley	600.00	625.00	0.00	0.00	03/03/2017	03/02/2018		769.25
1326	lbv-a1	720.00	t0018630	Cassandra Vega	600.00	600.00	0.00	0.00	07/01/2017	06/30/2018		1,354.00
1327	lbv-a1	720.00	t0017346	Teaira Jones	600.00	600.00	0.00	0.00	03/27/2017	03/26/2018		1,014.12
1328	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
1329	lbv-a1	720.00	t0016856	Sharmay Mills	600.00	600.00	0.00	0.00	03/08/2017	03/07/2019		220.15
1330	lbv-a1	720.00	t0017075	Hanifa Grant	600.00	600.00	0.00	0.00	04/05/2017	04/04/2018	08/15/2017	1,983.76
1331	lbv-a1	720.00	t0016938	Rayne Mack	600.00	600.00	0.00	0.00	03/07/2017	03/06/2018		1,086.68
1332	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
1333	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
1334	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
1335	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
1336	lbv-a1	720.00	t0013848	Ashley Greer	600.00	580.00	0.00	0.00	07/15/2016	07/14/2017		479.67
1337	lbv-a1	720.00	t0016532	Jose Toledo-Alvarado	600.00	600.00	0.00	0.00	01/27/2017	01/26/2018		583.00
1338	lbv-a1	720.00	t0008781	Tyrone Jones	600.00	488.00	0.00	0.00	04/02/2011	05/31/2018		840.00
1339	lbv-a1	720.00	t0016603	V'anteya Rucker	600.00	600.00	0.00	0.00	02/20/2017	02/19/2018		654.18
1340	lbv-a1	720.00	t0016974	Montez Horton	600.00	600.00	0.00	0.00	03/16/2017	03/15/2018		878.61
1341	lbv-a1	720.00	t0009186	Jessica Woods	600.00	549.00	0.00	0.00	08/01/2015	06/13/2018		575.00
1342	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
1343	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
1344	lbv-a1	720.00	t0019092	Elena Noah	600.00	600.00	0.00	0.00	07/31/2017	07/30/2018		600.22
1345	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
1346	lbv-a1	720.00	t0018007	Destiney Lopes	650.00	625.00	0.00	0.00	06/01/2017	05/31/2018		1,437.93
1347	lbv-a1	720.00	t0019117	Austin White	650.00	625.00	0.00	0.00	07/31/2017	07/30/2018		-32.32
1348	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
1349	lbv-a1	720.00	t0009705	Antoinette Jones	600.00	499.00	0.00	0.00	09/01/2015	08/31/2016		549.00
1350	lbv-a1	720.00	t0017085	Camille Franklin	650.00	625.00	0.00	0.00	03/14/2017	03/13/2018		1,142.00
1351	lbv-a1	720.00	t0017095	Shaudee Haugen	650.00	600.00	0.00	0.00	03/14/2017	03/13/2018		639.47
1352	lbv-a1	720.00	t0008786	Lynette Russell	600.00	590.00	0.00	0.00	10/03/2013	05/02/2018		711.00
1353	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
1354	lbv-a1	720.00	t0013502	Debra Jones	600.00	580.00	0.00	0.00	09/01/2016	08/31/2017		696.02
1355	lbv-a1	720.00	t0013847	Tiffany Martin	650.00	580.00	0.00	0.00	08/10/2016	08/09/2017	08/09/2017	1,761.29
1356	lbv-a1	720.00	t0016647	Andrika Torrence	600.00	600.00	0.00	0.00	02/15/2017	02/14/2018		664.55
1357	lbv-a1	720.00	t0008789	Joseph Kaldany	600.00	510.00	200.00	0.00	06/14/1997	11/30/2017		543.71
1358	lbv-a1	720.00	VACANT	VACANT	650.00	0.00	0.00	0.00				0.00

Rent Roll

Liberty Village (libertyv)
As Of = 08/01/2017
Month Year = 08/2017

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Rent	Actual Rent	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
1359	lbv-a1	720.00	t0015449	Clarriesha Jones	650.00	625.00	0.00	0.00	11/22/2016	11/21/2018		1,725.00
1360	lbv-a1	720.00	t0013028	Ferrari Collins	650.00	605.00	0.00	0.00	06/01/2016	05/31/2018		710.00
1361	lbv-c1	1,224.00	t0014393	Shirley Dixon	875.00	825.00	0.00	0.00	09/23/2016	09/22/2017	08/15/2017	2,085.00
1362	lbv-c1	1,224.00	t0008792	Arnulfo Zuniga	825.00	720.00	500.00	0.00	12/01/2010	06/30/2017	08/04/2017	975.00
1363	lbv-c1	1,224.00	VACANT	VACANT	825.00	0.00	0.00	0.00				0.00
1364	lbv-c1	1,224.00	t0008794	LaTasha MCclain	825.00	560.00	0.00	0.00	08/03/2014	11/04/2017		615.00
1365	lbv-c1	1,224.00	t0016616	Heather Ramirez	825.00	825.00	0.00	0.00	02/13/2017	02/12/2018		783.00
1366	lbv-c1	1,224.00	VACANT	VACANT	825.00	0.00	0.00	0.00				0.00
1367	lbv-c1	1,224.00	VACANT	VACANT	825.00	0.00	0.00	0.00				0.00
1368	lbv-c1	1,224.00	VACANT	VACANT	825.00	0.00	0.00	0.00				0.00
2001	lbv-a1	720.00	t0015793	Brandy Polk	650.00	625.00	0.00	0.00	12/13/2016	12/12/2017		-142.91
2002	lbv-a1	720.00	t0008799	Corrine Robertson	600.00	515.00	200.00	0.00	08/01/1998	07/06/2017		777.06
2003	lbv-a1	720.00	t0017893	Crystal Adair	600.00	625.00	0.00	0.00	04/25/2017	04/24/2018		708.00
2004	lbv-a1	720.00	t0013801	Samantha Davis	650.00	605.00	0.00	0.00	07/07/2016	07/06/2018		12.00
2005	lbv-a1	720.00	t0008802	Jawenden Tousant	600.00	550.00	0.00	0.00	04/08/2015	10/07/2017		464.00
2006	lbv-a1	720.00	t0012459	Chelsie Shibuya	600.00	575.00	0.00	0.00	03/25/2016	03/24/2018		739.16
2007	lbv-a1	720.00	t0011848	Adriana Gutierrez	600.00	600.00	0.00	0.00	02/29/2016	02/28/2017		1,022.53
2008	lbv-a1	720.00	t0014679	Montice Williams	600.00	580.00	0.00	0.00	10/13/2016	10/12/2017		473.32
2009	lbv-b1	1,035.00	t0019030	Tiana Rowe	700.00	725.00	0.00	0.00	07/12/2017	07/11/2018		1,147.48
2010	lbv-b1	1,035.00	t0018648	Lavonn Hairston	750.00	725.00	0.00	0.00	07/07/2017	07/06/2018		1,181.35
2011	lbv-b1	1,035.00	t0014414	Anthony Sarp	700.00	675.00	0.00	0.00	09/01/2016	08/31/2017		779.00
2012	lbv-b1	1,035.00	t0015647	Jeaney Sandoval	750.00	725.00	0.00	0.00	11/30/2016	11/29/2017		1,049.67
2013	lbv-a1	720.00	t0016512	Dorsey Hickmon	600.00	600.00	0.00	0.00	02/01/2017	01/31/2018		753.00
2014	lbv-a1	720.00	t0018667	Jeffery Byars	600.00	600.00	0.00	0.00	06/16/2017	06/15/2018		439.26
2015	lbv-a1	720.00	VACANT	VACANT	650.00	0.00	0.00	0.00				0.00
2016	lbv-a1	720.00	t0016602	Keirstyn Charles	600.00	600.00	0.00	0.00	01/30/2017	01/29/2018		730.46
2017	lbv-a1	720.00	t0012103	Emmanuela Paniagua Rodriguez - EMPLOYEE	650.00	550.00	0.00	0.00	03/05/2016	03/04/2017	07/31/2017	645.00
2018	lbv-a1	720.00	t0019205	Shawn Davis	600.00	600.00	0.00	0.00	08/01/2017	07/31/2018		629.00
2019	lbv-a1	720.00	t0018850	Chantel Young	650.00	625.00	0.00	0.00	06/28/2017	06/27/2018		838.00
2020	lbv-a1	720.00	t0017230	Lakesha Neely	600.00	600.00	0.00	0.00	03/21/2017	03/20/2018		728.00
2021	lbv-a1	720.00	t0016400	Milton Logan	650.00	625.00	0.00	0.00	01/31/2017	01/30/2018		2,245.93
2022	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
2023	lbv-a1	720.00	t0019515	Leslie Williams	650.00	550.00	0.00	0.00	07/26/2017	07/25/2018		415.74
2024	lbv-a1	720.00	t0014832	Micah Haji-Shekh	600.00	580.00	0.00	0.00	10/01/2016	09/30/2017		737.59
2025	lbv-a1	720.00	t0018645	Karon Thedford	600.00	600.00	0.00	0.00	06/17/2017	06/16/2018		1,479.33
2026	lbv-a1	720.00	t0018616	Shane Tresevant	650.00	600.00	0.00	0.00	06/03/2017	06/02/2018		1,570.88
2027	lbv-a1	720.00	t0013021	Annette Brown	600.00	580.00	0.00	0.00	05/06/2016	05/05/2017		679.74
2028	lbv-a1	720.00	t0019232	Radaisha Bryson	600.00	600.00	0.00	0.00	07/28/2017	07/27/2018		523.90
2029	lbv-a1	720.00	t0008834	Gregory Brown	600.00	540.00	0.00	0.00	12/01/2013	11/30/2017		50.25

Rent Roll

Liberty Village (libertyv)
As Of = 08/01/2017
Month Year = 08/2017

Unit	Unit Type	Unit Resident Sq Ft	Name	Market Rent	Actual Rent	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
2030	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00				0.00
2031	lbv-a1	720.00	t0008835	Nyiesha Tolliver	600.00	484.00	0.00	0.00 04/05/2013	04/04/2017		-290.66
2032	lbv-a1	720.00	t0015680	Kenya Carlisle	600.00	600.00	0.00	0.00 11/30/2016	11/29/2017		5.00
2033	lbv-a1	720.00	t0008836	Jackie Cobb	600.00	500.00	0.00	0.00 04/27/2011	07/25/2018		545.00
2034	lbv-a1	720.00	t0014395	Jessica Chambers	650.00	625.00	0.00	0.00 10/05/2016	10/04/2017		800.00
2035	lbv-a1	720.00	t0008839	William Wallace	600.00	555.00	40.00	0.00 12/01/2008	07/31/2017		603.00
2036	lbv-a1	720.00	t0008840	Ricky White	650.00	560.00	0.00	0.00 03/01/2015	12/14/2017		676.00
2037	lbv-a1	720.00	t0018947	Jamari Bellegarde	600.00	600.00	0.00	0.00 07/06/2017	07/05/2018		1,062.23
2038	lbv-a1	720.00	t0009194	Cesar Avila	600.00	524.00	0.00	0.00 07/31/2015	07/31/2017		779.00
2039	lbv-a1	720.00	t0014604	Johnnie Johns Thigpen	600.00	580.00	0.00	0.00 09/16/2016	09/15/2017		31.50
2040	lbv-a1	720.00	t0008842	Richard Radke	600.00	560.00	0.00	0.00 08/03/1994	05/15/2018		-656.06
2041	lbv-a1	720.00	t0010485	Warren Wilson	600.00	575.00	0.00	0.00 10/06/2015	12/30/2017		2,600.64
2042	lbv-a1	720.00	t0017755	Petria nicole-Manning	600.00	600.00	0.00	0.00 04/20/2017	04/19/2018		658.00
2043	lbv-a1	720.00	t0017837	Marcus Wicks	600.00	600.00	0.00	0.00 04/29/2017	04/28/2018		525.99
2044	lbv-a1	720.00	t0008845	Thomas Garland	600.00	515.00	200.00	0.00 06/06/2000	12/15/2017		62.00
2045	lbv-a1	720.00	t0014037	Kiandra Williams	600.00	580.00	0.00	0.00 08/01/2016	07/31/2017		20.57
2046	lbv-a1	720.00	t0015499	Joseph Nichols	650.00	625.00	0.00	0.00 12/01/2016	11/30/2017		719.00
2047	lbv-a1	720.00	t0008847	Brian Savage	600.00	550.00	0.00	0.00 12/11/2014	02/02/2017		572.00
2048	lbv-a1	720.00	t0015277	Ranishia Causey	600.00	600.00	0.00	0.00 11/10/2016	11/09/2017		282.45
2049	lbv-b1	1,035.00	t0008849	Charlie Handy	750.00	555.00	0.00	0.00 05/02/2013	08/24/2016		750.00
2050	lbv-b1	1,035.00	t0014281	Booker Dillard	750.00	725.00	0.00	0.00 09/17/2016	09/16/2017		79.35
2051	lbv-b1	1,035.00	t0008852	Rodney Jackson	700.00	620.00	0.00	0.00 12/15/2013	09/16/2017		613.00
2052	lbv-b1	1,035.00	t0009248	Neiasha Hill	700.00	700.00	0.00	0.00 08/03/2015	12/01/2017		750.00
2053	lbv-b1	1,035.00	t0016890	Sean'Shanee Mitchell	700.00	700.00	0.00	0.00 03/11/2017	03/09/2018		-22.00
2054	lbv-b1	1,035.00	t0019219	Marquan Thomas	700.00	700.00	0.00	0.00 07/18/2017	07/17/2018		1,002.54
2055	lbv-b1	1,035.00	t0014979	Kyra Brooks	700.00	700.00	0.00	0.00 12/21/2016	12/20/2017		1,695.00
2056	lbv-b1	1,035.00	t0008856	Joseph Frick	700.00	660.00	0.00	0.00 11/01/2012	10/31/2017		719.59
2057	lbv-b1	1,035.00	t0008857	Robert Farley	700.00	610.00	0.00	0.00 09/01/2012	07/31/2017	08/04/2017	-1.50
2058	lbv-b1	1,035.00	t0017498	Love Life Family Services Therese Castillo	700.00	626.00	0.00	0.00 03/23/2017	03/22/2018		758.00
2059	lbv-b1	1,035.00	t0017368	Love Life Family Services Rodnesha Beverly	700.00	626.00	0.00	0.00 03/23/2017	03/22/2018		700.00
2060	lbv-b1	1,035.00	t0018810	Luis Gonzalez	700.00	725.00	0.00	0.00 07/11/2017	07/10/2018		1,191.06
2061	lbv-b1	1,035.00	t0019080	Matthew Rosado	700.00	700.00	0.00	0.00 07/29/2017	07/28/2018		530.90
2062	lbv-b1	1,035.00	t0014080	Quoneshia Mcmillan	750.00	675.00	0.00	0.00 08/06/2016	08/05/2017	08/12/2017	648.39
2063	lbv-b1	1,035.00	t0016758	Walter Gonzales	750.00	725.00	0.00	0.00 02/11/2017	02/10/2018	08/06/2017	2,445.84
2064	lbv-b1	1,035.00	t0015789	Jermaine Taylor	700.00	700.00	0.00	0.00 12/31/2016	12/30/2017		812.82
2065	lbv-a1	720.00	t0015595	Delexus White	600.00	600.00	0.00	0.00 11/29/2016	11/28/2017	08/15/2017	3,270.56
2066	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00			0.00
2067	lbv-a1	720.00	t0008871	April Romer	600.00	525.00	0.00	0.00 08/12/2009	06/02/2016		627.00
2068	lbv-a1	720.00	t0018664	Anthony Smith	600.00	600.00	0.00	0.00 06/19/2017	06/18/2018		-0.73

