

**IN THE SUPREME COURT OF THE STATE OF NEVADA**

FEDERAL HOUSING FINANCE  
AGENCY, in its capacity as Conservator for  
the Federal National Mortgage Association,  
and FEDERAL NATIONAL MORTGAGE  
ASSOCIATION,

Appellants,

vs.

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

Respondents.

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Case No. 83695

**APPEAL**

From the Eighth Judicial District Court  
The Honorable Kerry Earley and Mark Denton, District Court Judges  
Case No. A-20-819412-C

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**APPELLANTS' APPENDIX VOLUME X**

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DATED: December 7, 2021

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## CERTIFICATE OF SERVICE

I, the undersigned, declare under penalty of perjury, that I am over the age of eighteen (18) years, and I am not a party to, nor interested in, this action. On December 7, 2021, I caused to be served a true and correct copy of the foregoing **APPELLANTS' APPENDIX VOLUME X** upon the following by the method indicated:

- ☐ **BY E-MAIL:** by transmitting via e-mail the document(s) listed above to the e-mail addresses set forth below and/or included on the Court's Service List for the above-referenced case.
- ☒ **BY ELECTRONIC SUBMISSION:** submitted to the above-entitled Court for electronic filing and service upon the Court's Service List for the above-referenced case.
- ☐ **BY U.S. MAIL:** by placing the document(s) listed above in a sealed envelope with postage thereon fully prepaid, in the United States mail at Las Vegas, Nevada addressed as set forth below:

/s/ Maricris Williams

An Employee of SNELL & WILMER L.L.P.



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### 3.1 Site Components

#### 3.1.1 Site Configuration and Size

No. of Parcels	Site Acreage	Configuration
2	7.98	Rectangular; contiguous

#### 3.1.2 Site Utilities

Item	Utility Provider	Individually Metered
Electricity	Nevada Power	No
Fuel Oil (include type)	NA	NA
Natural Gas	Southwest Gas	No
Gas (Propane, other)	NA	NA
Water & Sewage	City of North Las Vegas	No

#### 3.1.3 Landscaping, Grading and Drainage

Item	Description	Category	Action*
Signage	Building Mounted	2	R&M
Landscaping	Moderate including trees, shrubs, lava rock and lawn areas	2	R&M
Irrigation System	An underground irrigation system is in place	2	R&M
Storm Water Drainage	Drains to Municipal System	2	R&M
Detention/Retention	NA	NA	--
Topography	Relatively Flat	NA	--
Comments			

\*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve

#### 3.1.4 Site Water and Sanitary Lines

Item	Type	Description	Category	Action*
Water Lines	Copper	Management reports no problems or failures with the site water lines.	2	R&M
Sanitary Lines	Cast iron and PVC	Management reports no problems or failures with the site sanitary lines. Anticipate drain cleaning as part of routine maintenance as necessary.	2	R&M
Comments				

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### 3.1.5 Ingress/Egress

Item	Description		
Ingress/Egress	Off Nellis Oasis Lane		
Walkable Neighborhood?	No	Sidewalks connected to neighborhood walkways?	No
Security Gate?	Yes	Security Guard?	Yes

### 3.1.6 Flatwork: Parking Areas and Walkways

Item	Description		Category	Action *
Pavement	<input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Brick Pavers	No of Spaces	3	R&M
	<input type="checkbox"/> Concrete	405		
	<input type="checkbox"/> Alligator cracking	<input type="checkbox"/> Surface ravelling		
	<input type="checkbox"/> Potholes	<input type="checkbox"/> Transverse Longitudinal Cracks		
	<input checked="" type="checkbox"/> Cracking - general			
Seal Coat	Approximate Age:	3 Years	3	RR
Garages/ Carports	NA		NA	--
Sidewalks	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Asphalt	2	R&M
	<input type="checkbox"/> Flagstone	<input type="checkbox"/> Brick Pavers		
	<input checked="" type="checkbox"/> Moderate cracking	<input type="checkbox"/> Severe cracking		
	<input type="checkbox"/> Trip Hazard(s)			
Patios	<input type="checkbox"/> Concrete	<input type="checkbox"/> Asphalt	NA	--
	<input type="checkbox"/> Flagstone	<input type="checkbox"/> Brick Pavers		
	<input type="checkbox"/> Moderate cracking	<input type="checkbox"/> Severe cracking		
	<input type="checkbox"/> Trip Hazard(s)			
Pool Decks	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Brick Pavers	2	R&M
	<input type="checkbox"/> Moderate cracking	<input type="checkbox"/> Severe cracking		
	<input type="checkbox"/> Trip Hazard(s)			
Comments				

\*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve

### 3.1.7 Site Lighting

Item	Description		Category	Action *
Exterior	Pole and building mounted	Controls: Dusk to dawn	3	R&M
Lighting Adequacy	Appears to be appropriate for visibility and security			
Comments	light fixtures are operational; - lamp covers are free from excessive staining; - light fixtures are non-obstructed by landscaping or other material			

\*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve



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**3.1.8 Site Fencing / Retaining Walls**

Item	Description	Category	Action *
Fencing	<input checked="" type="checkbox"/> Chain link <input type="checkbox"/> Wood <input type="checkbox"/> Vinyl	3	R&M
	<input checked="" type="checkbox"/> Wrought Iron <input type="checkbox"/> Metal		
	<input type="checkbox"/> Partial perimeter <input checked="" type="checkbox"/> Full perimeter		
Retaining Walls	<input type="checkbox"/> Railroad tie <input type="checkbox"/> Concrete block <input type="checkbox"/> Concrete <input type="checkbox"/> Stone	NA	--
Comments	The Property is enclosed with a concrete masonry wall. Wrought iron fencing surrounds the pool and chain link fencing encloses the sports court.		

\*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve





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## 3.2 Architectural Components

### 3.2.1 Apartment Structure(s)

The buildings were constructed in two phases in 1988 and 1990 according to Clark County Assessor records. Construction is typical light wood framing with slab on grade foundations, flat roofs with TPO single-ply membrane or modified bitumen roofing systems and small mansards covered with concrete tiles, limited asphalt shingled areas. The Property buildings contain painted stucco exteriors.

The construction for all buildings is identical with roofs, exteriors, and interiors all of the same quality and design.

### 3.2.2 Foundations

Item	Description	Category	Action *
Construction Plans	Not available for review		
Foundation Type	Concrete spread footings with a concrete slab-on-grade		
Condition	No significant issues observed or reported	2	R&M
Moisture	No leaking or excess moisture observed		--
Crawl Space	<input type="checkbox"/> Accessible <input type="checkbox"/> Other - see below <input type="checkbox"/> Not Accessible	NA	--
Comments			

\*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve

### 3.2.3 Framing (Floors, Walls, Roof)

Item	Description	Category	Action *
Type of Structure(s)	<input checked="" type="checkbox"/> Wood frame <input type="checkbox"/> Steel frame <input type="checkbox"/> Cast-in-place concrete <input type="checkbox"/> Precast concrete <input type="checkbox"/> Concrete block <input type="checkbox"/> Tilt up concrete	2	R&M
Floors	Wood joists with wood sheathing and lightweight concrete topping	3; See Section 2	IM
Roof	Flat and assumed to be conventional wood truss framing with wood sheathing	3	R&M
Comments			

\*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve





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### 3.2.4 Building Cladding (Exterior Wall Finishes)

Item	Description	Category	Action *
Material	<input type="checkbox"/> Aluminum siding <input type="checkbox"/> Brick veneer <input checked="" type="checkbox"/> Stucco <input type="checkbox"/> Cement fiber siding <input type="checkbox"/> Concrete block <input type="checkbox"/> EIFS <input type="checkbox"/> Composition board <input type="checkbox"/> Vinyl siding <input type="checkbox"/> Split faced block <input type="checkbox"/> T1-11 Plywood <input type="checkbox"/> Wood clapboard <input type="checkbox"/> Wood shake <input type="checkbox"/> Stone veneer	3	RR
Condition	No significant issues observed or reported		
Soffits	Wood	3	RR
Fascia	Wood	3	RR
Trim	Wood	3	RR
Type and Age of Insulation			
Comments			

\*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve

### 3.2.5 Roof Systems

Item	Description	Category	Action *
Roof Type	<input type="checkbox"/> Pitched <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Low-slope <input checked="" type="checkbox"/> Mansard <input type="checkbox"/> See Below	4; See Section 2	IM/R&M
Material	See below	Color: gray/white	
Age, years	1-5+	Original? No	
Warranty	None reported	Duration: --	
Access	Ladder	Public access?	No      --
Roof Insulation	Foam board	20+	3      R&M
Drains	Interior	3	R&M
Gutters/ Downspouts	None observed	NA	--
Ancillary Features	Parapet walls: Yes	Chimneys: No	3      R&M
	Flashing: Yes	Coping: Yes	
Green Technology	No	No	
Comments	The flat building roofs are weatherproofed with TPO or modified bitumen roofing systems. Mansards are covered with concrete tiles and have small areas of asphalt shingles. Concerns were noted; see Section 2.		