Rent Roll

Liberty Village (libertyv)
As Of = 08/01/2017
Month Year = 08/2017

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Rent	Actual Rent	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
2069	lbv-a1	720.00	t0017689	Porsha Starr	650.00	625.00	0.00	0.00	04/19/2017	04/18/2018		1,276.20
2070	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
2071	lbv-a1	720.00	t0017757	Cheryl Brown	600.00	625.00	0.00	0.00	05/03/2017	05/02/2018		853.24
2072	lbv-a1	720.00	t0017615	Ingrid Abrams	600.00	600.00	0.00	0.00	04/28/2017	04/27/2018		1,196.80
2073	lbv-a1	720.00	t0017671	Ismail Alshikhly	600.00	600.00	0.00	0.00	04/17/2017	04/16/2018		621.80
2074	lbv-a1	720.00	t0014294	Monique Noriega	650.00	580.00	0.00	0.00	09/08/2016	09/07/2017		725.00
2075	lbv-a1	720.00	t0019039	Debra Peoples	600.00	600.00	0.00	0.00	07/31/2017	07/30/2018		615.90
2076	lbv-a1	720.00	t0018468	Davaughn Murray	600.00	600.00	0.00	0.00	06/08/2017	06/07/2018		683.99
2077	lbv-b1	1,035.00	t0008878	Richard Thornton	750.00	789.00	0.00	0.00	05/20/1997	07/17/2018		195.00
2078	lbv-b1	1,035.00	t0014242	Elijah Porter Jr	700.00	675.00	0.00	0.00	08/17/2016	08/16/2017		3,926.11
2079	lbv-b1	1,035.00	t0016020	Ashley Brown	700.00	700.00	0.00	0.00	12/02/2016	11/30/2017		774.00
2080	lbv-b1	1,035.00	t0018665	Tyerasha Singleton	750.00	700.00	0.00	0.00	06/14/2017	06/13/2018		1,717.94
2081	lbv-b1	1,035.00	t0018876	Domineshia Biddle	700.00	700.00	0.00	0.00	06/21/2017	06/20/2018		776.88
2082	lbv-b1	1,035.00	t0017848	Yyanna Parker	750.00	725.00	0.00	0.00	04/29/2017	04/28/2018		907.00
2083	lbv-b1	1,035.00	t0017225	Heather Pringle-Hicks	700.00	700.00	0.00	0.00	04/20/2017	04/19/2018	08/01/2017	3,060.64
2084	lbv-b1	1,035.00	t0014547	Donovah Chambers	700.00	675.00	0.00	0.00	10/01/2016	09/30/2017		657.50
2085	lbv-b1	1,035.00	t0017566	De'Jaro Miller	750.00	725.00	0.00	0.00	04/15/2017	04/14/2018		2,120.46
2086	lbv-b1	1,035.00	t0016265	Melissa Ward	750.00	725.00	0.00	0.00	01/10/2017	01/09/2018		3,101.55
2087	lbv-b1	1,035.00	t0017517	Ashley Curatolo	700.00	700.00	0.00	0.00	04/07/2017	04/06/2018		967.00
2088	lbv-b1	1,035.00	t0017654	Breniesha Belion	700.00	700.00	0.00	0.00	04/27/2017	04/26/2018		2,016.67
2089	lbv-b1	1,035.00	t0017980	Matthew Metzgen	700.00	700.00	0.00	0.00	05/27/2017	05/26/2018		803.09
2090	lbv-b1	1,035.00	t0017284	Bryson Davis	750.00	725.00	0.00	0.00	04/13/2017	04/12/2018		996.40
2091	lbv-b1	1,035.00	t0018120	Jarrod Stephenson	700.00	700.00	0.00	0.00	06/02/2017	06/01/2018		853.29
2092	lbv-b1	1,035.00	t0016746	Cheromcha Evans	750.00	725.00	0.00	0.00	02/27/2017	02/26/2018		2,352.17
2093	lbv-b1	1,035.00	t0017077	Tonmika Ford	700.00	700.00	0.00	0.00	03/18/2017	03/17/2018	08/02/2017	2,654.55
2094	lbv-b1	1,035.00	t0016828	Christoper Lofton	700.00	700.00	0.00	0.00	03/02/2017	03/01/2018		-6.38
2095	lbv-b1	1,035.00	t0014843	Edrica Miller	750.00	725.00	0.00	0.00	10/08/2016	10/07/2017		1,860.00
2096	lbv-b1	1,035.00	t0018266	Rickia Jones	700.00	700.00	0.00	0.00	05/31/2017	05/30/2018		1,474.02
2097	lbv-a1	720.00	t0018811	Micheal Adams	600.00	600.00	0.00	0.00	06/24/2017	06/23/2018		41.06
2098	lbv-a1	720.00	t0009148	Victor Valencia Chavez	600.00	549.00	0.00	0.00	07/22/2015	08/07/2017		665.26
2099	lbv-a1	720.00	t0017500	Lamont Wade Jr	600.00	600.00	0.00	0.00	04/28/2017	04/27/2018	08/15/2017	1,933.57
2100	lbv-a1	720.00	t0018632	Latoya Brown	600.00	600.00	0.00	0.00	06/13/2017	06/12/2018		583.00
2101	lbv-a1	720.00	t0018116	Kyesha L. Gloss	600.00	625.00	0.00	0.00	06/06/2017	06/05/2018		1,012.67
2102	lbv-a1	720.00	t0014338	Morshawe Wickware	600.00	580.00	0.00	0.00	09/03/2016	09/02/2017		686.80
2103	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
2104	lbv-a1	720.00	t0017672	Talia Hill	650.00	600.00	0.00	0.00	04/21/2017	04/20/2018		919.94
2105	lbv-a1	720.00	t0018881	Alysha Marzett	600.00	600.00	0.00	0.00	06/28/2017	06/27/2018		589.00
2106	lbv-a1	720.00	t0013990	Nevada Community Associates/Chandrawattie Ikhiede	600.00	580.00	0.00	0.00	07/22/2016	07/21/2017		620.00
2107	lbv-a1	720.00	t0018559	De Mone Clarkson	600.00	600.00	0.00	0.00	06/16/2017	06/15/2018		658.00

Rent Roll

Liberty Village (libertyv)
As Of = 08/01/2017
Month Year = 08/2017

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Rent	Actual Rent	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
2108	lbv-a1	720.00	t0016779	Tyraneika Hester	600.00	600.00	0.00	0.00	02/18/2017	02/17/2018		1,059.79
2109	lbv-a1	720.00	t0011409	Eddie Wimbley	600.00	550.00	0.00	0.00	01/09/2016	01/08/2017		2,143.01
2110	lbv-a1	720.00	t0018933	Jerenisha Jackson	600.00	600.00	0.00	0.00	07/07/2017	07/06/2018		1,055.64
2111	lbv-a1	720.00	t0016653	Morgan Conway	600.00	600.00	0.00	0.00	02/10/2017	02/09/2018		835.36
2112	lbv-a1	720.00	t0014922	Lecarrie Gary	600.00	580.00	0.00	0.00	10/31/2016	11/11/2017		637.36
2113	lbv-a1	720.00	t0013308	Helena Lashay	600.00	580.00	0.00	0.00	06/03/2016	06/02/2017		654.34
2114	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
2115	lbv-a1	720.00	t0018896	Kimberly Finley	600.00	600.00	0.00	0.00	06/22/2017	06/21/2018		678.00
2116	lbv-a1	720.00	t0012586	Teonia Ellis	600.00	600.00	0.00	0.00	05/05/2016	05/04/2017		641.81
2117	lbv-a1	720.00	t0018399	Tamela Brown	600.00	600.00	0.00	0.00	06/12/2017	06/11/2018		618.73
2118	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
2119	lbv-a1	720.00	t0008903	Steven Hopkins	600.00	482.00	400.00	0.00	04/01/2011	03/03/2018		628.00
2120	lbv-a1	720.00	t0019140	Danielle Brewer	600.00	600.00	0.00	0.00	07/28/2017	07/27/2018		497.72
2121	lbv-a1	720.00	t0018113	Secert Leston	600.00	600.00	0.00	0.00	05/06/2017	05/05/2018		713.00
2122	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
2123	lbv-a1	720.00	t0018437	Shyanna Walton	650.00	625.00	0.00	0.00	06/22/2017	06/21/2018		687.90
2124	lbv-a1	720.00	t0012302	Maria Cabrera-Cruz	650.00	575.00	0.00	0.00	03/31/2016	06/11/2018		214.59
2125	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
2126	lbv-a1	720.00	t0018556	Victoria Sprouse	650.00	600.00	0.00	0.00	06/09/2017	06/08/2018		869.20
2127	lbv-a1	720.00	t0008909	Bradley Javner	650.00	580.00	0.00	0.00	02/22/2013	02/20/2018		-22.86
2128	lbv-a1	720.00	VACANT	VACANT	650.00	0.00	0.00	0.00				0.00
2129	lbv-a1	720.00	t0018465	Juan Ramos	600.00	600.00	0.00	0.00	06/01/2017	05/31/2018		683.00
2130	lbv-a1	720.00	t0012702	Liza Hernandez	600.00	550.00	0.00	0.00	04/18/2016	04/17/2017	08/06/2017	2,224.83
2131	lbv-a1	720.00	t0017418	Maria Herrera	650.00	625.00	0.00	0.00	04/01/2017	03/31/2018		703.00
2132	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
2133	lbv-a1	720.00	VACANT	VACANT	650.00	0.00	0.00	0.00				0.00
2134	lbv-a1	720.00	t0014888	Jamie Banks	600.00	580.00	0.00	0.00	10/14/2016	10/13/2017		624.15
2135	lbv-a1	720.00	t0017919	Chantel Parker	600.00	600.00	0.00	0.00	04/26/2017	04/25/2018		781.84
2136	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
2137	lbv-c1	1,224.00	VACANT	VACANT	825.00	0.00	0.00	0.00				0.00
2138	lbv-c1	1,224.00	t0016848	Cija Daniel	825.00	825.00	0.00	0.00	03/02/2017	03/01/2018		2,699.83
2139	lbv-c1	1,224.00	t0008917	Delilah Jackson	825.00	728.00	100.00	0.00	01/05/2013	11/02/2017		130.00
2140	lbv-c1	1,224.00	VACANT	VACANT	825.00	0.00	0.00	0.00				0.00
2141	lbv-c1	1,224.00	t0017070	Natasha Grant	825.00	825.00	0.00	0.00	03/22/2017	03/21/2018		933.00
2142	lbv-c1	1,224.00	t0014267	Ganesha Williams	825.00	825.00	0.00	0.00	08/20/2016	08/19/2017		776.64
2143	lbv-c1	1,224.00	t0008921	Daviell Davis	825.00	800.00	0.00	0.00	04/05/2015	01/09/2018		825.00
2144	lbv-c1	1,224.00	t0015015	Joseph Chatman Jr	825.00	825.00	0.00	0.00	10/20/2016	10/19/2017		885.00
2145	lbv-c1	1,224.00	t0009494	Cora Mills	825.00	795.00	0.00	0.00	09/01/2015	08/31/2017		757.00
2146	lbv-c1	1,224.00	t0016695	Breanna dixon	825.00	825.00	0.00	0.00	02/03/2017	02/13/2018		898.98

Rent Roll

Liberty Village (libertyv)
As Of = 08/01/2017
Month Year = 08/2017

Unit	Unit Type	Unit Resident Sq Ft	Name	Market Rent	Actual Rent	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
2147	lbv-c1	1,224.00	t0008925 Douglas Lorin	825.00	750.00	0.00	0.00	04/20/2015	05/19/2016		910.00
2148	lbv-c1	1,224.00	t0014282 Chevett Moore	825.00	825.00	0.00	0.00	09/01/2016	08/31/2017	08/15/2017	3,847.16
2149	lbv-c1	1,224.00	t0016700 Chervonda Glascoe	825.00	825.00	0.00	0.00	02/03/2017	02/13/2018		972.05
2150	lbv-c1	1,224.00	t0016951 Carolyn Timber	825.00	825.00	0.00	0.00	03/13/2017	03/12/2018		978.87
2151	lbv-c1	1,224.00	t0013879 Princess Smyth	825.00	799.00	0.00	0.00	09/02/2016	09/01/2017		3,891.33
2152	lbv-c1	1,224.00	t0016476 Stephanie Panfilo	825.00	825.00	0.00	0.00	02/03/2017	02/02/2018		908.00
2153	lbv-c1	1,224.00	t0018448 Jaqueline Walls	825.00	875.00	0.00	0.00	06/15/2017	06/14/2018		1,007.26
2154	lbv-c1	1,224.00	t0017326 Javelyn MCcollum	825.00	825.00	0.00	0.00	02/24/2017	02/23/2018	08/15/2017	2,295.34
2155	lbv-c1	1,224.00	t0016619 Abrianna Smith	825.00	825.00	0.00	0.00	02/11/2017	02/10/2018		908.00
2156	lbv-c1	1,224.00	VACANT	825.00	0.00	0.00	0.00				0.00
2157	lbv-c1	1,224.00	t0008929 Tony Wilson	825.00	723.00	0.00	0.00	08/21/2013	07/30/2018		-260.00
2158	lbv-c1	1,224.00	t0013641 Quanetta Sarpy	825.00	799.00	0.00	0.00	07/05/2016	07/04/2017		2,111.61
2159	lbv-c1	1,224.00	t0014405 Maleeka Shontel Harris	825.00	825.00	0.00	0.00	09/01/2016	08/31/2017		880.00
2160	lbv-c1	1,224.00	t0008932 Erma Howard	825.00	740.00	0.00	0.00	03/16/2014	09/29/2017		828.00
2161	lbv-c1	1,224.00	VACANT	825.00	0.00	0.00	0.00				0.00
2162	lbv-c1	1,224.00	VACANT	825.00	0.00	0.00	0.00				0.00
2163	lbv-c1	1,224.00	t0016313 Kierra Watson	825.00	825.00	0.00	0.00	01/17/2017	01/16/2018		2,099.61
2164	lbv-c1	1,224.00	t0016319 Terrell Hensley	825.00	825.00	0.00	0.00	01/07/2017	01/06/2018		855.00
2165	lbv-c1	1,224.00	t0014099 Shannon Thomas	825.00	825.00	0.00	0.00	08/22/2016	08/21/2017	08/11/2017	2,846.75
2166	lbv-c1	1,224.00	t0012411 Brittney Phillips	825.00	824.00	0.00	0.00	03/31/2016	12/11/2017		912.00
2167	lbv-c1	1,224.00	t0017767 Edith Cobb	825.00	825.00	0.00	0.00	04/21/2017	04/20/2018		1,409.21
2168	lbv-c1	1,224.00	t0009273 Brenda Luna	825.00	800.00	0.00	0.00	08/07/2015	08/06/2017		776.45
2169	lbv-c1	1,224.00	t0015718 Joanna Herrera - Employee	825.00	825.00	0.00	0.00	12/01/2016	11/30/2017		531.25
2170	lbv-c1	1,224.00	VACANT	825.00	0.00	0.00	0.00				0.00
2171	lbv-c1	1,224.00	t0017759 Kellie Bay	825.00	825.00	0.00	0.00	05/16/2017	05/15/2018		987.20
2172	lbv-c1	1,224.00	t0011912 Ebony Wilder	825.00	799.00	0.00	0.00	02/13/2016	02/12/2017	08/01/2017	1,823.24
2173	lbv-c1	1,224.00	t0017192 Vera Bennett	825.00	825.00	0.00	0.00	03/20/2017	03/19/2018		1,147.13
2174	lbv-c1	1,224.00	t0019220 Maleena Mclean	825.00	825.00	0.00	0.00	07/18/2017	07/17/2018		910.06
2175	lbv-c1	1,224.00	VACANT	825.00	0.00	0.00	0.00				0.00
2176	lbv-c1	1,224.00	t0011894 Samuel Jennings-Employee	825.00	834.00	0.00	0.00	03/20/2016	03/19/2017		55.00
2177	lbv-b1	1,035.00	t0018328 Latehra Whaley	750.00	725.00	0.00	0.00	06/09/2017	06/08/2018		1,907.26
2178	lbv-b1	1,035.00	t0019056 Shellon Johnson	700.00	725.00	0.00	0.00	07/25/2017	07/24/2018		651.00
2179	lbv-b1	1,035.00	VACANT	750.00	0.00	0.00	0.00				0.00
2180	lbv-b1	1,035.00	t0016901 Jamisha Isaac	750.00	700.00	0.00	0.00	03/11/2017	03/10/2018		701.42
2181	lbv-b1	1,035.00	t0008944 John Krause	750.00	695.00	0.00	0.00	07/23/2007	11/29/2017		834.00
2182	lbv-b1	1,035.00	t0018703 Lastaje Fields	700.00	700.00	0.00	0.00	06/20/2017	06/19/2018		1,920.39
2183	lbv-b1	1,035.00	t0008946 Devon Davie	700.00	560.00	0.00	0.00	07/23/2011	10/04/2017		921.00
2184	lbv-b1	1,035.00	t0015555 Gorian Shelton	700.00	700.00	0.00	0.00	11/30/2016	11/29/2017		755.00
2185	lbv-b1	1,035.00	t0008948 Fredricka Bynum	700.00	635.00	0.00	0.00	05/30/2015	12/28/2017		-5.00

Rent Roll

Liberty Village (libertyv)
As Of = 08/01/2017
Month Year = 08/2017

Unit	Unit Type	Unit Resident Sq Ft	Name	Market Rent	Actual Rent	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
2186	lbv-b1	1,035.00	t0008949 Kent Ippel	750.00	690.00	0.00	0.00	04/18/2015	03/22/2018		-198.00
2187	lbv-b1	1,035.00	t0017877 Shaundrika Price	700.00	700.00	0.00	0.00	04/21/2017	04/20/2018		393.00
2188	lbv-b1	1,035.00	t0016311 Gequanna Brown	700.00	700.00	0.00	0.00	01/13/2017	01/12/2018	08/13/2017	1,924.65
2189	lbv-b1	1,035.00	t0016806 Tawana Boyle	750.00	700.00	0.00	0.00	03/01/2017	02/28/2018		1,757.35
2190	lbv-b1	1,035.00	t0014482 Jaquita Coleman	700.00	675.00	0.00	0.00	09/22/2016	09/20/2017		99.84
2191	lbv-b1	1,035.00	t0009666 Richard Gonzalez	700.00	700.00	0.00	0.00	03/09/2017	09/08/2017		-17.00
2192	lbv-b1	1,035.00	t0017504 Passion Jamerson (LLFS)	750.00	626.00	0.00	0.00	04/06/2017	04/05/2018		1,650.00
2193	lbv-b1	1,035.00	t0017569 Love Life Family Services Joshonda D. Lopez	700.00	626.00	0.00	0.00	04/03/2017	04/02/2018		805.80
2194	lbv-b1	1,035.00	t0008599 Veronica Green	700.00	625.00	0.00	0.00	06/01/2016	06/07/2018		965.00
2195	lbv-b1	1,035.00	t0017866 Leland Osborne	700.00	700.00	0.00	0.00	05/09/2017	05/08/2018		946.96
2196	lbv-b1	1,035.00	t0008957 Marcos Garay	700.00	585.00	0.00	0.00	07/30/2014	10/02/2017		552.00
2197	lbv-b1	1,035.00	t0008958 Kenneth Weaver	700.00	585.00	0.00	0.00	11/01/2013	05/17/2018		-1.00
2198	lbv-b1	1,035.00	t0008959 Cindy Mathis	700.00	610.00	250.00	0.00	08/01/2010	08/02/2017		727.00
2199	lbv-b1	1,035.00	t0013442 Tatiana Thompson	700.00	675.00	0.00	0.00	06/14/2016	06/13/2017		657.50
2200	lbv-b1	1,035.00	t0014245 Alisha Spears	700.00	675.00	0.00	0.00	08/18/2016	08/17/2018		192.33
2201	lbv-c1	1,224.00	t0016952 Hector Barron	825.00	825.00	0.00	0.00	03/27/2017	03/26/2018		648.00
2202	lbv-c1	1,224.00	VACANT	825.00	0.00	0.00	0.00				0.00
2203	lbv-c1	1,224.00	t0015597 Karen Meeks	875.00	825.00	0.00	0.00	12/03/2016	12/02/2017		2,112.50
2204	lbv-c1	1,224.00	VACANT	825.00	0.00	0.00	0.00				0.00
2205	lbv-c1	1,224.00	VACANT	825.00	0.00	0.00	0.00				0.00
2206	lbv-c1	1,224.00	t0014378 Salina Mitchell	825.00	820.00	0.00	0.00	09/08/2016	09/07/2017		880.00
2207	lbv-c1	1,224.00	t0017029 Stephanie Thayer	825.00	825.00	0.00	0.00	03/22/2017	03/21/2018		1,117.91
2208	lbv-c1	1,224.00	t0014055 Nevada Community Associates	825.00	825.00	0.00	0.00	07/22/2016	07/21/2017		885.00
2209	lbv-c1	1,224.00	t0018541 Teana Perry	825.00	875.00	0.00	0.00	06/06/2017	06/05/2018		1,015.32
2210	lbv-c1	1,224.00	t0019024 Starkeisha Pope	825.00	875.00	0.00	0.00	08/01/2017	07/31/2018		125.00
2211	lbv-c1	1,224.00	t0016869 Tanika Young	825.00	825.00	0.00	0.00	03/13/2017	03/12/2018		2,486.87
2212	lbv-c1	1,224.00	t0018856 Latera palmer	825.00	825.00	0.00	0.00	07/01/2017	06/30/2018		883.00
2213	lbv-b1	1,035.00	t0014859 James Kendrick	700.00	675.00	0.00	0.00	10/20/2016	10/19/2017		767.44
2214	lbv-b1	1,035.00	t0016687 Warren Nunn	700.00	700.00	0.00	0.00	02/03/2017	02/28/2018		604.36
2215	lbv-b1	1,035.00	t0016839 Sharita Green	700.00	700.00	0.00	0.00	03/02/2017	03/01/2018		1,093.00
2216	lbv-b1	1,035.00	t0016713 Datalia Gholar	700.00	700.00	0.00	0.00	03/25/2017	03/24/2018		896.50
2217	lbv-b1	1,035.00	VACANT	750.00	0.00	0.00	0.00				0.00
2218	lbv-b1	1,035.00	t0017403 Carleen Causey	700.00	700.00	0.00	0.00	04/01/2017	03/31/2018		877.00
2219	lbv-b1	1,035.00	t0015831 Germisha Pope	700.00	700.00	0.00	0.00	12/14/2016	12/13/2017		755.00
2220	lbv-b1	1,035.00	t0008977 Iquina Crawford	700.00	575.00	0.00	0.00	08/31/2013	06/14/2018		649.00
2221	lbv-b1	1,035.00	t0008978 Jacquelyn Coronado	700.00	560.00	0.00	0.00	02/01/2014	02/28/2017	08/31/2017	-71.96
2222	lbv-b1	1,035.00	t0008979 Jennifer Rowland	750.00	560.00	0.00	0.00	01/23/2014	12/28/2017		700.00
2223	lbv-b1	1,035.00	t0010284 Shawana Morgan	700.00	675.00	0.00	0.00	09/16/2015	08/15/2016		854.00
2224	lbv-b1	1,035.00	t0008980 Yesenia Ibarra-Ramirez	700.00	585.00	0.00	0.00	01/17/2014	01/29/2018		666.00