\*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve



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### 3.2.6 Solar PV System

Item	Description	Category	Action *
Solar PV System	None Present	NA	--

### 3.2.7 Appurtenances: Stairways, Patios, Balconies, Decks, Breezeways

Item	Description	Category	Action *
First Level Unit Access	Concrete sidewalks	2	R&M
Upper Level Unit Access	Exterior stairways with exterior walkways	2	R&M
Stair/Landing Railings	Steel risers with precast concrete stairs	2	R&M
Corridors	Metal	2	R&M
	<input type="checkbox"/> Breezeway <input type="checkbox"/> Interior <input type="checkbox"/> Carpeted <input type="checkbox"/> Vinyl tile/sheet <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> None present	NA	--
Balconies	None present	Deck: NA	NA
		Rail: NA	NA
Patios	None present	Type: NA	NA
		Encl: NA	NA
Comments			

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3.2.8 Doors and Windows

Item	Description		Category	Action *
Building Entrance Door(s), (for buildings with interior access to units)	<input type="checkbox"/> Wood with wood frames <input type="checkbox"/> Wood with metal frames <input type="checkbox"/> Aluminum storefront	<input type="checkbox"/> Metal in wood frames <input type="checkbox"/> Metal with metal frames <input type="checkbox"/> See below	NA	--
Stairwell and Corridor Fire Doors	<input type="checkbox"/> Solid core wood with metal <input type="checkbox"/> Insulated metal with metal	<input type="checkbox"/> See below	NA	--
Common Area Doors	<input type="checkbox"/> Wood with wood frames <input type="checkbox"/> Metal in wood frames <input type="checkbox"/> Aluminum storefront <input type="checkbox"/> Metal in wood frames	<input type="checkbox"/> Metal with metal frames <input type="checkbox"/> Wood with metal frames <input type="checkbox"/> See below	NA	--
Unit Entry Doors	<input checked="" type="checkbox"/> Wood in wood frames <input type="checkbox"/> Wood in metal frames <input type="checkbox"/> Metal in metal frames	<input type="checkbox"/> Fiberglass with metal frames <input type="checkbox"/> Fiberglass with wood	2	R&M
Interior Doors	<input checked="" type="checkbox"/> Wood, flat <input type="checkbox"/> Louvered closet	<input type="checkbox"/> Wood, raised panel <input type="checkbox"/> See below	3	R&M
Patio/Balcony Doors	<input type="checkbox"/> Vinyl double pane sliding <input type="checkbox"/> Aluminum single pane <input type="checkbox"/> Metal in wood frames <input type="checkbox"/> See below	<input type="checkbox"/> Aluminum double <input type="checkbox"/> French style <input type="checkbox"/> Wood in wood frames	None Present	--
Weather-stripping Condition			3	R&M
Door Sweep Condition			3	R&M
Overhead Doors	None Present		NA	--
Common Area Windows	NA	Framing: NA	NA	--
Unit Windows	Double pane sliding	Framing: Metal	3	R&M
Comments	Hardware replacements and adjustments for doors and windows are anticipated as part of routine maintenance.			

\*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve



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3.2.9 Common Areas and Amenities

Item	Description				Category	Action *
Leasing Office	Separate building onsite				2	R&M
Leasing Office Appliances	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Gas range	<input checked="" type="checkbox"/> Electric range		2	R&M
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Washer	<input type="checkbox"/> Dryer			
	Vent hood w/ microwave		Other - See below			
Energy Star						
Watersense Rated						
Clubhouse	None present				NA	--
Mail Center(s)	Mailbox pavilion(s)				2	R&M
Swimming Pool	Outdoor				2	RR
Laundry Room	Four	Rooms	No of Washers: 12	Owned by: Vendor	3	R&M
			No of Dryers: 12	ENERGY STAR: No		
Fitness Room	None present				NA	--
Tot Lot	None present				NA	--
Sports Court(s)	One present on site				1	R&M
Bicycle Storage	None present				3	--
Comments	A picnic/barbecue area and a dog park are located on the Property.					

\*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve





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### 3.3 Mechanical / Electrical / Plumbing Components

#### 3.3.1 Water Distribution and Hot Water System

Item	Description	Category	Action *
Water Piping	<input checked="" type="checkbox"/> Copper <input type="checkbox"/> CPVC <input type="checkbox"/> PEX tubing <input type="checkbox"/> Galvanized <input type="checkbox"/> Polybutylene	3	R&M
Fixtures	Standard Low Flow Devices <input checked="" type="checkbox"/> Kitchen <input checked="" type="checkbox"/> Bathroom Faucet <input checked="" type="checkbox"/> Toilet(s) <input type="checkbox"/> Shower(s) <input type="checkbox"/> None observed	3	R&M
Hot Water (units)	Central Boiler(s) with storage tank Energy: Gas Age: 1+	3	R&M
Hot Water Heater Insulation	<input checked="" type="checkbox"/> None observed <input type="checkbox"/> Observed in all units <input type="checkbox"/> Observed in some units	NA	--
Hot Water (laundry)	150 gallon Energy: Gas Age: 4-5 years	3	R&M
Comments	Management reports they have not had any significant problems with the copper water piping system to date, and no extensive patching of drywall or repairs were observed.		

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#### 3.3.2 Sanitary Waste Plumbing

Item	Description	Category	Action *
Piping	<input type="checkbox"/> PVC <input type="checkbox"/> Cast iron <input type="checkbox"/> ABS	Observed: Under sinks 3	R&M
Treatment	Municipal system		
Comments	Management reported no unusual issues with the sanitary system. Anticipate drain cleaning as part of routine maintenance.		

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#### 3.3.3 Heating / Cooling / HVAC / Renewable Energy Systems

Item	Description	Category	Action *
Unit Heating	Split system Location: Wall Energy: Electric	3; See Section 2	IM/RR
Manufacturer(s)	Various Capacity: 24,000 btu	-	-
Unit Cooling	Split system Location: Roof mounted	3; See Section 2	IM/RR
Manufacturer(s)	Various Capacity: 1.5-2 tons	-	-
Maintenance	Filter Replacement: Unknown Duct Cleaning: Unknown Maintenance Plan: Unknown		
Unit Controls	<input type="checkbox"/> Programmable Thermostat <input type="checkbox"/> Manual Thermostat <input type="checkbox"/> Pre-programmed Thermostat <input type="checkbox"/> None <input type="checkbox"/> Programmable radiator controls <input type="checkbox"/> See below <input type="checkbox"/> Manual radiator controls	3	R&M
HVAC Distribution Functioning	<input type="checkbox"/> Ducted supply and open plenum <input type="checkbox"/> Ductless <input type="checkbox"/> Ducted air with hot water terminal <input type="checkbox"/> Baseboard heat units <input type="checkbox"/> 2-pipe hot water system with fan coil terminal units <input type="checkbox"/> Other - see below <input type="checkbox"/> 4-pipe system with fan coil terminal <input checked="" type="checkbox"/> Conditioned air supplied through		
Energy Management System	None reported		
Comments			

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#### 3.3.4 Ventilation Systems

Item	Description	Category	Action *
Ventilation	<input checked="" type="checkbox"/> Bath exhaust <input checked="" type="checkbox"/> Range hood <input type="checkbox"/> Inline fan <input type="checkbox"/> Int exhaust fan <input type="checkbox"/> Ext. exhaust fan <input type="checkbox"/> HRZ / ERV <input type="checkbox"/> None <input type="checkbox"/> See below	3	R&M
Ventilation Control	<input checked="" type="checkbox"/> Switch <input type="checkbox"/> Timer <input type="checkbox"/> Continuous	3	R&M
Vent Condition	<input type="checkbox"/> Clean <input type="checkbox"/> Dirt build up <input checked="" type="checkbox"/> Varies	3	R&M
Air Ducts	Appear to be sealed      Condition: Clean	3	R&M
Roof Fans	None observed	NA	--
Smoking Policy	Designated smoke free areas		
Comments	Common areas are smoke free.		

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### 3.3.5 Electrical Service

Item	Description	Category	Action *
Transformers	Pad mounted		
Branch Wiring	Copper	2	R&M
Unit Meters	Common		
Service Amps	240		
Unit Panels	Circuit breakers Labeled: Yes	2	R&M
GFCI	Observed at kitchen and bath wet areas	2	R&M
Comments	No significant issues were observed or reported with the electrical distribution systems. The electrical service is adequate by today's standards to service the lighting and power needs of the Property with respect to current electrical loads.		