Rent Roll

Liberty Village (libertyv)
As Of = 08/01/2017
Month Year = 08/2017

Unit	Unit Type	Unit Resident Sq Ft	Name	Market Rent	Actual Rent	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
2225	lbv-b1	1,035.00	t0008981 Terry Ormond	700.00	590.00	0.00	0.00	05/01/2015	05/12/2018		625.00
2226	lbv-b1	1,035.00	t0012546 Dalonzo West	700.00	675.00	0.00	0.00	04/02/2016	04/01/2017		1,457.84
2227	lbv-b1	1,035.00	t0013462 Jabrea Reynolds	750.00	725.00	0.00	0.00	07/05/2016	07/04/2017		3,339.27
2228	lbv-b1	1,035.00	t0018661 Caitlyn Atkins	700.00	700.00	0.00	0.00	06/22/2017	06/21/2018		845.87
2229	lbv-b1	1,035.00	t0014774 Nevada Community Associates Devon Ishmon	750.00	575.00	0.00	0.00	09/20/2016	09/19/2017		630.00
2230	lbv-b1	1,035.00	t0016630 Shaun Andrews	700.00	725.00	0.00	0.00	02/14/2017	02/13/2018		-804.00
2231	lbv-b1	1,035.00	t0008986 Sharon Marchan	700.00	688.00	250.00	0.00	04/06/2011	06/22/2018		734.90
2232	lbv-b1	1,035.00	t0008987 Lorena Altamirano	750.00	635.00	0.00	0.00	09/17/2011	10/09/2016		749.68
2233	lbv-b1	1,035.00	t0008988 Jason Lemons	700.00	600.00	0.00	0.00	03/05/2014	03/04/2018		646.00
2234	lbv-b1	1,035.00	t0014978 Love Life Services Laneka James	700.00	675.00	0.00	0.00	10/03/2016	10/02/2017		896.98
2235	lbv-b1	1,035.00	t0019009 Alyssa Nawai	700.00	700.00	0.00	0.00	07/26/2017	07/25/2018		586.87
2236	lbv-b1	1,035.00	t0017657 Jasmine Carter	700.00	700.00	0.00	0.00	04/15/2017	04/14/2018		799.96
2237	lbv-b1	1,035.00	t0016919 Antoinette Hawkins	700.00	700.00	0.00	0.00	03/10/2017	03/09/2018		779.00
2238	lbv-b1	1,035.00	t0013185 Brittney Richmond	700.00	675.00	0.00	0.00	06/30/2016	06/29/2017		713.16
2239	lbv-b1	1,035.00	VACANT	700.00	0.00	0.00	0.00				0.00
2240	lbv-b1	1,035.00	t0008992 Yasmin Kibe	700.00	575.00	0.00	0.00	12/31/2012	12/30/2017		635.00
2241	lbv-c1	1,224.00	t0013083 Michael Mcgee	825.00	799.00	0.00	0.00	06/01/2016	05/31/2017	08/15/2017	3,812.00
2242	lbv-c1	1,224.00	t0016920 Anthony Mariland	825.00	825.00	0.00	0.00	03/23/2017	03/22/2018		926.00
2243	lbv-c1	1,224.00	t0017748 Lanecia Washington	825.00	825.00	0.00	0.00	04/28/2017	04/27/2018	08/15/2017	1,880.80
2244	lbv-c1	1,224.00	t0015196 Kaytlen Tobias	825.00	825.00	0.00	0.00	10/24/2016	10/23/2017		955.00
2245	lbv-c1	1,224.00	t0017783 Sharon Renlas	825.00	825.00	0.00	0.00	04/27/2017	04/26/2018		1,820.06
2246	lbv-c1	1,224.00	t0017280 Marvin McCraney	825.00	825.00	0.00	0.00	04/11/2017	04/10/2018		959.92
2247	lbv-c1	1,224.00	t0015496 Jeremy Curtis Hiester	825.00	825.00	0.00	0.00	11/17/2016	11/16/2017		920.00
2248	lbv-c1	1,224.00	t0013107 Elisa Robinson	825.00	824.00	0.00	0.00	06/01/2016	12/11/2017		707.00
2249	lbv-c1	1,224.00	t0016889 Mitchell Tarver	825.00	825.00	0.00	0.00	02/28/2017	02/27/2018		2,321.00
2250	lbv-c1	1,224.00	t0010978 Ashley Ray	825.00	824.00	0.00	0.00	11/09/2015	11/08/2017		808.08
2251	lbv-c1	1,224.00	t0015878 Taneisha Crosby	825.00	825.00	0.00	0.00	12/30/2016	12/29/2017		1,189.74
2252	lbv-c1	1,224.00	t0016519 Anthony Klein	825.00	825.00	0.00	0.00	02/03/2017	02/02/2018		1,028.07
2253	lbv-b1	1,035.00	t0015521 Reshad James	700.00	700.00	0.00	0.00	11/16/2016	11/15/2017		943.00
2254	lbv-b1	1,035.00	t0018958 Pauline Gallardo	700.00	700.00	0.00	0.00	07/03/2017	07/02/2018		1,354.84
2255	lbv-b1	1,035.00	t0014483 Chamisha Thomas	750.00	725.00	0.00	0.00	10/07/2016	10/06/2017		2,404.78
2256	lbv-b1	1,035.00	t0011109 Mercedes Hinojosa	700.00	700.00	0.00	0.00	11/27/2015	11/17/2017		710.83
2257	lbv-b1	1,035.00	t0018946 Michelle Johnson	700.00	700.00	0.00	0.00	07/10/2017	07/09/2018		823.98
2258	lbv-b1	1,035.00	t0015634 Adrian Dominique Wilson	700.00	700.00	0.00	0.00	11/30/2016	12/05/2017	08/24/2017	2,657.87
2259	lbv-b1	1,035.00	t0019189 Whitney Mcthirsty	700.00	700.00	0.00	0.00	07/21/2017	07/20/2018		172.65
2260	lbv-b1	1,035.00	t0009009 Melissa Marchan	700.00	610.00	200.00	0.00	06/26/2014	06/25/2018		752.00
2261	lbv-b1	1,035.00	t0009010 Mark Nelson	700.00	615.00	250.00	0.00	09/30/2009	01/05/2018		1,124.00
2262	lbv-b1	1,035.00	t0018121 Letisha Keith	700.00	700.00	0.00	0.00	05/24/2017	05/23/2018		1,894.93
2263	lbv-b1	1,035.00	t0015881 Karla Medina	700.00	700.00	0.00	0.00	12/29/2016	12/28/2017	08/02/2017	1,680.81

Rent Roll

Liberty Village (libertyv)
As Of = 08/01/2017
Month Year = 08/2017

Unit	Unit Type	Unit Resident Sq Ft	Name	Market Rent	Actual Rent	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
2264	lbv-b1	1,035.00	t0017355	Angelica Rodriguez	700.00	700.00	0.00	0.00 03/20/2017	03/19/2018		824.00
2265	lbv-b1	1,035.00	t0009013	Jacinta Nieto-Sanchez	750.00	735.00	0.00	0.00 07/31/2013	01/31/2018		195.00
2266	lbv-b1	1,035.00	t0017523	Tristan Stadtmuller	750.00	725.00	0.00	0.00 04/08/2017	04/07/2018		341.92
2267	lbv-b1	1,035.00	t0018638	Jonathan Dean	700.00	700.00	0.00	0.00 07/14/2017	07/13/2018		1,081.45
2268	lbv-b1	1,035.00	t0015670	Carolyn Golden	700.00	700.00	0.00	0.00 01/13/2017	12/12/2017		1,164.58
2269	lbv-b1	1,035.00	t0009016	Carlos Quintero-Aviles	700.00	635.00	0.00	0.00 04/10/2015	02/02/2018		-159.00
2270	lbv-b1	1,035.00	t0017306	Pamela Bolton	750.00	725.00	0.00	0.00 03/18/2017	03/17/2018		1,024.00
2271	lbv-b1	1,035.00	t0014014	Cynthia McCoy	750.00	725.00	0.00	0.00 08/01/2016	07/31/2017		780.00
2272	lbv-b1	1,035.00	t0017925	Lillie Vaughn	700.00	700.00	0.00	0.00 05/10/2017	05/09/2018		972.00
2273	lbv-b1	1,035.00	t0014030	Angelica Olivera	700.00	675.00	0.00	0.00 07/30/2016	07/29/2017		1,016.78
2274	lbv-b1	1,035.00	t0014183	Johan Acosta	700.00	675.00	0.00	0.00 08/22/2016	08/21/2017		872.10
2275	lbv-b1	1,035.00	t0018722	Chandler Johnson	700.00	700.00	0.00	0.00 06/22/2017	06/21/2018		804.00
2276	lbv-b1	1,035.00	t0013994	Peter Stenstrom	750.00	675.00	0.00	0.00 07/27/2016	07/24/2017	08/01/2017	510.00
2277	lbv-b1	1,035.00	t0014011	Revena Haynie	700.00	675.00	0.00	0.00 07/28/2016	07/27/2017		795.80
2278	lbv-b1	1,035.00	t0019188	Chasity White	700.00	700.00	0.00	0.00 07/18/2017	07/17/2018		239.76
2279	lbv-b1	1,035.00	t0009024	Cleo Miller	700.00	620.00	0.00	0.00 04/02/2013	10/01/2013		770.00
2280	lbv-b1	1,035.00	t0009025	Mildred Edwards	750.00	635.00	0.00	0.00 09/09/2014	12/29/2017		90.00
2285	lbv-b1	1,035.00	t0018128	Ashley Ridpath	750.00	700.00	0.00	0.00 05/31/2017	05/30/2018		804.00
2286	lbv-b1	1,035.00	t0009027	Glenn Davis	700.00	0.00	800.00	0.00 08/20/1995	05/02/2019		-738.00
2287	lbv-b1	1,035.00	t0009028	Anthony Lenhart	700.00	580.00	0.00	0.00 06/29/2013	04/03/2017		676.64
2288	lbv-b1	1,035.00	t0009029	Temico Singh	700.00	579.50	0.00	0.00 07/31/2014	07/05/2018		910.85
2289	lbv-b1	1,035.00	t0017762	Veda Jackson	750.00	725.00	0.00	0.00 04/28/2017	04/27/2018		789.00
2290	lbv-b1	1,035.00	t0017132	Antonio Neal	700.00	700.00	0.00	0.00 03/18/2017	03/17/2018		1,208.00
2291	lbv-b1	1,035.00	t0009032	David Casillas	700.00	625.00	200.00	0.00 01/23/2010	06/29/2017		15.00
2292	lbv-b1	1,035.00	t0017402	Tori'onna Thomas	700.00	700.00	0.00	0.00 03/28/2017	03/27/2018		1,168.87
2293	lbv-b1	1,035.00	t0017849	Patricia Jones	700.00	700.00	0.00	0.00 06/03/2017	06/02/2018		698.81
2294	lbv-b1	1,035.00	t0011990	Marsha Alexander	700.00	675.00	0.00	0.00 02/18/2016	02/17/2017		632.50
2295	lbv-b1	1,035.00	t0017588	Jortay Henry	750.00	725.00	0.00	0.00 04/18/2017	04/17/2018		893.06
2296	lbv-b1	1,035.00	t0018419	Jimmy Price Jr	700.00	700.00	0.00	0.00 06/10/2017	06/09/2018		793.80
2297	lbv-b1	1,035.00	t0015565	Miranda Kurrielee	700.00	700.00	0.00	0.00 11/19/2016	11/18/2017		1,739.27
2298	lbv-b1	1,035.00	t0017889	Rosalind Hargrove	700.00	700.00	0.00	0.00 04/27/2017	04/26/2018		874.00
2299	lbv-b1	1,035.00	t0009043	Claudia Solis	750.00	660.00	0.00	0.00 06/01/2012	07/02/2018		710.00
2300	lbv-b1	1,035.00	t0015676	Tameca Spriggs	700.00	700.00	0.00	0.00 11/30/2016	11/29/2017		749.99
2301	lbv-b1	1,035.00	t0009118	Stephanie Cardenas	700.00	595.00	0.00	0.00 08/22/2015	02/21/2018		783.00
2302	lbv-b1	1,035.00	t0018014	Quincy Moore	700.00	725.00	0.00	0.00 05/26/2017	05/25/2018		788.00
2303	lbv-b1	1,035.00	t0009046	Claudette Davis	700.00	560.00	200.00	0.00 06/09/2001	06/29/2017		569.06
2304	lbv-b1	1,035.00	t0013907	Paris Callahan	700.00	675.00	0.00	0.00 07/22/2016	07/20/2018	08/15/2017	-228.20
2305	lbv-b1	1,035.00	t0017656	Joyce Holmes	750.00	725.00	0.00	0.00 05/03/2017	05/02/2018		1,089.74
2306	lbv-b1	1,035.00	t0017879	Ashley Wallace	700.00	700.00	0.00	0.00 05/03/2017	05/02/2018		-529.14

Rent Roll

Liberty Village (libertyv)
As Of = 08/01/2017
Month Year = 08/2017

Unit	Unit Type	Unit Resident Sq Ft	Name	Market Rent	Actual Rent	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
2307	lbv-b1	1,035.00	t0011440	Zakeem Williams	700.00	675.00	0.00	0.00 01/19/2016	10/18/2016	08/10/2017	-155.33
2308	lbv-b1	1,035.00	t0014021	amber green wood	700.00	675.00	0.00	0.00 07/23/2016	07/25/2017		834.99
2309	lbv-b1	1,035.00	t0009125	Alethea Ruffin	700.00	650.00	0.00	0.00 07/31/2015	07/31/2017		2,874.00
2310	lbv-b1	1,035.00	t0009052	Theodore Gonzales	750.00	685.00	0.00	0.00 08/01/1996	01/05/2018		-75.00
2311	lbv-b1	1,035.00	t0009053	Marcos Menocal	700.00	660.00	0.00	0.00 04/19/2015	04/18/2018		757.00
2312	lbv-b1	1,035.00	t0011132	Sergio Cuevas	700.00	700.00	0.00	0.00 12/12/2016	12/11/2017		811.03
2313	lbv-a1	720.00	t0017080	Jason Keefer	650.00	600.00	0.00	0.00 04/21/2017	04/20/2018		1,041.51
2314	lbv-a1	720.00	t0017079	Arin Mcdonald	650.00	625.00	0.00	0.00 03/13/2017	03/12/2018		2,573.81
2315	lbv-a1	720.00	t0016259	Samantha Vasquez	650.00	625.00	0.00	0.00 01/05/2017	01/04/2018		683.00
2316	lbv-a1	720.00	t0015155	Javon Dixon	650.00	600.00	0.00	0.00 10/20/2016	10/19/2017		1,310.65
2321	lbv-a1	720.00	t0015386	Denise Quam	600.00	600.00	0.00	0.00 11/09/2016	05/08/2017		2,255.00
2322	lbv-a1	720.00	t0017327	Romane Mcleish	600.00	625.00	0.00	0.00 03/16/2017	03/15/2018		22.93
2323	lbv-a1	720.00	t0009058	Larry Watkins	600.00	550.00	0.00	0.00 01/01/2015	12/31/2016	08/01/2017	1,710.00
2324	lbv-a1	720.00	t0018017	Nakia Fortson	600.00	600.00	0.00	0.00 05/05/2017	05/04/2018		1,118.00
2325	lbv-a1	720.00	t0018373	Tiara Hicks	600.00	625.00	0.00	0.00 05/31/2017	05/30/2018		723.55
2326	lbv-a1	720.00	t0016870	Frances Bermudez	600.00	600.00	0.00	0.00 03/01/2017	02/28/2018		673.00
2327	lbv-a1	720.00	t0016720	Ashley Frazier	600.00	600.00	0.00	0.00 02/27/2017	02/26/2018		-45.00
2328	lbv-a1	720.00	t0018488	jasmine Mc coy	650.00	625.00	0.00	0.00 06/21/2017	06/20/2018		571.00
2329	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00			0.00
2330	lbv-a1	720.00	t0018108	Dominique Richard	600.00	600.00	0.00	0.00 06/02/2017	06/01/2018		1,486.00
2331	lbv-a1	720.00	t0017455	Keyvon Cole	600.00	600.00	0.00	0.00 04/05/2017	04/04/2018		0.00
2332	lbv-a1	720.00	t0009060	Farrell Williams	650.00	610.00	0.00	0.00 04/18/2014	04/17/2018		61.66
2333	lbv-a1	720.00	t0012498	Leviticus Brown	650.00	615.00	0.00	0.00 04/25/2016	04/24/2018		5.00
2334	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00			0.00
2335	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00			0.00
2336	lbv-a1	720.00	t0017002	Never Devaughn	600.00	600.00	0.00	0.00 03/10/2017	03/09/2018		1,313.00
2337	lbv-a1	720.00	t0018177	Lakisha Nicco Stephens	600.00	600.00	0.00	0.00 06/01/2017	05/31/2018		683.00
2338	lbv-a1	720.00	t0009064	Alvin Lazares	600.00	515.00	0.00	0.00 03/01/2014	12/28/2017		990.97
2339	lbv-a1	720.00	t0018916	Darana Hybrid (DH 15)	600.00	711.00	0.00	0.00 06/23/2017	09/22/2017		433.19
2340	lbv-a1	720.00	t0014249	Jasmine Parker	600.00	605.00	0.00	0.00 08/18/2016	08/17/2017		1,730.27
2341	lbv-a1	720.00	t0016867	Lawanda Penny	600.00	600.00	0.00	0.00 02/15/2017	02/14/2018		658.00
2342	lbv-a1	720.00	t0009066	Katherine Smith	600.00	650.00	0.00	0.00 02/13/2015	03/01/2017		-1,010.00
2343	lbv-a1	720.00	t0009067	Richard Keegan	600.00	545.00	0.00	0.00 08/15/2011	09/08/2017		138.71
2344	lbv-a1	720.00	t0017920	Kenneisha Foster	650.00	625.00	0.00	0.00 04/26/2017	04/25/2018		759.10
2345	lbv-a1	720.00	t0017913	David Ibarra	650.00	600.00	0.00	0.00 04/29/2017	04/28/2018		693.00
2346	lbv-a1	720.00	t0017078	Anthony Johnson	600.00	625.00	0.00	0.00 03/14/2017	03/13/2018		1,084.68
2347	lbv-a1	720.00	t0014340	Arbie Harrison	600.00	580.00	0.00	0.00 09/02/2016	09/01/2017		790.00
2348	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00			0.00
2349	lbv-a1	720.00	t0018915	Erich Labour (DH 14)	600.00	711.00	0.00	0.00 06/23/2017	09/22/2017		1,808.52