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### 3.3.6 Fire and Life Safety Systems

Item	Description	Category	Action *
Fire Extinguishers	<input type="checkbox"/> Units <input type="checkbox"/> Hallways <input type="checkbox"/> Laundry	2	R&M
	<input checked="" type="checkbox"/> Leasing Office <input checked="" type="checkbox"/> Common Areas		R&M
	Inspection: Current		
Sprinkler System	None observed Inspection: NA	NA	--
Smoke Detectors	Hard wired with battery backup	2	R&M
Fire Alarm	See below	2	R&M
CO Detectors	Not applicable - all electric units	NA	--
Exit Signs	<input type="checkbox"/> Units <input type="checkbox"/> Hallways <input type="checkbox"/> Laundry	2	R&M
	<input checked="" type="checkbox"/> Leasing Office <input checked="" type="checkbox"/> Common Areas		
Emergency Lights	<input type="checkbox"/> Units <input type="checkbox"/> Hallways <input type="checkbox"/> Laundry	NA	--
	<input type="checkbox"/> Leasing Office <input type="checkbox"/> Common Areas		
Hydrants	<input type="checkbox"/> Along public right of way <input checked="" type="checkbox"/> Located on Property		
Comments	Fire pull alarms are mounted on the building exteriors		

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**3.3.7 Elevators**

Item	Description			Category	Action *
Type	None present	Number: --	Capacity: --	NA	--

**3.3.8 Site Security**

Item	Description				Category	Action *
Component	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Alarm System	<input type="checkbox"/> Cameras	<input checked="" type="checkbox"/> Guard(s)	2	R&M
Monitoring	On site					
Comments						

\*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve





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### 3.4 Dwelling Unit Components and Observations

#### 3.4.1 Common Area Finishes

Item	Description	Category	Action *
Leasing Office	Floors: Carpet	Walls: Drywall Ceilings: Drywall	2 R&M
Clubhouse	NA	NA	--
Interior Corridors	Floors: NA	Walls: NA Ceilings: NA	NA --
Laundry	Floors: Vinyl tile	Walls: Painted drywall Ceilings: Painted drywall	3 R&M
Other		NA	--
Comments			

\*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve

#### 3.4.2 Dwelling Unit Summary

Number of buildings: 6	No. of Units: 409	Vacant: 49	No. Down: 6
Comments			

Units Inspected						
<b>Occupied Units</b>						
Unit number	Studio	1 BR	2 BR	3 BR	Other	Floor
None						
<b>Vacant Units</b>						
Unit number	Studio	1 BR	2 BR	3 BR	Other	Floor
See Attached	43					
<b>Down Units</b>						
Unit number	Studio	1 BR	2 BR	3 BR	Other	Floor
See Attached	6					



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In accordance with the scope of work, f3 physically inspected all of the vacant units which comprise approximately 12% of the dwelling units.

The lack of a sufficient dwelling units in rent ready condition is impacting the property's marketability.

Unit Mix - 409 Units			
Unit Type	# of Units	Unit Square Footage	Total Square Footage
Studio	408	400	163,200
2br/2bath	1	1,035	1,035
Total:			164,235

### 3.4.3 Vacant and Down Units

f3 inspected the interiors of 49 vacant units, 6 of which are in rent ready condition (1 is utilized as a model), and 6 of which are "down" (unleasable). Thirty-seven (37) vacant units have missing/damaged appliances, missing/damaged floor coverings, kitchen cabinets, countertops, and sinks, and require cleaning and painting. The 6 "down" units have missing/damaged appliances, damaged concrete subflooring, floor coverings, HVAC systems, cabinets/countertops, and/or drywall walls and ceilings, and require cleaning and painting.

f3 recommends 43 vacant/down units be renovated and returned to rent ready condition. Renovation activities will include all or some of the following: repair/replacement of appliances, concrete subflooring, floor coverings, HVAC systems, cabinets/countertops, drywall repairs, cleaning and painting. A complete listing of units inspected and estimated repair/replacement costs required to return each unit to rent ready condition is attached to this report (total estimated cost is \$111,450).

f3, inc. recommends management improve its unit turn practices as part of standard maintenance procedures.



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### 3.4.4 Unit Finishes

Item	Description	Category	Action *
Walls / Ceilings	Drywall walls with drywall ceilings	4; See Section 2	IM/R&M
Flooring - Living Areas	<input checked="" type="checkbox"/> Carpet <input type="checkbox"/> Sheet Vinyl <input type="checkbox"/> Ceramic Tile	4; See Section 2	IM/RR
	<input checked="" type="checkbox"/> Vinyl Tile <input type="checkbox"/> Marble Tile <input type="checkbox"/> Hardwood		
	<input type="checkbox"/> Laminate <input type="checkbox"/> Vinyl Strip <input type="checkbox"/> Other		
Flooring - Kitchen and Bath	<input type="checkbox"/> Carpet <input type="checkbox"/> Sheet Vinyl <input type="checkbox"/> Ceramic Tile	4; See Section 2	IM/RR
	<input checked="" type="checkbox"/> Vinyl Tile <input type="checkbox"/> Marble Tile <input type="checkbox"/> Hardwood		
	<input checked="" type="checkbox"/> Laminate <input type="checkbox"/> Vinyl Strip <input type="checkbox"/> Other		
Mold	None observed	NA	--
Maintenance Practices	<input type="checkbox"/> Acceptable <input checked="" type="checkbox"/> Needs Improvement		
Unit Inspection	Performed at unit turn		
Comments			

\*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve

### 3.4.5 Cabinets, Counters, Sinks

Item	Description	Category	Action *
Kitchen Cabinets	<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Particle Board <input type="checkbox"/> Other <input type="checkbox"/> Laminated Particle Board <input type="checkbox"/> Composite Wood	4; See Section 2	IM/R&M
Kitchen Sinks	<input checked="" type="checkbox"/> Double Bowl <input type="checkbox"/> Single Bowl <input checked="" type="checkbox"/> Stainless Steel <input type="checkbox"/> Porcelain <input type="checkbox"/> Corian <input type="checkbox"/> Undermount <input type="checkbox"/> Other	4; See Section 2	IM/R&M
Kitchen Countertops	<input checked="" type="checkbox"/> Laminate <input type="checkbox"/> Granite <input type="checkbox"/> Corian <input type="checkbox"/> Concrete <input type="checkbox"/> Ceramic Tile <input type="checkbox"/> Other	4; See Section 2	IM/R&M
Comments	Some of the cabinets and countertops have been replaced on an as needed basis.		
	Low flow faucets were observed.		
	Anticipate re-facing and repairs / replacements (door and drawer faces) as needed during unit turn over as part of routine maintenance to extend the life of the millwork.		
	Anticipate moderate refurbishments as part of routine maintenance to extend the life of the sinks and counter tops.		

\*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve





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### 3.4.6 Appliances

Item	Description	Category	Action *
Management Provides	<input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Electric range <input type="checkbox"/> Gas range	4; See Section 2	IM/RR
	<input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Other - see below		
	<input checked="" type="checkbox"/> Vent hood <input type="checkbox"/> Microwave	4; See Section 2	IM/R&M
	<input checked="" type="checkbox"/> Garbage disposal <input type="checkbox"/> Other - see below		
Appliance Package	Approximate age: 1+	4; See Section 2	IM/RR
Comments	<p>No EnergyGuide labels were observed.</p> <p>As appliances are replaced, they should be upgraded to ENERGY STAR rated units. The approximate cost for these is presented in the Reserve Cost Table.</p> <p>Anticipate replacement of vent hoods and garbage disposals during the loan term as part of normal operating expenses.</p>		

\*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve

### 3.4.7 Bathroom Vanities, Shower/Tub and Toilet

Item	Description	Category	Action *
Bath Vanities	<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Composite Wood <input type="checkbox"/> Particle Board <input type="checkbox"/> Laminated Particle Board <input type="checkbox"/> Other	4; See Section 2	IM/R&M
Bathroom Sinks	<input checked="" type="checkbox"/> Drop-in <input type="checkbox"/> Integral <input type="checkbox"/> Wall Hung <input type="checkbox"/> Pedestal <input type="checkbox"/> Undermount <input type="checkbox"/> Other	4; See Section 2	IM/R&M
Bathroom Countertops	<input checked="" type="checkbox"/> Laminate <input type="checkbox"/> Granite <input type="checkbox"/> Corian <input type="checkbox"/> Other <input type="checkbox"/> Fiberglass Reinforced Plastic <input type="checkbox"/> Cultured Marble	4; See Section 2	IM/R&M
Bathtub/Shower Surround	<input checked="" type="checkbox"/> Ceramic <input type="checkbox"/> Fiberglass <input type="checkbox"/> Plastic <input type="checkbox"/> Other	4; See Section 2	IM/R&M
Fixtures	Standard grade	3; See Section 2	IM/R&M
Comments	<p>Some of the vanities and tops have been replaced on an as needed basis.</p> <p>Low flow devices such as faucets and toilets were observed.</p> <p>Anticipate re-facing and repairs / replacements (door and drawer faces) as needed during unit turn over as part of routine maintenance to extend the life of the millwork.</p> <p>Anticipate moderate refurbishments as part of routine maintenance to extend the life of the sinks and counter tops.</p>		

\*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve



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### 3.4.8 Cable or Internet Availability

Item	Description	Provider
Cable Available	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Other - see below	Various Providers
Internet Access	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Wired <input type="checkbox"/> Wireless <input type="checkbox"/> Broadband <input type="checkbox"/> Other - see below	Various Providers
Comments		



## SECTION 4 - MOISTURE AND MICROBIAL GROWTH AND PEST MANAGEMENT

### 4.1 Moisture and Microbial Growth

Microbial growth was not observed at common areas or dwelling units; however, suspect mold was observed in two dwelling units during f3's 2019 investigation.

Based on evidence of past water intrusion/plumbing leaks and mold, a Moisture Management Plan should be developed and implemented. At a minimum, the MMP must contain provision for (i) staff training, (ii) information to be provided to tenants, (iii) documentation of the plan, (iv) the appropriate protocol for incident response and remediation and (v) routine, scheduled inspections of common space and unit interiors.

f3, inc. recommends the mold be remediated immediately; see Section 2. Mold growth in buildings is recognized by the EPA to pose a potential threat to human health, however, the extent of repercussions of prolonged exposure to mold is yet to be determined. Studies have shown that toxins produced by some molds may cause health problems in some individuals. These health risks can range from minor irritation to more serious respiratory and/or nervous system problems. It is therefore recommended that management survey the unit noted above for the presence of moisture intrusion, moisture damage and/or mold growth.

All sources of moisture intrusion should be repaired and/or replaced to prevent further damage and/or future mold growth. Additionally, all dwelling units should be surveyed for mold growth upon tenant turn-over. Tenant education and disclosures should be distributed to educate tenants on conditions of mold growth and sources of water infiltration (closed windows, non-operable bathroom exhaust fans and leaks under sinks) that may result in mold growth. Unit inspections and tenant education will help eliminate the possibility of future mold growth at the Property. Moisture damaged areas and areas of mold growth should be repaired and remediated in strict compliance with EPA guidelines.

The Environmental Protection Agency (EPA) indicates that remediation of minor mold growth (less than 10 square feet at each location) can be conducted by regular building maintenance staff during routine maintenance activities. Maintenance personnel involved with mold remediation should receive adequate training on proper clean up methods, personal protection, and potential health hazards associated with mold.



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This training can be performed as part of a program to comply with the requirements of the EPA and OSHA Hazard Communication Standard (29 CFR 1910.1200). Should additional information be required on clean-up methods, consultation with a Certified Industrial Hygienist (CIH) is recommended.





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#### 4.2 Pest Management

According to property management, the Property is not part of a termite bond with a preventative maintenance program in effect.

At the time of our survey we noted no current evidence of termite or other pest infestation damage.





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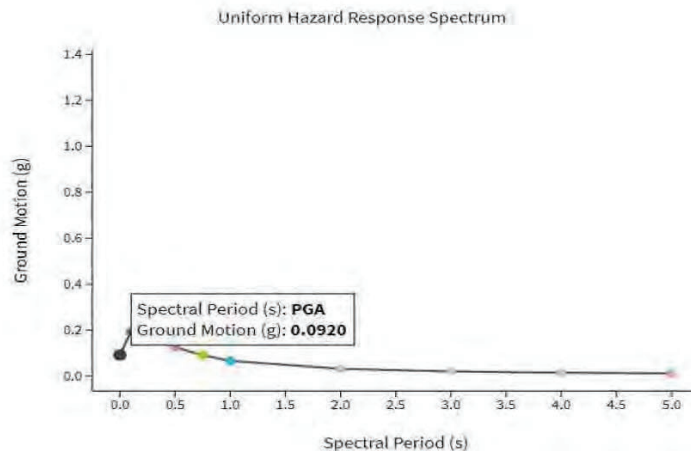
## SECTION 5 - SPECIAL HAZARDS, ZONING, BUILDING CODE VIOLATIONS AND REGULATORY COMPLIANCE

Although it is assumed that the noted improvements were constructed in compliance with contemporary building codes and standard building practices at the time of construction, and while the Property remains adequate for present day use, our survey does not include a review to determine compliance with local Building Department codes, Fire Department requirements, or Planning Department ordinances. However, the following information is provided.

### 5.1 Special Hazard Assessment

#### 5.1.1 Peak Ground Acceleration

According to the USGS National Seismic Hazard Maps (2008), the Property is not in an area that has a 10% or greater probability of exceeding a Peak Ground Acceleration (PGA) value of 0.15g (or greater) in 50 years. Based on the Property's location, the PGA is 0.092g. Because of this designation, a Structural Risk Evaluation Questionnaire (Form 4099C) is not required.





### 5.1.2 Hazards/Geographic Conditions/Catastrophic Loss Potential

The following are geological or meteorological hazards that, if occurring or present, could affect the Property, causing a potentially significant loss.

Hazard	Risk
Tornadoes	Low
Hurricanes	Low
Expansive soils	Not Likely
Floods	Low
Sinkholes	Low
Landslides	Low
Wind	Low
Volcanic activity	Low

No detailed investigation has been made into the presence of these hazards; our conclusions are based solely on observations made during our site visit, review of available documents or interviews with others.

A Structural Risk Evaluation (SRE) Questionnaire has not been completed for the Property. According to Fannie Mae Guidelines, a seismic risk assessment is not required due to the lack of risk factors.

### 5.1.3 Flood Zone

A review of FEMA flood zone map 3200C332177F, dated 10/16/2011 indicates the Property buildings are located in Shaded Zone X, designated as an area with reduced risk due to Levee.



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## 5.2 Zoning and Code Information

### 5.2.1 Building Zoning

The Property is zoned C-2 General Commercial by the Clark County Building Department. The Property appears to conform to the zoning designation.

### 5.2.2 Building Code Violations

f3 researched online records maintained by the Clark County Building and Code Enforcement Departments. No records of open violations were found for the Property.

### 5.2.3 Fire Code Violations

f3 researched online records maintained by the Clark County Fire Prevention Department. No records of open violations were found for the Property.





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### 5.3 Regulatory Compliance

#### 5.3.1 Americans With Disabilities (ADA) Compliance

Because apartment projects are considered a place of residence, they typically do not fall under ADA criteria. The possible exception to this is rental offices or common area amenities (swimming pool) that are made available to the general public, not just tenants and their guests. An example of a common area amenity that may be subject to ADA criteria is a recreation center that sold memberships to the general public. A rental office may generally be considered a place of public accommodation as the public is invited into that area.

Building codes, both current and past, have included barrier free and handicapped access requirements. These requirements may or may not coincide with the precise ADA Accessibility Guidelines (ADAAG). In such cases where access features were provided according to standards other than ADAAG, barrier free access features can enable disabled access but do not necessarily provide compliance with the ADAAG.

Section 36.304 of the ADA requires a place of public accommodation to remove architectural and communication barriers that are structural in nature in existing facilities, where such removal is readily achievable. The law defines readily achievable as meaning easily accomplishable and able to be carried out without much difficulty or expense. Readily achievable is determined on an individual basis. What the readily achievable standard will mean in any particular public accommodation will depend on the individual circumstances. No numerical formula or threshold of any kind has been set by the Justice Department. In order to determine what is readily achievable, an entity should consult with a team consisting of a lawyer and an accountant.

The obligation to engage in readily achievable barrier removal is a continuing responsibility of a public accommodation. Items that are currently not readily achievable may become so in the future. No periodic assessment or self-assessment is required by the ADA. However, the Justice Department urges public accommodations to establish procedures for an ongoing assessment of their compliance with the barrier removal requirements.



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ADA Evaluation Checklist					
No.	Building Access	Yes	No	N/A	Comments
1	Are there accessible parking space(s) available (96" wide/60" aisle) at public access areas? (i.e. leasing office)	Yes			
2	Is there at least one wheelchair accessible van parking space (96" wide/96" aisle at public access areas?	Yes			
3	Are accessible parking spaces located on the shortest accessible route of travel from an accessible building entrance?	Yes			
4	Does signage exist designating wheelchair accessible parking?	Yes			
5	Is there a ramp from parking to an accessible building entry (1:12 slope or less)?	Yes			
6	Are public use areas accessible? If not, are there alternate accessible entries?	Yes			
7	Is the accessible entry doorway at least 32" wide?	Yes			
8	Is the entry door hardware easy to open (lever/push type with no twisting required, not higher than 48" above floor)?	Yes			
9	Are entry doors other than revolving doors available?	Yes			

NO.	Building Access	Yes	No	N/A	Comments
1	Are there publicly accessible restrooms present?			N/A	
1a	Is the accessible restroom doorway of public restrooms at least 32" wide?			N/A	
1b	Does at least one stall meet the following requirements: <ul style="list-style-type: none"> <li>• minimum stall width of 60-inches</li> <li>• minimum depth of 56-inches</li> <li>• toilet seat height between 17- and 19-inches above the floor</li> <li>• flush controls a maximum of 44-inches above the floor</li> <li>• toilet paper dispenser 19-inches above the floor and 36-inches from the rear wall</li> <li>• grab bars 36-inches above the floor and a minimum of 40-inches in length along the sidewalls.</li> </ul>			N/A	