Rent Roll

Liberty Village (libertyv)
As Of = 08/01/2017
Month Year = 08/2017

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Rent	Actual Rent	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
2350	lbv-a1	720.00	t0014732	Greville De Andrade Jr	600.00	625.00	0.00	0.00	10/12/2016	10/11/2017		670.00
2351	lbv-a1	720.00	t0017587	Tashanique Gilmore	600.00	600.00	0.00	0.00	04/15/2017	04/14/2018		1,038.93
2352	lbv-a1	720.00	t0017902	Matthew Bryant	600.00	600.00	0.00	0.00	05/02/2017	05/01/2018		659.13
2353	lbv-a1	720.00	t0018073	Christopher Bersach	600.00	600.00	0.00	0.00	05/13/2017	05/12/2018		483.00
2354	lbv-a1	720.00	t0018315	Rohn Walker	600.00	600.00	0.00	0.00	05/11/2017	05/10/2018		665.29
2355	lbv-a1	720.00	t0017746	Tiara Freeman	650.00	625.00	0.00	0.00	04/15/2017	04/14/2018		735.93
2356	lbv-a1	720.00	t0009072	Daniel Middlebrooks	600.00	495.00	0.00	0.00	06/29/2013	08/27/2017		-164.50
2357	lbv-a1	720.00	t0017631	Ariel Dunlap	650.00	600.00	0.00	0.00	04/15/2017	04/14/2018		713.00
2358	lbv-a1	720.00	t0015681	Shakira Williams	650.00	625.00	0.00	0.00	12/15/2016	12/14/2017		704.67
2359	lbv-a1	720.00	t0017443	Irysha Perine	600.00	600.00	0.00	0.00	04/06/2017	04/05/2018		176.70
2360	lbv-a1	720.00	VACANT	VACANT	600.00	0.00	0.00	0.00				0.00
2361	lbv-c1	1,224.00	t0017951	Domonique Tate	825.00	825.00	0.00	0.00	05/30/2017	05/29/2018		2,051.00
2362	lbv-c1	1,224.00	t0009399	John Lane	825.00	824.00	0.00	0.00	04/29/2016	04/28/2018		-9.35
2363	lbv-c1	1,224.00	t0011021	Andrew Stark	825.00	824.00	0.00	0.00	11/14/2015	12/29/2017		868.70
2364	lbv-c1	1,224.00	t0009077	JaQuee McNeil	825.00	810.00	0.00	0.00	10/24/2014	06/04/2018		954.00
2365	lbv-c1	1,224.00	t0012375	Latonya Tidwell	825.00	824.00	0.00	0.00	04/06/2016	06/08/2018		912.00
2366	lbv-c1	1,224.00	t0017341	Edwin Hendy	825.00	825.00	0.00	0.00	03/18/2017	03/17/2018		3,065.59
2367	lbv-c1	1,224.00	t0017056	katrice Green	825.00	825.00	0.00	0.00	03/18/2017	03/17/2018		965.00
2368	lbv-c1	1,224.00	t0017658	Tamesha Jackson	825.00	825.00	0.00	0.00	04/21/2017	04/20/2018		2,004.11
Future Residents/Applicants												
1005	lbv-a1	720.00	t0019402	John Vieyra	650.00	0.00	0.00	0.00	08/05/2017	08/04/2018		25.00
1006	lbv-a1	720.00	t0019288	Imunique Cache	600.00	0.00	0.00	0.00	08/01/2017	07/30/2019		25.00
1007	lbv-a1	720.00	t0018422	Malissa Schartoff	600.00	0.00	0.00	0.00	08/05/2017	08/04/2018		25.00
1013	lbv-a1	720.00	t0019065	Christopher Henderson	650.00	0.00	0.00	0.00	08/04/2017	08/02/2018		25.00
1014	lbv-a1	720.00	t0019490	Dominique Lancaster	600.00	0.00	0.00	0.00	08/07/2017	08/06/2018		25.00
1021	lbv-a1	720.00	t0018507	Belinda Powell	650.00	0.00	0.00	0.00	08/10/2017	08/09/2018		-75.00
1027	lbv-a1	720.00	t0019152	Lisa Odom	650.00	0.00	0.00	0.00	08/11/2017	08/10/2018		50.00
1029	lbv-a1	720.00	t0018158	Tatyana Manard	600.00	0.00	0.00	0.00	08/03/2017	08/02/2018		-100.00
1032	lbv-a1	720.00	t0019511	Krista tatum	600.00	0.00	0.00	0.00	08/25/2017	08/24/2018		50.00
1061	lbv-b1	1,035.00	t0019440	Kenny Wesley	700.00	0.00	0.00	0.00	08/25/2017	08/24/2018		25.00
1064	lbv-b1	1,035.00	t0019380	Raenesha Taylor	750.00	0.00	0.00	0.00	08/15/2017	08/14/2018		0.00
1086	lbv-b1	1,035.00	t0018854	dawon higgins	750.00	0.00	0.00	0.00	08/15/2017	08/14/2018		-75.00
1101	lbv-a1	720.00	t0019221	nystacia stringer	650.00	0.00	0.00	0.00	07/27/2018	07/27/2018		-105.03
1105	lbv-a1	720.00	t0019206	Angela Wells	650.00	0.00	0.00	0.00	08/26/2017	07/20/2018		25.00
1106	lbv-a1	720.00	t0019444	Carlo Luciano	600.00	0.00	0.00	0.00	08/10/2017	08/09/2018		25.00
1118	lbv-a1	720.00	t0019480	Rose Coleman	600.00	0.00	0.00	0.00	08/15/2017	08/14/2018		25.00
1125	lbv-a1	720.00	t0019432	Dawn Davis	600.00	0.00	0.00	0.00	08/10/2017	08/09/2018		25.00
1127	lbv-a1	720.00	t0019136	Miguel Vargas	600.00	0.00	0.00	0.00	08/05/2017	08/04/2018		25.00
1130	lbv-a1	720.00	t0019414	Ronnie Knighten	600.00	0.00	0.00	0.00	08/02/2017	08/01/2018		25.00

Rent Roll

Liberty Village (libertyv)
As Of = 08/01/2017
Month Year = 08/2017

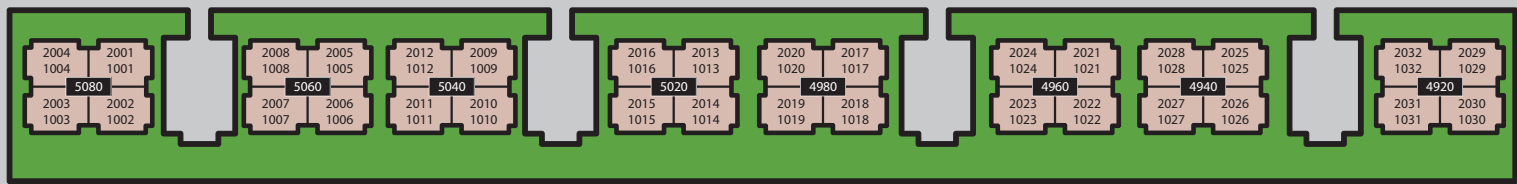
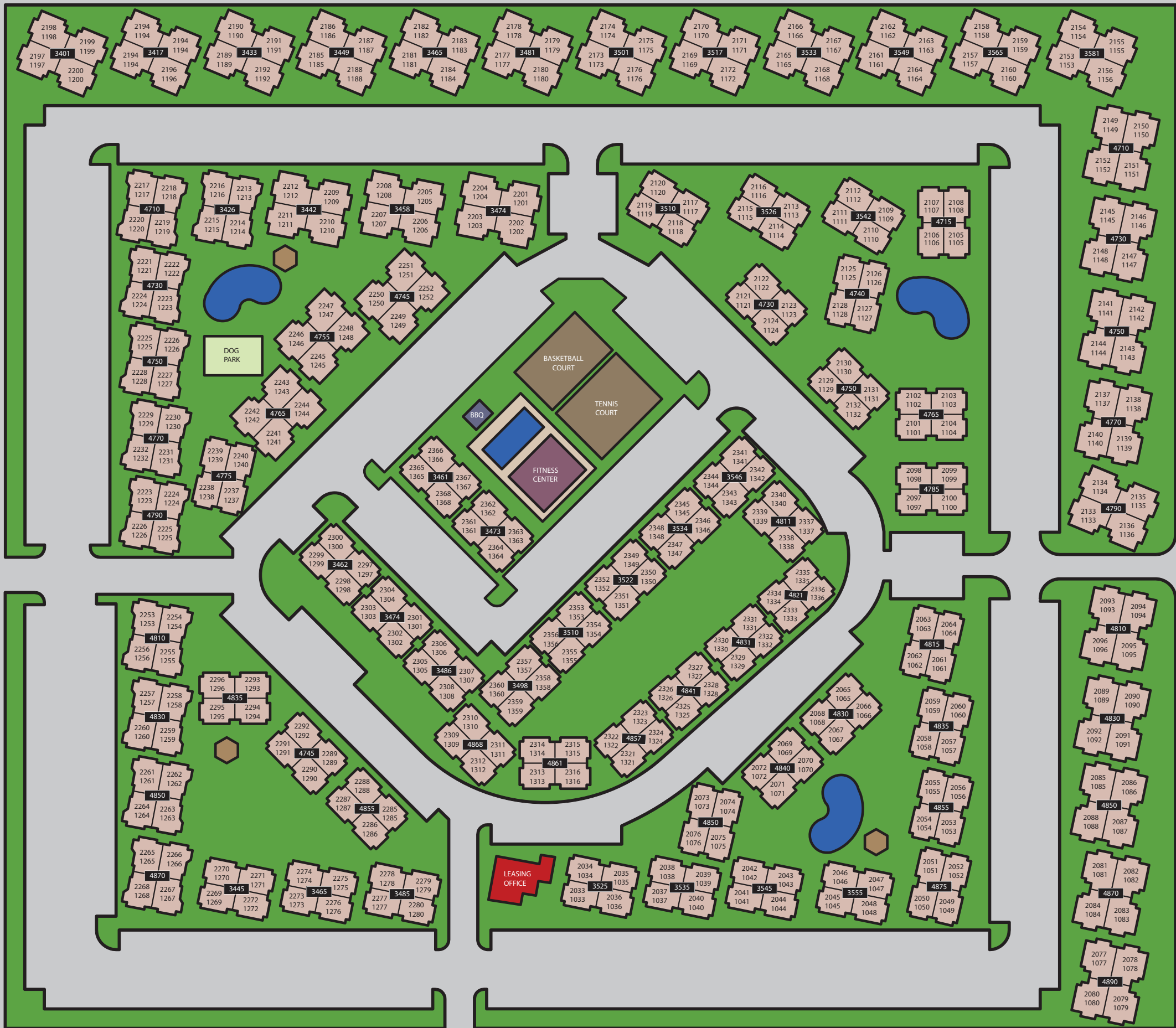
Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Rent	Actual Rent	Resident Deposit	Other Deposit	Move In	Lease Expiration	Move Out	Balance
1134	lbv-a1	720.00	t0019148	Dwayne Thibodeaux	600.00	0.00	0.00	0.00	08/08/2017	08/07/2018		652.77
1160	lbv-c1	1,224.00	t0019286	Bridget Tillery	825.00	0.00	0.00	0.00	08/07/2017	08/06/2018		0.00
1171	lbv-c1	1,224.00	t0019048	Jaynmeier Everett	825.00	0.00	0.00	0.00	08/15/2017	07/14/2018		0.00
1192	lbv-b1	1,035.00	t0019383	Krystal Taylor	700.00	0.00	0.00	0.00	07/29/2018	07/28/2018		-148.00
1203	lbv-c1	1,224.00	t0019256	Brenda Waight	825.00	0.00	0.00	0.00	08/05/2017	08/04/2018		0.00
1207	lbv-c1	1,224.00	t0019179	Latasha Davis	825.00	0.00	0.00	0.00	08/02/2017	08/01/2018		50.00
1209	lbv-c1	1,224.00	t0019125	Ahron Thomas	825.00	0.00	0.00	0.00	08/15/2017	08/14/2018		25.00
1214	lbv-b1	1,035.00	t0019322	Sechzwan White	750.00	0.00	0.00	0.00	08/17/2017	08/16/2018		0.00
1219	lbv-b1	1,035.00	t0019183	Jonika Swafford	750.00	0.00	0.00	0.00	08/05/2017	08/04/2018		25.00
1222	lbv-b1	1,035.00	t0019293	Crystal Brown	750.00	0.00	0.00	0.00	08/10/2017	08/09/2018		25.00
1230	lbv-b1	1,035.00	t0019132	Jessica Bendit	750.00	0.00	0.00	0.00	08/16/2017	07/09/2018		25.00
1239	lbv-b1	1,035.00	t0019506	Seleste Lashae-shurney	700.00	0.00	0.00	0.00	08/20/2017	08/20/2018		25.00
1240	lbv-b1	1,035.00	t0019439	Sherree Russell	700.00	0.00	0.00	0.00	08/04/2017	08/03/2018		25.00
1244	lbv-c1	1,224.00	t0018712	5 Evans	825.00	0.00	0.00	0.00	08/15/2017	08/14/2018		0.00
1254	lbv-b1	1,035.00	t0019075	Shawnda Ruffin	700.00	0.00	0.00	0.00	08/09/2017	08/08/2018		50.00
1265	lbv-b1	1,035.00	t0019401	Brittany Roberts	750.00	0.00	0.00	0.00	08/05/2017	08/14/2018		25.00
1270	lbv-b1	1,035.00	t0019473	Kayla Rhodes	700.00	0.00	0.00	0.00	08/10/2017	08/09/2018		-74.00
1328	lbv-a1	720.00	t0019362	Urben Cuchillo	600.00	0.00	0.00	0.00	08/10/2017	08/09/2018		50.00
1330	lbv-a1	720.00	t0019271	Samantha Thayer	600.00	0.00	0.00	0.00	08/28/2017	08/27/2018		50.00
1332	lbv-a1	720.00	t0019129	Precious Holmes	600.00	0.00	0.00	0.00	08/05/2101	08/04/2018		25.00
1333	lbv-a1	720.00	t0018847	Nyisha Davis	600.00	0.00	0.00	0.00	08/02/2017	08/01/2018		-75.00
1334	lbv-a1	720.00	t0019297	Deneisha Wright	600.00	0.00	0.00	0.00	08/10/2017	08/09/2018		25.00
1335	lbv-a1	720.00	t0018534	Mestiaha Desandra	600.00	0.00	0.00	0.00	08/01/2017	07/31/2018		25.00
1343	lbv-a1	720.00	t0018522	Joseph Washington	600.00	0.00	0.00	0.00	08/10/2017	08/08/2018		-75.00
1348	lbv-a1	720.00	t0019446	Diamoneque Kirk	600.00	0.00	0.00	0.00	08/15/2017	08/14/2018		25.00
1358	lbv-a1	720.00	t0019130	Pernell Campbell	650.00	0.00	0.00	0.00	08/01/2017	07/31/2018		-50.00
1361	lbv-c1	1,224.00	t0019416	Katrina Allen	875.00	0.00	0.00	0.00	08/20/2017	08/19/2018		0.00
1362	lbv-c1	1,224.00	t0019057	Andre Cox	825.00	0.00	0.00	0.00	08/05/2017	08/04/2018		0.00
1363	lbv-c1	1,224.00	t0019311	Shavonne Hayes	825.00	0.00	0.00	0.00	08/30/2017	07/29/2018		0.00
1366	lbv-c1	1,224.00	t0019334	Yakira Lawson	825.00	0.00	0.00	0.00	08/15/2017	08/14/2018		25.00
2015	lbv-a1	720.00	t0019006	Audriana Richey	650.00	0.00	0.00	0.00	08/01/2017	07/31/2018		25.00
2022	lbv-a1	720.00	t0019323	JaMicka Sawyers	600.00	0.00	0.00	0.00	08/15/2017	08/14/2018		25.00
2057	lbv-b1	1,035.00	t0019335	Kimberly Perkins	700.00	0.00	0.00	0.00	08/05/2017	08/04/2018		25.00
2063	lbv-b1	1,035.00	t0018990	Shahara Ruffin	750.00	0.00	0.00	0.00	08/25/2017	08/24/2018		-75.00
2065	lbv-a1	720.00	t0019384	Deondre Carr	600.00	0.00	0.00	0.00	08/25/2017	08/24/2018		50.00
2066	lbv-a1	720.00	t0019514	Ladonna Simon	600.00	0.00	0.00	0.00	08/29/2017	08/28/2018		487.71
2070	lbv-a1	720.00	t0019425	Brionne Green	600.00	0.00	0.00	0.00	08/10/2017	08/09/2018		22.00
2083	lbv-b1	1,035.00	t0018688	Brittney Pratt	700.00	0.00	0.00	0.00	08/07/2017	08/04/2018		25.00
2099	lbv-a1	720.00	t0019382	Mika Davis	600.00	0.00	0.00	0.00	08/25/2017	08/24/2018		25.00

Rent Roll

Liberty Village (libertyv)
As Of = 08/01/2017
Month Year = 08/2017

Unit	Unit Type	Unit Sq Ft	Resident	Name	Market Rent	Actual Rent	Resident Deposit	Other Move In Deposit	Lease Expiration	Move Out	Balance
2114	lbv-a1	720.00	t0018439	Dasha Silas	600.00	0.00	0.00	0.00 08/01/2017	07/31/2019		25.00
2118	lbv-a1	720.00	t0019135	Avery Richard	600.00	0.00	0.00	0.00 07/31/2018	07/30/2018		-74.78
2128	lbv-a1	720.00	t0019469	Alexis Brooks	650.00	0.00	0.00	0.00 08/05/2017	08/04/2018		50.00
2132	lbv-a1	720.00	t0019445	Detaun Nichols	600.00	0.00	0.00	0.00 08/15/2017	08/14/2018		50.00
2133	lbv-a1	720.00	t0019067	Diamond Ford	650.00	0.00	0.00	0.00 08/26/2017	07/09/2018		50.00
2136	lbv-a1	720.00	t0019342	Ronald thomas	600.00	0.00	0.00	0.00 08/03/2017	08/02/2018		25.00
2156	lbv-c1	1,224.00	t0019427	Larinda Lisk	825.00	0.00	0.00	0.00 08/15/2017	08/14/2018		25.00
2175	lbv-c1	1,224.00	t0019191	Dominic Cotton	825.00	0.00	0.00	0.00 08/30/2017	07/27/2018		25.00
2179	lbv-b1	1,035.00	t0018961	Shontiquea Owens	750.00	0.00	0.00	0.00 08/10/2017	08/09/2018		-75.00
2204	lbv-c1	1,224.00	t0018976	Annie Wiggins	825.00	0.00	0.00	0.00 08/01/2017	07/31/2018		25.00
2239	lbv-b1	1,035.00	t0019450	Porsha Ryan	700.00	0.00	0.00	0.00 08/01/2017	08/02/2018		25.00
2307	lbv-b1	1,035.00	t0019144	Malik Alamudeen	700.00	0.00	0.00	0.00 08/15/2017	08/14/2018		0.00
2329	lbv-a1	720.00	t0019368	Briona Atwater	600.00	0.00	0.00	0.00 08/10/2017	08/09/2018		0.00
		Total	Liberty Village(libertyv)		502,050.00	426,261.00	7,430.00	0.00			539,742.35

Summary Groups	Square Footage	Market Rent	Actual Rent	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant Residents	684,216.00	502,050.00	426,261.00	7,430.00	0.00	720.00	87.77	88.50	538,206.68
Future Residents/Applicants	63,657.00	48,425.00	0.00	0.00	0.00	71.00			1,535.67
Occupied Units	605,547.00	442,125.00				632	87.77	88.50	
Total Non Rev Units	1,755.00	1,300.00				2	0.27	0.28	
Total Vacant Units	76,914.00	58,625.00				86	11.94	11.27	
Totals:	684,216.00	502,050.00	426,261.00	7,430.00	0.00	720	100.00	100.00	539,742.35



Seamless Flooring
5175 W. Diablo Dr. #101
Las Vegas, NV 89118
(702) 431-7900
(702) 614-4300 Fax



Quote

Quotation For:
Liberty Village Apartments
4870 Nellis Oasis Lane
Las Vegas, NV 89115
702-825-1846

DATE 07/07/17

Quotation valid 90 days, until: 10/05/17

Floorplan: Laundry Room #1

Comments or Special Instructions:

QUANTITY	DESCRIPTION	AMOUNT
765	VCT - - Armstrong VCT (3 Colors) 17 Boxes	\$ 879.75
765 sq ft	Labor - VCT Installation -	\$ 765.00
700 sq ft	Labor - Rip Up Existing VCT -	\$ 700.00
240 lin ft	Labor - Vinyl Covebase Installation -	\$ 144.00
240	Base - - 6" Grey (2 Rolls)	\$ 319.20
1 hours	Labor - Subfloor Repair -	\$ 360.00
- -		\$ -
- -		\$ -
- -		\$ -
SUBTOTAL		\$ 3,167.95
TAX RATE		0.00%
SALES TAX		-
TOTAL		\$ 3,167.95

Signature of Acceptance: _____

Printed Name: _____

Date: _____

For questions concerning this quotation please call (702) 431-7900

Thank you for your business!

Westland000112

SA01742

Seamless Flooring
5175 W. Diablo Dr. #101
Las Vegas, NV 89118
(702) 431-7900
(702) 614-4300 Fax



Quote

Quotation For:
Liberty Village Apartments
4870 Nellis Oasis Lane
Las Vegas, NV 89115
702-825-1846

DATE 07/07/17

Quotation valid 90 days, until: 10/05/17

Floorplan: Laundry Room #2

Comments or Special Instructions:

QUANTITY	DESCRIPTION	AMOUNT
765	VCT - - Armstrong VCT (3 Colors) 17 Boxes	\$ 879.75
765 sq ft	Labor - VCT Installation -	\$ 765.00
700 sq ft	Labor - Rip Up Existing VCT -	\$ 700.00
240 lin ft	Labor - Vinyl Covebase Installation -	\$ 144.00
240	Base - - 6" Grey (2 Rolls)	\$ 319.20
1 hours	Labor - Subfloor Repair -	\$ 360.00
- -		\$ -
- -		\$ -
- -		\$ -
SUBTOTAL		\$ 3,167.95
TAX RATE		0.00%
SALES TAX		-
TOTAL		\$ 3,167.95

Signature of Acceptance: _____

Printed Name: _____

Date: _____

For questions concerning this quotation please call (702) 431-7900

Thank you for your business!

Westland000113

SA01743

Seamless Flooring
5175 W. Diablo Dr. #101
Las Vegas, NV 89118
(702) 431-7900
(702) 614-4300 Fax



Quote

Quotation For:
Liberty Village Apartments
4870 Nellis Oasis Lane
Las Vegas, NV 89115
702-825-1846

DATE 07/07/17

Quotation valid 90 days, until: 10/05/17

Floorplan: Laundry Room #3

Comments or Special Instructions:

QUANTITY	DESCRIPTION	AMOUNT
765	VCT - - Armstrong VCT (3 Colors) 17 Boxes	\$ 879.75
765 sq ft	Labor - VCT Installation -	\$ 765.00
700 sq ft	Labor - Rip Up Existing VCT -	\$ 700.00
240 lin ft	Labor - Vinyl Covebase Installation -	\$ 144.00
240	Base - - 6" Grey (2 Rolls)	\$ 319.20
1 hours	Labor - Subfloor Repair -	\$ 715.00
- -		\$ -
- -		\$ -
- -		\$ -
SUBTOTAL		\$ 3,522.95
TAX RATE		0.00%
SALES TAX		-
TOTAL		\$ 3,522.95

Signature of Acceptance: _____

Printed Name: _____

Date: _____

For questions concerning this quotation please call (702) 431-7900

Thank you for your business!