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1c	Does the sink/vanity meet the following requirements: <ul style="list-style-type: none"> <li>• counter tops a maximum of 34-inches above the floor</li> <li>• extend a minimum of 17-inches from the wall</li> <li>• minimum clearance of 29-inches from the floor to the bottom of the apron</li> <li>• clear floor space at least 30" x 48" in front of the counter</li> <li>• bottom edge of the mirror a maximum of 40-inches above the floor</li> <li>• sinks have one-handed controls (i.e. levers, push or electronic controls)</li> </ul>			N/A	
2	Are there elevators at the Property?		No		
2a	Are elevator controls low enough to be reached from a wheelchair (48" from approach/54" side approach)?			N/A	
2b	Are there raised elevator markings in Braille and Standard alphabet for the blind?			N/A	
2c	Are there audible/visual signals inside cars and at elevator landings indicating floor change?			N/A	
3	Does strobe lighting exist in the corridors and restrooms?			N/A	
4	If there is public access to a pool or spa, is a pool lift present?			N/A	





### 5.3.2 Fair Housing Act (FHA) Compliance

The scope of this report is limited to a very general overview of the subject improvements based upon the requirements of the Fair Housing Act Accessibility Guidelines in an attempt to identify clear and unequivocal violations of the Act. It is not intended for use or reliance as an audit for purposes of determining strict compliance, but it is a tool to identify whether or not a full compliance audit may be appropriate. No physical measurements have been made as part of this survey; notations made in the table below are based on visual observations only.

The Fair Housing Act does not require any renovations to existing buildings. Its design requirements apply to new construction only – to covered multifamily dwellings that are built for first occupancy after March 13, 1991. First occupancy is defined as “a building that has never before been used for any purpose.”

The design and construction requirements of the Fair Housing Act apply to all new multifamily housing consisting of four or more dwelling units. The Fair Housing Act’s definition of “covered multifamily dwellings” distinguishes between buildings with elevators and buildings without elevators. Thus, if a building has one or more elevators all of the dwelling units in the building are covered and require compliance with the FHA. Such buildings must meet specific design requirements so public and common use spaces and facilities are accessible to people with disabilities. In addition, the interior of dwelling units covered by the Fair Housing Act must be designed so they too meet certain accessibility requirements.

Based upon the dates of construction of 1998-1990 the Property is NOT subject to compliance with the Fair Housing Act. Therefore no further evaluation of compliance is provided.



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### **5.3.3 Benchmarking Disclosure, Energy Audit, Retro-Commissioning Laws and Requirements**

The following are prevailing local, state or federal laws or requirements to conduct energy audits or retro-commissioning studies:

There are currently no energy auditing laws or requirements pertaining to the Property.





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## SECTION 6 - AREAS OF ADDITIONAL ASSESSMENT

### 6.1 Problematic Materials, Historical Repairs and Replacements, Work in Progress, and Planned Capital Improvements

#### 6.1.1 Known Problematic Building Materials and Property Design Issues

None of the problematic materials listed in Section 1.4 were observed.

#### 6.1.2 Summary of Historical Repairs and Replacements

Major capital expenditures, as reported by Management, include down unit renovation, exterior paint touch-ups, flat roof replacements, and sports court resurfacing.

#### 6.1.3 Work in Progress

Other than routine maintenance, there are no ongoing capital repairs.

#### 6.1.4 Planned Capital Improvements

Management did not report any planned capital improvements.



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## SECTION 7 - REFERENCES AND LIMITATIONS

### 7.1 Fannie Guide

This report was prepared in general accordance with Fannie Mae Selling and Servicing Guide and Form 4099, Instructions for Performing a Multifamily Property Condition Assessment as well as updated Appendix C, Structural Risk Evaluation Questionnaire.

### 7.2 Methodology

#### **Assessment Methodology - Property Condition Assessment**

This assessment is based on the evaluator's judgment of the physical condition of the improvements and the estimated expected remaining useful life of those improvements. The conclusions presented are based on the evaluator's professional judgment. The actual performance of individual components may vary from a reasonably expected standard and may be affected by circumstances that occur after the date of the evaluation.

#### **Assessment Activities - Property Condition Assessment**

- 1) Identify repairs, replacements and significant maintenance items that should be completed immediately;
- 2) Identify repairs, replacements and significant maintenance items that are likely to occur over the next approximately -year period;
- 3) Estimate the cost to repair the above deferred maintenance items; and
- 4) Estimate the lapsed and remaining life expectancies of the Property improvements.

#### **Cost Estimation Methodology- Property Condition Assessment**

The estimated costs detailed in this report are based on a survey of representative building areas. Items of deferred maintenance and the effective ages of building components observed are projected onto the balance of the complex. Where actual cost information for specific items is not available from the Property management, industry costs are derived from our field experience and from reference material such as BNI, D4Cost, R.S. Means Co., Inc., and National Construction Estimator. General contractor overhead and profit costs, should a general contractor be required, have not been included in these estimates. General contractor fees can vary widely; an allowance of 10-15% mark-up would not be unreasonable.

When work in progress has been observed, such work is noted in the report and assumed for cost estimating purposes to be complete, unless observed to be unacceptable in quality or scope.





The purpose of the report is not to identify minor, inexpensive repairs or other maintenance items that are part of the Property owner's current operating pattern and budget, so long as these items appear to be taken care of on a regular basis. However, such items are commented on if they do not appear to be routinely addressed or are in need of immediate repair.

### 7.3 Limitations

This report is prepared solely for the use and benefit of the Client in accordance with Fannie Mae guidelines. Our recommendations have been prepared in accordance with customary principles and practices. This warranty is in lieu of all other warranties either expressed or implied. f3, inc., is not responsible for the independent conclusions, opinions or recommendations made by others based on the field exploration presented in this report.

#### ***Limitations - Property Condition Assessment***

f3, inc., bears no control over the cost of labor, materials, equipment or services furnished by others, over contractors' methods of determining prices, or over competitive bidding and market conditions. Opinions of probable construction costs provided herein reflect adjusted industry averages and are made on the basis of f3, inc., experience and qualifications. f3, inc., cannot and does not guarantee that proposals, bids or construction costs will not vary from opinions of probable costs prepared by same. This PCA 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.

This survey and report pertain only to the current physical conditions of the premises and existing improvements, and relate only to those areas readily accessible and available for visual observation. No structural, seismic, invasive or destructive investigations were performed since it is beyond the scope of our Property Condition Assessment. 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. No representation is made as to the status of title, legality of lots or zoning of the Property, nor is any representation made as to the advisability or inadvisability of the purchase of, investment in, or financing of the Property.



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The field observer has not conducted an asbestos survey or visibly identified there are ACMs within the building. It f3's understanding the nature of the proposed occupancy will require repairs and replacement of the building finishes, systems, etc. f3 has not budgeted for any future ACM surveys and testing, permitting, or abatement. It is possible that local municipalities and/or state agencies may include ACM testing as part of any alteration work and permit filing.

Conditions, codes, covenants and restrictions which may be part of the legal deed of title to the Property, and which may vary in description of Property boundaries, easements or dedications have not been disclosed or reviewed as part of this Assessment.

The roof observations and related comments are not to be interpreted as a full and comprehensive roof survey and should not be interpreted to mean the roof is free of leaks. Should a comprehensive report on the condition of the system be required, the services of a qualified roofing consultant should be considered.

Mechanical and electrical recommendations are subject to consultation of a licensed contractor prior to finalization of the work scopes.

f3 assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. f3 is not responsible for any patent or latent defects that an owner or his agents may have withheld from f3 whether by non-disclosure, passive concealment, or by fraud.



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## **Exhibit A: Photo Documentation**

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Village Square Apartments, Las Vegas (Sunrise Manor), NV

Project Number: 20.0541

FANNIEMAE001742  
**APP3120**





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1. View of building signage at the leasing office.



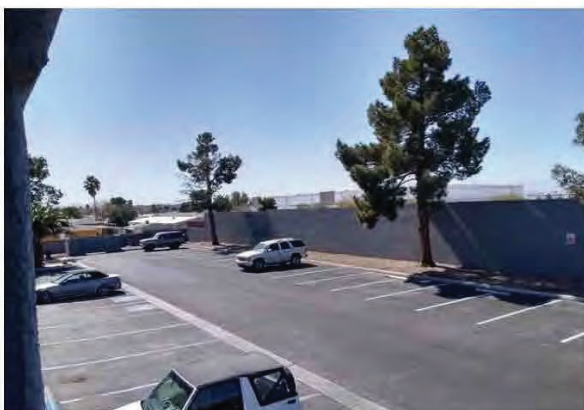
2. Landscaping includes mature trees, shrubs, and lava rock.



3. Concrete walkways provide access to the buildings.



4. Asphalt paved driveways and parking lots provide approximately 405 open striped parking stalls.



5. View of asphalt paved driveways and parking areas.



6. One handicapped accessible parking space is provided adjacent to the leasing office building.





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7. Building mounted light fixtures provide illumination around the Property.



8. CMU fencing is present around the full perimeter of the Property.



9. The buildings are constructed on concrete slab on grade foundations.



10. The two story buildings are wood framed (vacant unit shown).



11. Building cladding includes painted stucco.



12. Typical painted stucco building exteriors.





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13. The flat roofs on the east side of the Property have modified bitumen roof coverings.



14. Typical modified bitumen roofing.



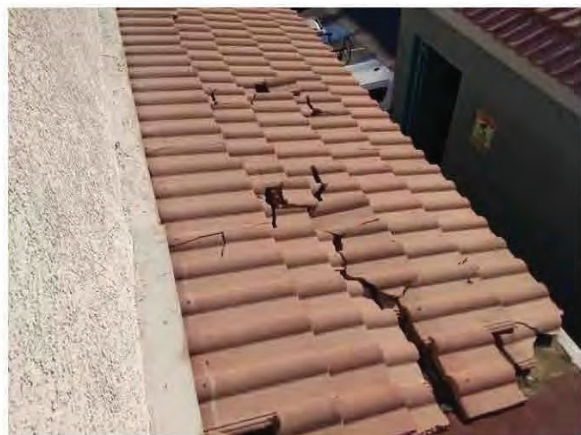
15. The flat roofs on the west side of the Property consist of single-ply TPO membranes.



16. Typical TPO membrane roofing.



17. View of damaged composition asphalt shingled mansards.



18. View of damaged concrete tiled mansards.





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19. View of damaged concrete tiled mansards.



20. Upper floor units are accessed from exterior stairways with precast concrete treads.



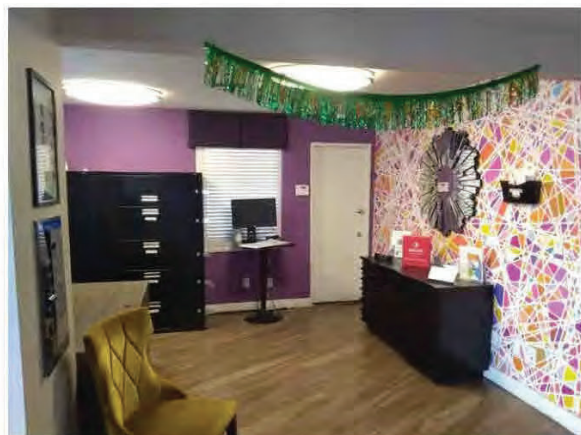
21. Typical upper level walkway. Unit entry doors are wood assemblies in wood frames.



22. Building windows are double-pane sliding units in metal frames.



23. View of the leasing office building signage.



24. View of leasing office interior finishes and furniture.

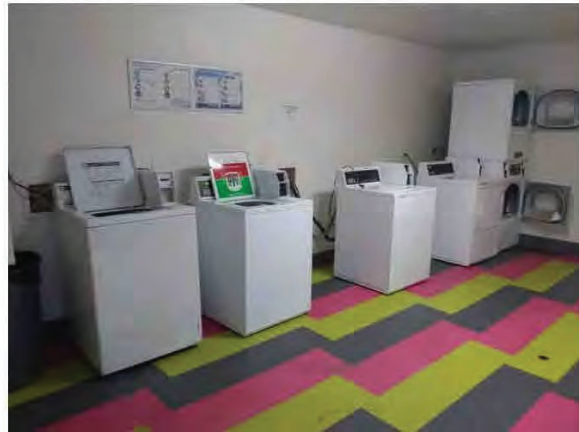




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25. A sheltered mail center is located adjacent to the leasing office.



26. Typical view of a common laundry facility.



27. View of a picnic/barbecue area and dog park.



28. One in-ground swimming pool is located on the Property.



29. View of the recently refurbished sports court.



30. Heated domestic water is provided by domestic boilers and storage tanks. Building supply lines are copper.





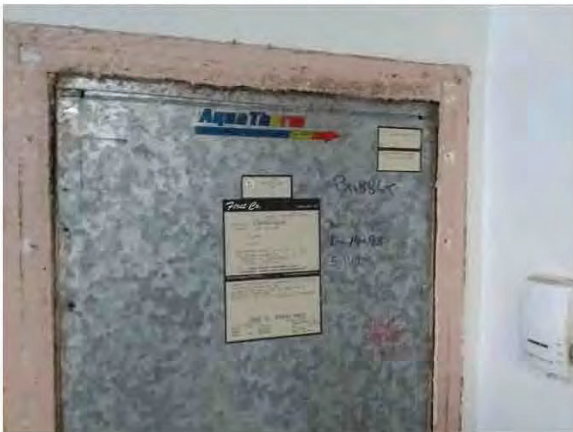
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31. Central natural gas-fired water heaters also provide domestic hot water to the Property.



32. Building drain lines are PVC.



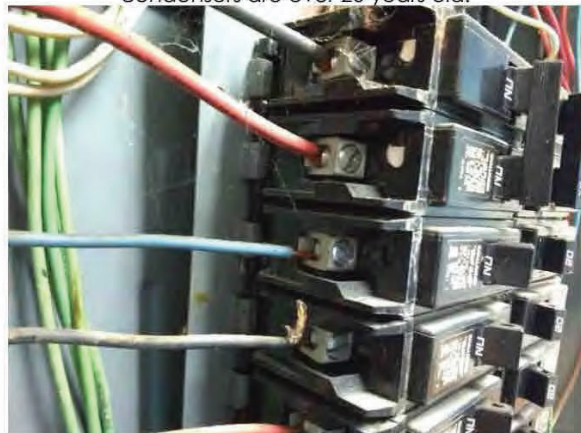
33. Heat in the units is provided by wall-mounted air handlers with electric heating elements.



34. Cooling to the dwelling unit is provided by roof-mounted A/C condensers. Approximately half of the condensers are over 20 years old.



35. Pad-mounted electric transformers provide power to the buildings (note master meter).



36. View of a building circuit breaker panel providing overload protection. The branch wiring is copper.





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37. GFCI type receptacles were observed at unit wet areas (kitchens and bathrooms).



38. Hard-wired smoke detectors with battery back-up are mounted in each dwelling unit.



39. Fire extinguishers are mounted at common areas. Inspection tags are current.



40. Illuminated exit signs are posted along common walkways.



41. Dwelling units have painted drywall walls and ceilings. Vinyl floor tile is installed at select unit living areas and bathrooms.



42. Kitchen cabinets are wood or laminated with plastic laminate countertops. Kitchen sinks are double bowl stainless steel.



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43. Management supplies a refrigerator and electric cook-top or range and vent hood in all dwelling units. Microwaves are provided in select units.



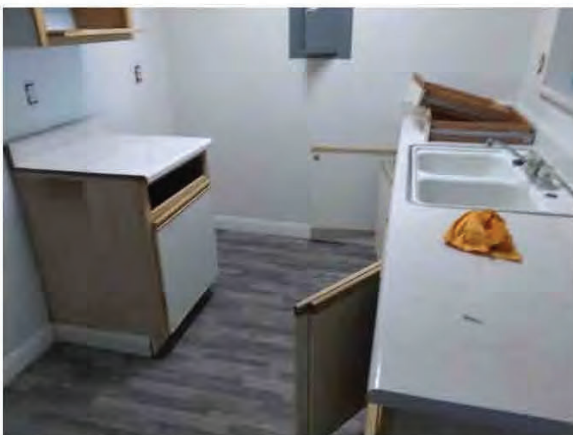
44. Bathroom vanities are wood with cultured marble counters and integral sinks.



45. Bathrooms have a fiberglass tub with ceramic tile shower surround.



46. View of damaged wallboard in a vacant unit.



47. View of missing appliances in a vacant unit.



48. View of a missing kitchen sink in a vacant unit.





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49. View of damaged flooring in a vacant unit.



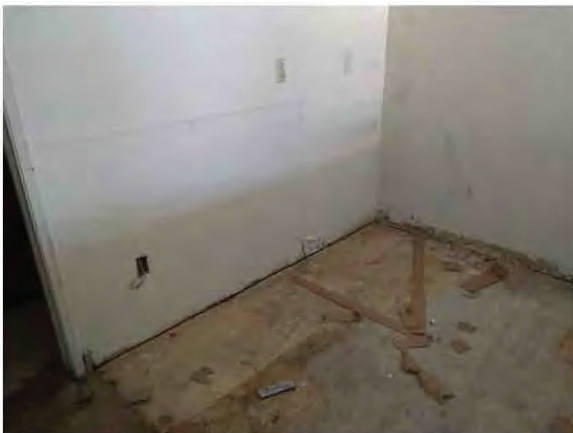
50. View of a damaged kitchen counter in a vacant unit.