Westland000114

SA01744



Liberty Village & Liberty Square

Nellis Ave
Las Vegas , NV

Submitted by:

David Perez

Sunstate Companies

5080 Cameron St
Las Vegas, NV, NV 89118

Office: 702-798-1776
Mobile: (702) 376-0330
Fax: 702-798-2918

dperez@sunstatecompanies.com

www.sunstatecompanies.com

License #: C-10#79791, C-5#79789, C-14#79790

David Perez
 Sunstate Companies
 5080 Cameron St
 Las Vegas, NV, NV 89118
 Office 702-798-1776
 Mobile (702) 376-0330
 Fax 702-798-2918
 dperez@sunstatecompanies.com
 www.sunstatecompanies.com
 License #: C-10#79791, C-5#79789, C-14#79790

Proposal**Project**

Liberty Village & Liberty Square
 Nellis Ave
 Las Vegas , NV

Tree Trimming & Removal

Notes:

Ash Trees, Oaks, California Pepper, Palms, Pines, Italian Cypress, Plum, Olive Trees

Description	Quantity	Cost Per Unit	Cost
Liberty Square			
Maintenance			
Stump grinding 5 Stump Grind for all tree removals	1 Ea	\$450.00/Ea	\$450.00
Tree Removal 2 Ash Tree 1 Pine 1 Date Palm 1 Removal	1 Ea	\$270.00/Ea	\$270.00
Tree trimming Palms 53, Pines 32, Olives 16, Ash 1	1 Ea	\$7,672.50/Ea	\$7,672.50
Liberty Village			
Maintenance			
Insecticide & Herbicide 10 Plum Trees	1 Ea	\$607.50/Ea	\$607.50
Stump grinding 58 Stump Grinding for all tree removals	1 Ea	\$5,220.00/Ea	\$5,220.00
Tree Removal 48 Ash, California Peppers 3 , Pines 6, Oaks 1 Plums 1	1 Ea	\$3,928.00/Ea	\$3,928.00
Tree Removal Vacate Lot 5 Ash Trees Removal Vacate Lot	1 Ea	\$450.00/Ea	\$450.00
Tree trimming Tree Trimming for Olive 2 Palms 93 , Pines 139, Ash 75 Oaks 36, California Peppers 10 Acacia Willows 15	1 Ea	\$39,600.00/Ea	\$39,600.00

Liberty Village & Liberty Square

June 29, 2017

Project Total

\$58,198.00

We appreciate your business and look forward to working with you.

Our price is valid for 90 days from the date on this proposal.

Approved By:

Date: 6/29/17

Date: _____

Contractor



Customer



**INSTRUCTIONS FOR PERFORMING A
MULTIFAMILY PROPERTY CONDITION ASSESSMENT
(Version 2.0)**

APPENDIX C

STRUCTURAL RISK EVALUATION QUESTIONNAIRE

This Structural Risk Evaluation Questionnaire provides additional assessment of the seismic risk factors associated with a Property, and is required for any Property located in a region with a strong risk of high seismic activity. A strong risk of high seismic activity is any region with a 10% or greater probability of the maximum Peak Ground Acceleration exceeding 0.15g at any point within a 50 year period (as determined by the United States Geological Survey (USGS), with g being the acceleration of a falling object due to gravity).

RISK FACTORS		YES/NO
1.	Do any of the building structures on the Property consist of unreinforced masonry construction?	
2.	Are any of the building structures on the Property located on a 30-degree (58%) or greater slope?	
3.	Do any building structures on the Property have reinforced masonry and pre-cast concrete or tilt-up buildings constructed prior to 1994?	
4.	Do any of the building structures on the Property have reinforced concrete shear walls or are concrete framed buildings constructed prior to 1976? Do any of the building structures on the Property have reinforced concrete shear walls or are concrete framed buildings constructed prior to 1976?	
5.	Do any of the wood framed building structures on the Property have unbraced cripple walls (sometimes referred to as crawl space walls – short wood perimeter walls used to elevate a Property above-ground to allow access to the substructure and utility lines or to level a building constructed on a slope)?	
6.	Are any of the wood framed building structures on the Property not anchored to the foundation?	

7.	Do any building structures on the Property have a weak or soft story (as defined by the International Building Code, the latest edition) at any level or story?	
8.	Are any of the building structures located on sites with significant liquefaction potential (e.g., low-lying areas along bodies of water such as rivers, lakes, bays, the coast or waterways) unless provided with deep foundations (piles or piers)?	
9.	Do any of the building structures have tuck-under parking constructed prior to 1988?	

ADDITIONAL CONSIDERATIONS (If information is not readily available, respond NA.)		YES/NO/NA
1.	Do any building structures on the Property consist of un-retrofitted, unreinforced masonry construction? <i>(If fully retrofitted after the year 2000, then answer "No")</i>	
2.	Do any of the building structures on the Property have reinforced concrete shear walls or are concrete framed buildings constructed prior to 2000?	
3.	Are any of the building structures on the Property concrete masonry buildings or concrete (tilt-up) construction built prior to 2000?	
4.	Are any of the building structures on the Property constructed with or contain adobe or hollow clay tiles?	
5.	Are any of the building structures on the Property built with non-ductile concrete framing?	
6.	Are any building structures on the Property pre-cast concrete construction with four or more stories?	
7.	Do any of the building structures on the Property consist of retrofitted, unreinforced masonry construction?	
8.	Have any of the building structures on the Property sustained previous structural earthquake damage?	
9.	Are any of the building structures on the Property high-rise (8-stories or greater) buildings constructed prior to 2000?	
10.	Are any of the building structures on the Property constructed with vertical offset shear walls?	

11.	Do any of the wood framed building structures on the Property have any of the following characteristics:	
(a)	Constructed prior to 1945 (i.e., structures not positively attached to the foundations and cripple walls)?	
(b)	Un-retrofitted and built prior to 2000 with any type of vehicular parking under dwelling units including tuck-under parking?	
(c)	Constructed with any shear walls comprised of stucco, plaster, or drywall?	
(d)	Constructed with any shear walls exhibiting aspect ratios greater than 4:1?	
(e)	Located less than 2-feet between adjacent buildings (pounding hazard) and were constructed prior to 2000?	
(f)	Consist of any deteriorating wood lateral-force resisting elements?	
12.	Do any building structures on the Property include any cantilever construction extending more than three feet?	
13.	Do any of the construction characteristics present a risk that the buildings or part of any buildings would collapse in an earthquake? If yes, describe.	



INSTRUCTIONS FOR THE PNA PROPERTY EVALUATOR

APPENDIX D

PROPERTY CONDITION STANDARDS AND RATINGS AND INSTRUCTIONS FOR PROPERTY USEFUL LIFE TABLE

The Property Useful Life Table (See Appendix E to the Instructions to the PNA Property Evaluator) is the tool used by the Property Evaluator to estimate the impact of wear and tear on the Property and its component systems by assessing the current condition of each component or system without regard to the year the Property was built. The Useful Life Table must be included in the Executive Summary section of the PNA Report.

The Property Useful Life Table will be used by the Property Evaluator to assess the condition of major components or systems at the Property, which should be measured based upon the observed conditions at the time of assessment. While characteristics from multiple rating categories below may apply to individual components or system, the rating is intended to be a representative evaluation of that component or system at the Property. If the Remaining Useful Life of a particular Property system or component varies significantly (e.g., the Property consists of four separate buildings, and the roof is in excellent shape on three of the buildings and in need of replacement on the fourth), the Property Evaluator will categorize the Remaining Useful Life of such component or system based on the average of each observed part of such system or component (e.g., if the roof on three of the buildings would be rated a “1”, and the roof on the fourth building would be rated a “5”, the overall rating for the roof system at the Property would be a “2”).

The Property Evaluator must assess and categorize the physical condition of each Property system and its related components listed on the Property Useful Life Table in the column titled “Condition”, based on a 1 through 5 rating, using the following ratings and condition indicators.

RATING CATEGORY	DESCRIPTION OF PROPERTY SYSTEM/COMPONENT
Category 1	No substantial concerns observed. No further action required. <ul style="list-style-type: none">• <u>Life Safety</u>: No issues are observed.• <u>Deferred Maintenance</u>: No observable or reported signs of deferred maintenance.• <u>Routine Maintenance</u>: The Property has superior maintenance practices in place that appear to be extending the remaining useful life of the system or its components.

- Remaining Useful Life: The remaining useful life of the system or component will exceed the Mortgage Loan term by more than 10 years due to the high quality of materials or Property maintenance practices.

Category 2 Some minor issues are noted. Limited follow-up is required.

- Life Safety: Either no issues are observed or minor issues are observed.
- Deferred Maintenance: Isolated issues or minor items are observed that can be addressed by in-house maintenance staff or with limited expense.
- Routine Maintenance: The Property's maintenance practices appear to be addressing issues on a proactive basis, ensuring good overall system performance.
- Remaining Useful Life: The remaining useful life of the system or component will exceed the Mortgage Loan term by at least 3 years due to the quality of the materials or Property maintenance practices.

Category 3 Substantial and/or critical issues noted. Documented follow-up IS required.

- Life Safety: Some issues are observed that require immediate attention, but that do not require capital expenditures.
- Deferred Maintenance: Concerns are observed that cannot be addressed by in-house maintenance staff, and that would appear to materially affect the Property Evaluator's cost estimates for repairs.
- Routine Maintenance: The Property's maintenance practices appear to be a combination of proactive and reactive practices, with some limited number of systems or components requiring attention.
- Remaining Useful Life: The remaining useful life of the system or component is between 3 and 5 years from the date of the PNA Report. The quality of materials and maintenance is below average.

Category 4 Overall condition showing signs of deterioration. Documented follow-up with possible action plan required.

- Life Safety: Issues are observed that require immediate attention and capital expenditures or repairs on an immediate basis.
- Deferred Maintenance: Issues are observed affecting one major system or several components of different systems that will materially affect the Property Evaluator's cost estimates for expenditures for capital improvement or repairs within the next 12 months.
- Routine Maintenance: The Property's maintenance practices appear to be reactive and are not addressing system or component condition concerns in a timely manner.
- Remaining Useful Life: The remaining useful life of the system or component is less than 3 years from the date of the PNA Report. The quality of materials is substandard, the system or component has exceeded its estimated useful life, or materials are poorly maintained.

Category 5 Severe deferred maintenance observed. Substantial follow-up and action plan are required.

- Life Safety: Significant issues are observed that will require significant expenditures to be included in the Property Evaluators cost estimates for repairs or capital improvement replacements on an immediate basis.
- Deferred Maintenance: Excessive deferred maintenance is observed at multiple systems or components that will require significant expenditures to be included in the Property Evaluators cost estimates for repairs or capital improvement replacements on an immediate basis.
- Routine Maintenance: Inadequate maintenance practices are in place that do not address either on-going maintenance to ensure the Estimated Useful Life is achieved or maintenance to ensure functionality of the system
- Remaining Useful Life: The useful life of the system or component has been exceeded. The quality of original materials is poor, the system has exceeded its estimated useful life by a significant margin, and maintenance is poor.

The Property Evaluator should indicate “NV” in the column for that system or component at the Property if the condition of the system or component was not visible to the Property Evaluator based on access, life safety, weather conditions or other blockages. Deferred maintenance items cannot be determined based on lack of access. Further action may be required.

The Property Evaluator should indicate “NA” in the column if that system or component does not exist at the Property.

In completing the Property Useful Life Table for the Property, the Property Evaluator should use the following definitions:

- “**EUL**” is the typical Estimated Useful Life for the specified system/component, as set forth on Appendix F to PNA Instructions – Estimated Useful Life (EUL) Reference Table.
- “**Eff Age**” is the Effective Age of the specified system or component based on the Property Evaluator’s assessment of the condition of the system or component.
- “**RUL**” is the Remaining Useful Life of the specified system or component based on the EUL minus the Effective Age.
- “**RUL:EUL Ratio**” is the ratio of RUL for the specified system or component divided by the EUL for the specified system or component.



INSTRUCTIONS FOR THE PNA PROPERTY EVALUATOR

APPENDIX G

REFERENCE MATERIAL: KNOWN PROBLEMATIC BUILDING MATERIALS

Following is a list of known problematic building materials or specific property design issues that, if identified by the Property Evaluator, must be addressed in the Physical Needs Assessment. When the Property Evaluator identifies one of these issues, the discussion of these items in the PNA Report should include:

- n an evaluation of the problematic building material or design issues in the Property system, including:
 - the condition of the material and quality of construction of that system;
 - a description of the historical and current condition and performance of that system; and
 - any remediation or retrofit of the system, already in place or, if no retrofit is in place, whether any warning system for the system exists;
- n an evaluation of the long-term financial impact of the issue; and
- n a recommendation as to how the Owner should address the known problematic materials, including estimated replacement or retrofit costs.

A. ARCHITECTURAL SYSTEMS

1. Fire Retardant Treated Plywood (FRTP)

Fire Retardant Treated Plywood is plywood that has been treated with a fire retardant that, in some cases has caused the plies of the sheathing to delaminate. Delamination of the sheathing has lead to failure of positive attachment of roof coverings.

2. Compressed Wood or Composite Board Siding

Composite siding is a man-made board that is manufactured from various combinations of wood fibers, fillers, binders and glue, to form exterior siding commonly referred to as T1-11 siding. An embossed layer is often added to simulate the look of natural wood. The products take the form of either lap siding or panel siding. The primary concern related to this product is its tendency to absorb water at locations where the “compressed wood” is exposed. This includes areas where nails have been over-driven, unfinished joints, or improperly sealed penetrations through the material. Evidence of deterioration includes edge swell, delamination of the finish, warping, and fungus growth.

Recommended Remediation: Current condition, quality of installation, and replacement recommendations should be considered by the Property Evaluator, where appropriate.

3. Exterior Insulation Finish Systems (EIFS)

Exterior insulation finish systems (EIFS) are a multi-layered exterior wall system consisting of a finish coat, a base coat, reinforcing mesh, adhesive and insulation board all of which are secured to some form of substrate. EIFS systems are also referred to as synthetic stucco or Dryvit. EIFS systems are designed to be “barrier” systems, meaning that they prevent water penetration from the outside. However, this also means that these systems do not “breathe” the way a traditional stucco system would. The problems associated with EIFS stemmed from water leaking behind the EIFS cladding and becoming trapped inside the walls, producing mildew and rot in the sheathing and framing. The most common areas for this type of damage have been at penetrations such as windows, doors, and roof penetrations (chimneys, vents, and drainage components). The problem has resulted from the areas around the penetrations not being properly flashed or sealed thereby allowing water intrusion, rather than from the exterior system itself allowing water infiltration. The Property Evaluator should consider a full exterior façade inspection if concerns regarding the installation or current condition of the exterior insulation finish systems (EIFS) are noted.