51. View of damaged floor in down unit 136.



52. View of the kitchen sink in down unit 173.



53. View of missing kitchen cabinets and appliances in down unit 163.



54. View of disconnected commode in down unit 105.



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## **Exhibit B: Location Map, Aerial Photo and Site Plan**

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North ↑



**REAL PROPERTY CONSULTANTS**

15 Ellis Avenue  
Troy, MO 63379  
(636) 462-4132

**Site Plan**  
**Village Square Apartments**  
**5025 Nellis Oasis Lane**  
**Sunrise Manor (Las Vegas), NV 89115**

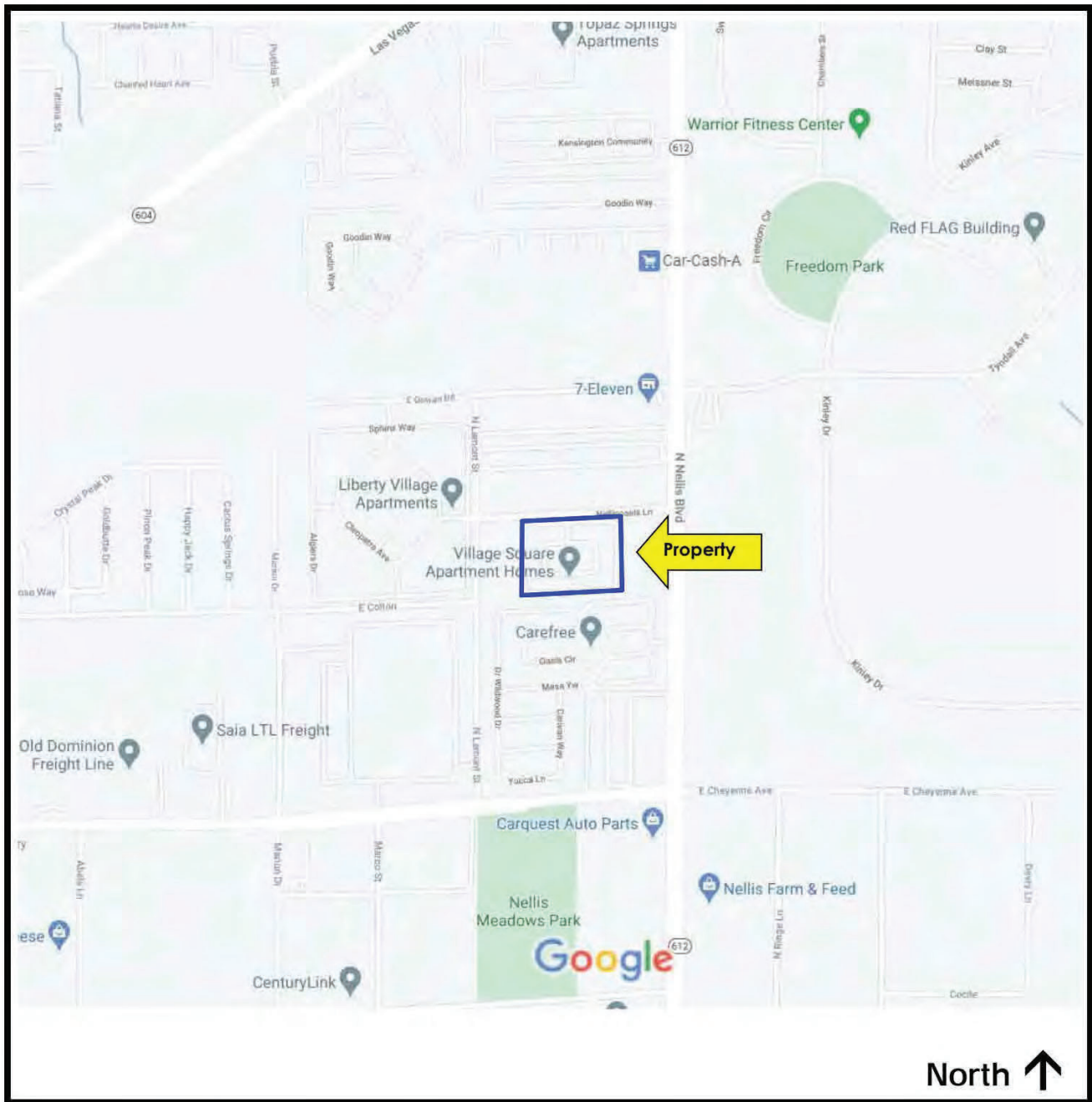
**PREPARED FOR: Fannie Mae**


**DRAWN BY: Erin Kleppe**

**DATE: 03/05/2021**

**PROJ. #: 20.0541**

FANNIEMAE001753  
**APP3131**



 <p><b>REAL PROPERTY CONSULTANTS</b> 15 Ellis Avenue Troy, MO 63379 (636) 462-4132</p>	<p align="center"><b>Site Vicinity Map</b> <b>Village Square Apartments</b> <b>5025 Nellis Oasis Lane</b> <b>Sunrise Manor (Las Vegas), NV 89115</b></p>
	<p><b>PREPARED FOR:</b> Snell &amp; Wilmer <b>DRAWN BY:</b> Erin Kleppe <b>DATE:</b> 03/05/2021 <b>PROJ. #:</b> 20.0541</p>



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Fannie Mae

INSTRUCTIONS FOR PERFORMING A  
MULTIFAMILY PROPERTY CONDITION ASSESSMENT

## Appendix C- Structural Risk Evaluation Questionnaire

The Structural Risk Evaluation Questionnaire is not required as the Peak Ground Acceleration does not exceed 0.15g.





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## Exhibit D: Pre-Site Visit Questionnaire

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Village Square Apartments, Las Vegas (Sunrise Manor), NV

Project Number: 20.0541

FANNIEMAE001756  
**APP3134**





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**Exhibit E: Record of all Documents Reviewed, Interviews, and Supporting Information**

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This map is for assessment use only and does NOT represent a survey.  
No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE FEET WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL

001 ROAD PARCEL NUMBER  
001 PARCEL NUMBER  
1.00 ACREAGE  
202 PARCEL SUB/SEQ NUMBER  
PB 24-45 PLAT RECORDING NUMBER  
5 BLOCK NUMBER  
5 LOT NUMBER  
015 GOV. LOT NUMBER

T20S R62E

8

N 2 SE 4

140-08-7

Scale: 1" = 200'

Rev: 1/8/2019

CLARK COUNTY  
Nevada



TAX DIST 340

GENERAL INFORMATION	
PARCEL NO.	140-08-702-002
OWNER AND MAILING ADDRESS	WESTLAND VILLAGE SQUARE L L C C/O WESTLAND VILLAGE SQUARE 520 WEST WILLOW ST LONG BEACH CA 90806
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	5025 NELLIS OASIS LN SUNRISE MANOR
ASSESSOR DESCRIPTION	PARCEL MAP FILE 54 PAGE 81 LOT 3
RECORDED DOCUMENT NO.	* 20180830:02651
RECORDED DATE	Aug 30 2018
VESTING	NS

\*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	340
APPRAISAL YEAR	2018
FISCAL YEAR	2019-20
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2018-19	2019-20
LAND	321300	571200
IMPROVEMENTS	1389322	1419490
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	1710622	1990690
TAXABLE LAND+IMP (SUBTOTAL)	4887491	5687686
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	1710622	1990690
TOTAL TAXABLE VALUE	4887491	5687686

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	3.67 Acres
ORIGINAL CONST. YEAR	1990
LAST SALE PRICE MONTH/YEAR SALE TYPE	16000000 8/2018 M - Multiple-Parcel Sale
LAND USE	33.150 - MFR 5+ Units Low Rise Apartments (1-3 story)
DWELLING UNITS	204

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	0	CASITA SQ. FT.	0	ADDN/CONV	
2ND FLOOR SQ. FT.	0	CARPORT SQ. FT.	0	POOL	NO

8/26/2019

Clark County Real Property

<b>3RD FLOOR SQ. FT.</b>	0	<b>STYLE</b>	Multiple Residence (Low Rise)	<b>SPA</b>	NO
<b>UNFINISHED BASEMENT SQ. FT.</b>	0	<b>BEDROOMS</b>	0	<b>TYPE OF CONSTRUCTION</b>	
<b>FINISHED BASEMENT SQ. FT.</b>	0	<b>BATHROOMS</b>	0	<b>ROOF TYPE</b>	
<b>BASEMENT GARAGE SQ. FT.</b>	0	<b>FIREPLACE</b>	0		
<b>TOTAL GARAGE SQ. FT.</b>	0				



GENERAL INFORMATION	
PARCEL NO.	140-08-702-003
OWNER AND MAILING ADDRESS	WESTLAND VILLAGE SQUARE L L C C/O WESTLAND VILLAGE SQUARE 520 WEST WILLOW ST LONG BEACH CA 90806
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	5025 NELLIS OASIS LN SUNRISE MANOR
ASSESSOR DESCRIPTION	PARCEL MAP FILE 54 PAGE 81 LOT 2
RECORDED DOCUMENT NO.	* 20180830:02651
RECORDED DATE	Aug 30 2018
VESTING	NS

\*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	340
APPRAISAL YEAR	2018
FISCAL YEAR	2019-20
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2018-19	2019-20
LAND	322875	574000
IMPROVEMENTS	1432277	1460648
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	1755152	2034648
TAXABLE LAND+IMP (SUBTOTAL)	5014720	5813280
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	1755152	2034648
TOTAL TAXABLE VALUE	5014720	5813280

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	4.31 Acres
ORIGINAL CONST. YEAR	1988
LAST SALE PRICE MONTH/YEAR SALE TYPE	16000000 8/2018 M - Multiple-Parcel Sale
LAND USE	33.150 - MFR 5+ Units Low Rise Apartments (1-3 story)
DWELLING UNITS	205

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	0	CASITA SQ. FT.	0	ADDN/CONV	
2ND FLOOR SQ. FT.	0	CARPORT SQ. FT.	0	POOL	YES

8/26/2019

Clark County Real Property

<b>3RD FLOOR SQ. FT.</b>	0	<b>STYLE</b>	Clubhouse	<b>SPA</b>	YES
<b>UNFINISHED BASEMENT SQ. FT.</b>	0	<b>BEDROOMS</b>	0	<b>TYPE OF CONSTRUCTION</b>	
<b>FINISHED BASEMENT SQ. FT.</b>	0	<b>BATHROOMS</b>	0	<b>ROOF TYPE</b>	
<b>BASEMENT GARAGE SQ. FT.</b>	0	<b>FIREPLACE</b>	0		
<b>TOTAL GARAGE SQ. FT.</b>	0				

## Rent Roll

Village Square Apts (4035)

As Of = 03/01/2021

Month Year = 03/2021

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration	
<b>Current/Notice/Vacant Residents</b>									
001	vsqs	400.00	t0079259	Jessica Pollick	650.00	650.00	500.00	0.00 01/22/2021	12/31/2021
002	vsqs	400.00	t0065502	Richard Bell	650.00	650.00	250.00	0.00 08/13/2019	07/31/2021
003	vsqs	400.00	t0055800	Dora Stanley	650.00	650.00	0.00	0.00 05/23/2018	01/31/2021
004	vsqs	400.00	t0070315	Toni Gartrell	650.00	625.00	250.00	0.00 02/07/2020	01/31/2021
005	vsqs	400.00	t0068381	Douglas Mansfield	650.00	625.00	250.00	0.00 11/02/2019	10/31/2020
006	vsqs	400.00	t0064167	Charles Powell	650.00	650.00	500.00	0.00 07/10/2019	06/30/2021
007	vsqs	400.00	t0055648	Karen Foster	650.00	650.00	0.00	0.00 10/04/2017	06/30/2021
008	vsqs	400.00	t0074373	Zachary Lee	650.00	650.00	750.00	0.00 07/23/2020	06/30/2021
009	vsqs	400.00	t0068715	Richard Alcantara	650.00	625.00	250.00	0.00 11/13/2019	09/30/2021
010	vsqs	400.00	t0079171	Obrian Nix	650.00	650.00	500.00	0.00 01/21/2021	12/31/2021
011	vsqs	400.00	t0069173	US VETS	650.00	625.00	250.00	0.00 01/01/2020	12/31/2020
012	vsqs	400.00	DOWN	DOWN	650.00	0.00	0.00	0.00	
013	vsqs	400.00	t0055498	Russell Thompson	650.00	625.00	0.00	0.00 03/21/2017	02/28/2021
014	vsqs	400.00	t0058623	Norman Calvert	650.00	635.00	500.00	0.00 02/04/2019	04/30/2021
015	vsqs	400.00	t0066064	Kenneth Birks	650.00	650.00	250.00	0.00 09/03/2019	08/31/2021
016	vsqs	400.00	t0055204	Nongluck Johnstone	650.00	625.00	0.00	0.00 11/22/2019	12/31/2020
017	vsqs	400.00	t0069025	Latonia Stephens	650.00	650.00	750.00	0.00 12/13/2019	08/31/2021
018	vsqs	400.00	t0059473	Tealoyed Brown	650.00	650.00	500.00	0.00 02/11/2019	03/31/2021
019	vsqs	400.00	VACANT	VACANT	650.00	0.00	0.00	0.00	
020	vsqs	400.00	t0068345	Mason Smith	650.00	650.00	250.00	0.00 07/17/2020	09/30/2021
021	vsqs	400.00	t0055554	Brenda Thompson	650.00	650.00	0.00	0.00 07/01/2019	06/30/2021
022	vsqs	400.00	VACANT	VACANT	650.00	0.00	0.00	0.00	
023	vsqs	400.00	t0055876	Linda Wyma	650.00	699.00	0.00	0.00 08/03/2018	04/30/2021
024	vsqs	400.00	VACANT	VACANT	650.00	0.00	0.00	0.00	
025	vsqs	400.00	t0055708	Roberta Price	650.00	625.00	0.00	0.00 02/19/2018	04/30/2020
026	vsqs	400.00	t0055698	Eric Holmes	650.00	650.00	0.00	0.00 01/06/2018	09/30/2021
027	vsqs	400.00	t0068971	Gertrude House	650.00	650.00	250.00	0.00 11/23/2019	08/31/2021
028	vsqs	400.00	t0055719	Antonio Davis	650.00	650.00	0.00	0.00 02/02/2018	01/31/2021
029	vsqs	400.00	t0058603	Justine Rhynard	650.00	635.00	750.00	0.00 01/17/2019	01/31/2021
030	vsqs	400.00	t0079087	Raymond Eclavez	650.00	650.00	500.00	0.00 01/28/2021	12/31/2021
031	vsqs	400.00	t0057673	Jeffrey Oppenheim	650.00	625.00	750.00	0.00 01/03/2019	02/28/2021
032	vsqs	400.00	t0069061	Virgil Ivery	650.00	625.00	250.00	0.00 12/03/2019	11/30/2021
033	vsqs	400.00	VACANT	VACANT	650.00	0.00	0.00	0.00	
034	vsqs	400.00	t0070186	Donaldo Frixione	650.00	625.00	250.00	0.00 01/25/2020	12/31/2020
035	vsqs	400.00	VACANT	VACANT	650.00	0.00	0.00	0.00	
036	vsqs	400.00	t0055759	Sharon Haduca	650.00	650.00	0.00	0.00 03/30/2018	10/31/2021
037	vsqs	400.00	t0077856	Calvin Johnson	650.00	650.00	250.00	0.00 11/11/2020	10/31/2021
038	vsqs	400.00	t0078557	Cynthia Coria	650.00	650.00	500.00	0.00 12/05/2020	11/30/2021
039	vsqs	400.00	t0076542	Catherine Mckern	650.00	650.00	500.00	0.00 09/18/2020	08/31/2021
040	vsqs	400.00	t0055645	Maurice Patton	650.00	650.00	0.00	0.00 10/13/2017	08/31/2021
041	vsqs	400.00	VACANT	VACANT	650.00	0.00	0.00	0.00	
042	vsqs	400.00	t0055207	Edward Poisson	650.00	625.00	400.00	0.00 08/26/2006	08/31/2021
043	vsqs	400.00	t0055208	Robert Loving	650.00	604.00	0.00	0.00 03/13/1999	05/31/2016
044	vsqs	400.00	t0074348	Deiondre Johnson	650.00	650.00	250.00	0.00 07/30/2020	06/30/2021
045	vsqs	400.00	t0069250	George Edwards	650.00	650.00	500.00	0.00 12/07/2019	08/31/2021
046	vsqs	400.00	VACANT	VACANT	650.00	0.00	0.00	0.00	
047	vsqs	400.00	VACANT	VACANT	650.00	0.00	0.00	0.00	
048	vsqs	400.00	t0079083	Felicia Martin	650.00	650.00	500.00	0.00 01/20/2021	12/31/2021
049	vsqs	400.00	t0068421	Jordan Thompson	650.00	650.00	250.00	0.00 11/01/2019	10/31/2021
050	vsqs	400.00	t0079834	Echo Davis	650.00	650.00	500.00	0.00 02/26/2021	01/31/2022
051	vsqs	400.00	t0076875	Demitrius Patters	650.00	650.00	250.00	0.00 11/01/2019	10/31/2021
052	vsqs	400.00	t0055383	Thomas Williams	650.00	650.00	0.00	0.00 09/02/2016	08/31/2021
053	vsqs	400.00	t0080362	Mary Peters	650.00	625.00	500.00	0.00 01/18/2019	01/31/2021 03/07/2021
054	vsqs	400.00	VACANT	VACANT	650.00	0.00	0.00	0.00	
055	vsqs	400.00	VACANT	VACANT	650.00	0.00	0.00	0.00	
056	vsqs	400.00	t0055471	Quintay Liner	650.00	625.00	0.00	0.00 09/04/2020	08/31/2021
057	vsqs	400.00	t0068533	Robert Harris	650.00	625.00	250.00	0.00 11/08/2019	10/31/2020
058	vsqs	400.00	t0066656	Brenda Taylor	650.00	650.00	500.00	0.00 09/10/2019	08/31/2022