4. Chinese Drywall

Chinese drywall refers to drywall imported from China (from approximately 2001 to 2007) which contains extraneous metals and minerals, such as sulfur, strontium and iron. Under certain environmental conditions (typically warm, humid climates), the drywall will emit sulfur gasses. These gases create a noxious odor and corrode copper and other metal surfaces, which can damage HVAC Systems, electrical wiring, copper plumbing, appliances and electronics. Chinese drywall can also cause adverse health effects, which are primarily irritant and temporary in nature. Long term health effects are unknown. Note that not all drywall manufactured in China is defective. Hundreds of millions of sheets of Chinese drywall were imported from 2004 to 2006, but defective Chinese drywall has been found in properties built or remodeled as early as 2001 and as late as 2009. The presence of Chinese drywall has been reported in [42 states](#), the District of Columbia and Puerto Rico. The total number of affected properties (which includes residential and commercial) is unknown, although the Consumer Product Safety Commission (CPSC) reports a total of 3,924 complaints. Chinese drywall is 1/2" in width. Chinese drywall is often found in properties with untainted drywall as well, which is why owners should not assume that their property is fine if they find U.S. drywall. Moreover, U.S. drywall may have been manufactured in China and rebranded.

Recommended Remediation: If tainted Chinese drywall is present at the Property, the Property should be completely remediated and any damage to mechanical equipment must be repaired.

B. MECHANICAL SYSTEMS

1. Unit Level Electrical Amperage

Fannie Mae requires that this item be identified in all Physical Needs Assessments. The amperage measurement that must be included in every Physical Needs Assessment is the amperage **as measured at the individual electric meter**. In almost all individually metered properties there is a breaker located somewhere near, if not directly below, the electric meter. This is the amperage measurement required. **Please note: this is not the amperage identified by adding all of the individual breakers at the unit level subpanel.** The amperage should be a minimum of 60 amps.

Recommended Remediation: If the amperage is below 60 amps, evaluation of this inadequacy may include discussion of items such as unit sizes, fuel sources for the mechanical equipment, cooking and typical living styles at the property.

2. Aluminum Branch Wiring

All PNA reports must indicate the type of branch wiring at the property as **observed (i.e., visually verified and photographed)** by the Property Evaluator. If the Property Evaluator identifies aluminum wiring at the Property, the PNA Report must also indicate whether a retrofit, such as the installation of CO/ALR devices, is already in place. The primary concern with aluminum branch wiring is that, as a result of current flow, heated aluminum expands approximately 40% faster than copper. The unequal expansion rates between the aluminum wire and the copper, steel or brass switch or outlet connection point subjects the heated aluminum wire to a rapidly rising compressive stress (compressed wire expands). When the current is turned off, the termination cools causing the wire to contract, which in turn causes the connection to become loose. A loose electrical connection will accelerate the heating of the wire due to the restricted current flow (because the connection point is not snug); subsequently, the wire will heat up like a burner on a stove. An overheated connection could potentially lead to a fire. Appropriate recommendations regarding retrofit procedures that would result in a permanent repair should be noted.

Recommended Remediation: The Consumer Products Safety Commission's (CPSC) Publication 516, July 2011 (Repairing Aluminum Wiring), recommends a permanent repair using one of the following three methods:

- n complete rewiring of the building;
- n copper pig-tailing at the receptacles using COPALUM crimp connectors; or
- n copper pig-tailing at the receptacles using AlumiConn connectors.

3. Electrical Overload Protection - Fused Subpanels

Physical Needs Assessment to address concerns regarding fused subpanels, as fuses of different ratings will fit into a traditional Edison fuse socket. Consumers sometimes replace a fuse that

repeatedly “blows” with a higher ampere rated fuse. Although the new fuse may not open, it also may not protect the branch circuit. The result can be overloading which can subsequently lead to fire. Shunting of open fuses refers to the second concern with Edison sockets that can allow for the insertion of metal objects such as dimes to effectively reconnect the circuit. This creates both a life safety concern and a fire hazard. All reports must note whether circuit breakers or fuses are present at subpanels. Fuses currently installed must include tamper resistant devices and S type fuses.

Recommended Remediation: If fuses are not tamper resistant they should be upgraded to either include tamper resistant equipment or the installation of breakered subpanels.

4. ABS Sanitary Lines

There are five manufacturers who produced ABS pipe from 1984 to 1990 that may crack circumferentially at the joint. The manufacturers are Apache, Polaris, Centaur, Phoenix, and Gable. These manufacturers apparently used non-virgin materials that may eventually crack at the location where it comes in contact with the plumbers glue – typically circumferentially at the joints. If ABS piping is identified as being installed as the primary sanitary piping within the buildings (i.e., the material is not limited to the stub out from the wall to the fixture), the current condition and manufacturer must be verified.

Recommended Remediation: If the Property contains ABS pipe manufactured by one of the five problematic manufacturers, a plumbing survey performed by a qualified plumbing expert may be recommended in order to ascertain the current condition and potential short and long-term repair or replacement costs.

5. Polybutylene Water Distribution Lines

Polybutylene (“PB”) is a form of plastic resin that was used extensively in the manufacture of water supply piping from 1979 until about 1995. Due to the low cost of the material and ease of installation, PB piping was used as a substitute for traditional copper piping. It is believed that oxidants in public water supplies (such as chlorine) react with the PB piping and fittings, causing it to scale and flake and become brittle. Micro-fractures of the piping result, and the basic structural integrity of the pipe is reduced. The pipe becomes weak, and is susceptible to sudden failure. Other factors may also contribute to the failure of PB systems, such as improper installation. Most problematic installation situations involve the use of PB fittings (connections between sections of piping such as elbows). The crimping process utilized during installation, if not done correctly, can compromise the performance of the piping at that connection. PB piping which has been installed with copper fittings has historically performed better with regard to fittings installation, but this has no bearing on the pipe’s ability to withstand chemical breakdown. Historical and current conditions must be noted, potential issues with content of local water supply noted.

Recommended Remediation: A plumbing survey to determine actual piping condition may be required in order to fully evaluate this issue.

6. Galvanized Steel Water Distribution Lines

Galvanized pipe is defined as a steel pipe or wrought-iron pipe of standard dimensions, which has been galvanized by coating it with a thin layer of zinc. Galvanized piping has been utilized as a water supply system throughout the country, and is not limited to certain dates of construction. Galvanized piping systems typically exhibit corrosion more quickly than other plumbing systems, which can ultimately require the complete replacement of the piping system. Corrosion is a chemical or electrochemical process in which the metals commonly used in plumbing systems deteriorate and ultimately fail. Rates of corrosion produced by different waters vary widely, depending upon a number of factors (including acidity, electrical conductivity, temperature, oxygen concentration and the presence of sulfate and chlorides). Current and historical condition and any management reported replacements should be noted. Cost estimates of the replacement of a galvanized steel water distribution system should be carefully evaluated, as costs can vary significantly. Vertical water lines are generally more expensive to replace than the horizontal lines, as the vertical water lines are typically less accessible.

7. Omega Brand Fire Sprinkler Heads

All Omega sprinklers contain one, two or three small circular discs at the base of the sprinkler. The discs are very flat and thin and are spaced closely together. They may be white, chrome, or brass depending upon the finish of the sprinkler. If the sprinklers at the Property do not contain these discs, they are not Omegas. If they do have these discs, they may be Omegas. All Omega sprinklers contain the word "Central" or "CSC" somewhere on the daisy-like device. Approximately 8.4 million Omega brand sprinkler heads are part of a nationwide recall program. *All Omega sprinkler models are being recalled, including those Omegas manufactured after May 1, 1996. In a release dated October 14, 1998, the Consumer Product Safety Commission (CPSC) alleges that, on average, between 30 and 40 percent of Omegas removed from various locations around the country for testing, failed to activate as they should.*

Recommended Remediation: All Omega brand sprinkler heads should be recommended for replacement.

8. Central Brand Fire Sprinkler Heads

Central manufactured 33 million "wet" sprinklers with O-rings from 1989 until 2000 that are covered by a recall program. Central also manufactured 2 million "dry" sprinklers with O-rings from the mid-1970's to June 2001 that are covered by this program. The program also covers 167,000 sprinklers with O-rings manufactured by Gem Sprinkler Co. and Star Sprinkler Inc. from 1995 to 2001. A listing of all the models covered under this voluntary replacement program is available on-line at the CPSC website. Central initiated this recall because it discovered the performance of these O-ring sprinklers can degrade over time. These sprinkler heads can corrode or minerals, salts and other contaminants in water can affect the rubber O-ring seals. These factors could cause the sprinkler heads not to activate in a fire. The fire sprinkler

heads have the words "CENTRAL" or "STAR", the letters "CSC", the letter "G" in triangle, or a star-shaped symbol stamped on either the metal sprinkler frame or on the deflector. The model designation and date may also be stamped on the frame or deflector. The deflector is the flower, or gear-shaped metal piece at one end of the sprinkler head.

Recommended Remediation: All Central Brand sprinkler heads should be recommended for replacement.

9. Cadet Brand Electric In-wall Heaters

Cadet Manufacturing produced in-wall electric heaters under the brand names Cadet and Encore that were sold and installed in single- family and multi- family residential projects from 1982 through 1999. The units were primarily distributed in Oregon, Washington, California, Idaho, Montana, and Wyoming. The heater models that are part of the most recent recall list (February 17, 2000) are as follows: FW, FX, LX, TK, ZA, Z, RA, RK, RLX, RX and ZC. The CPSC alleges that these particular models of heater are defective and overheat and catch fire. Flames, sparks or molten particles can spew through the front grill cover of the heater into the living area, putting residents at risk from fires. The heaters can also become energized creating a risk of electric shock.

Recommended Remediation: All Cadet brand heaters should be replaced immediately. Repairs to these units, such as limit switch replacement, are no longer considered an acceptable remediation method by the Consumer Product Safety Commission (CPSC).

C. UNIT APPLIANCES AND EQUIPMENT

Any appliances or equipment identified by the Consumer Product Safety Commission (CPSC) as subject to recall must be identified. The Property Evaluator should be aware of recalled appliances and equipment, and make recommendations for replacement or repair consistent with the CPSC guidelines. Any costs for the necessary repair or replacement of recalled equipment should be included in the Cost Estimate Schedules.

Gregory R. Beste

Education: Bachelor of Architecture, University of Kansas
Bachelor of Environmental Design, University of Kansas

Licenses/Registrations: Architect, South Carolina #3306
Architect, North Carolina #5526
Architect, Georgia #RA006793
Architect, Florida #AR0017421
Various other states

Years of Experience: 30+

Summary of Professional Experience

Mr. Beste has over 30 years of professional experience in architectural design and management, property condition assessments, construction management, forensic building analysis, and construction monitoring. Mr. Beste is responsible for conducting and reviewing Property Condition Assessments (PCA) scopes including ASTM E2018, Fannie Mae, Freddie Mac, and client specific requirements in order to facilitate real estate loan and acquisition transactions. Such projects have ranged in scope and complexity from low-rise apartment complexes, to high rise multi-family towers.

Mr. Beste has conducted over 900 property/damage assessments and over 11.4M square feet of roof inspections. He has also performed technical investigations of construction defects, incidents or losses related to all types of real estate property including office buildings, apartment buildings, hotels and motels, warehouse and industrial buildings, parking garages, retail strip centers and stand-alone stores, nursing homes, and mobile home parks.

Mr. Beste has owned and managed professional architectural firms and has been responsible for technical accuracy, business development, marketing and client management. He has managed day-to-day office operations and provided quality control along with staff training and mentoring.

ASSESSMENT AND CONSULTING SERVICES

Affiliations/Associations/Memberships/Certifications:

America Institute of Architects, (AIA), 1986 to Present

- Hilton Head Local Chapter Board member, Chairperson 1995
- South Carolina Chapter Board member, State Director 1996

National Disaster Assistance Committee 2011-Present

- South Carolina Disaster Assistance Committee 2013-Present
- Juror for National Disaster Plan Grant Program 2012

National Council of Architectural Registration Boards (NCARB)

- Certificate Holder 1986 to Present

International Association of Building Envelope Consultants (RCI)- 2012 to Present

International Code Council (ICC), 1990 to Present

Building Official Membership Council 2011-Present

Global Membership Executive Council 2012-Present

Lutheran Church Extension Fund

- National Architectural Advisory Committee 1991-Present
- Executive Committee 1999-04, 2014-18, Chairperson 2003, 2017
- Juror for national design awards 2012

Society of American Registered Architects

- Juror for national design awards 2000

California Earthquake Damage Assessment Certification

California Emergency Management Agency (Cal-EMA)

- Safety Assessment Program Certification 2011 to Present
- Safety Assessment Program Train the Trainer 2011 to Present

Daphne M. Douglas

Education: Bachelor of Architecture, Tuskegee University

Licenses/Registrations N/A

Years of Experience: 15+

Summary of Professional Experience

Ms. Douglas has over 15 years of professional experience in architectural design, construction documentation, construction management, and site and building analysis. Her broad and solid experience has been gained by completing and managing numerous projects throughout the United States. Ms. Douglas' engineering and construction experience is comprised of education institutions, healthcare facilities, commercial facilities and multi-family residential properties. She has a keen ability to understand all aspects of engineering involved in real estate due diligence studies.

Ms. Douglas' architecture experience enables her to conduct property condition evaluations achieving higher levels of consistency. Ms. Douglas' property condition assessment experience extends from the initial Property Condition Site Assessment inspection to the preparation of detail technical reports with scopes including ASTM for underwritings, CMBS, Fannie Mae, Freddie Mac, HUD – Multifamily Accelerated Processing (MAP) along with client specific requirements in order to facilitate with the Real Estate Loan Transactions. She has managed numerous property condition assessment investigations projects, including shopping centers, commercial properties, industrial developments, medical facilities, hospitality properties, and multifamily properties. Ms. Douglas is experienced in identifying immediate repairs and calculating replacement reserves for a variety of loans and specialty lending programs.