



HOUSING AUTHORITY OF THE
CITY OF MILWAUKEE

Tom Barrett
Mayor

Antonio M. Perez
Secretary-Executive Director

Board of Commissioners

September 29, 2021

Robert Hazelton
Chief Executive Officer
Dominion Due Diligence
201 Wylderose Drive
Midlothian, VA 23113

Mr. Hazelton,

Your firm, Dominion Due Diligence Group (D3G), completed a Rental Assistance Demonstration Physical Condition Assessment (RPCA) site inspection on November 3, 2020, and final RPCA report, dated December 9, 2020, for the Townhomes at Carver Park site in Milwaukee, WI. The purpose of this letter is to report that the site conditions reported in the final RPCA report are consistent with the current conditions of the subject property.

The Housing Authority believes that the subject property has remained in the same condition as originally described in the RPCA from the site visit on November 3, 2020, with no reported or observed modifications or alterations, except as otherwise provided below. Reported conditions include any known deficiencies not previously reported, new down units, any repairs not considered routine maintenance, or any improvements over \$500.

Sincerely,

Willie L. Hines, Jr.
Acting Secretary-Executive Director
Housing Authority of the
City of Milwaukee

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**RENTAL ASSISTANCE DEMONSTRATION
PHYSICAL CONDITION ASSESSMENT (RPCA)
TOWNHOMES AT CARVER PARK
1901 NORTH 6TH STREET
MILWAUKEE, WISCONSIN 53212**

**D3G PROJECT NUMBER:
2021-1730**

**FINAL REPORT ISSUE DATE:
OCTOBER 4, 2021**

**INSPECTION DATE:
NOVEMBER 3, 2020**

**PREPARED FOR:
HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
809 N. BROADWAY, 3RD FLOOR
MILWAUKEE, WISCONSIN 53202**

Bo Johnson, BPI-MFBA
Construction Inspector

A handwritten signature in blue ink, appearing to read 'Bo Johnson', written over a horizontal line.

Signature

Mike Ferguson, P.E., BPI-MFBA
President

A handwritten signature in blue ink, appearing to read 'Mike Ferguson', written over a horizontal line.

Signature

EXECUTIVE PROPERTY DESCRIPTION



Property: Townhomes at Carver Park
191 North 6th Street
Milwaukee, Wisconsin 53212

Site Description: Townhomes at Carver Park, located at 1901 North 6th Street in Milwaukee, Wisconsin consists of thirty-five (5) townhome and apartment buildings. The buildings contain one hundred twenty-two (122) multi-family dwelling units. According to property management and construction documents prepared by Aldrian/Guszkowski, and dated June 12, 2000, the buildings were constructed in 2002. According to available property tax information, the buildings are situated on approximately 6.736 acres. According to provided information and D3G estimates, the buildings feature an approximate gross area of 250,223 gross square feet. The property is in fair physical condition.



TABLE OF CONTENTS

1.0	EXECUTIVE SUMMARY	1
2.0	PURPOSE AND SCOPE.....	2
3.0	SYSTEM DESCRIPTION AND OBSERVATIONS.....	3
3.1	<i>Overall General Description</i>	3
3.2	<i>Site.....</i>	3
3.3	<i>Structural Frame and Building Envelope</i>	5
3.4	<i>Mechanical and Electrical Systems.....</i>	6
3.5	<i>Elevators</i>	7
3.6	<i>Life and Fire Safety Systems</i>	7
3.7	<i>Interior Elements</i>	8
3.7.1	<i>Interior Elements – Common Spaces.....</i>	8
3.7.2	<i>Interior Elements – Tenant Spaces.....</i>	8
4.0	ADDITIONAL CONSIDERATIONS.....	10
5.0	DOCUMENT REVIEWS AND INTERVIEWS.....	11
6.0	OPINIONS OF PROBABLE COST TO REMEDY PHYSICAL DEFICIENCIES.....	11
7.0	OUT OF SCOPE CONSIDERATIONS.....	12
7.1	<i>Accessibility for Persons with Disabilities.....</i>	12
7.2	<i>Intrusive & Other Examinations.....</i>	12
7.3	<i>Owner Proposed Improvements.....</i>	13
8.0	ASSESSOR QUALIFICATIONS	14
9.0	LIMITING CONDITIONS	16
10.0	CERTIFICATION	17
11.0	EXHIBITS.....	18
11.1	<i>Description of Estimated Cost of Critical Repairs</i>	
11.2	<i>Description of Estimated Cost of Non-Critical Repairs</i>	
11.3	<i>Capital Reserve Schedules (Reserve for Replacement Analysis)</i>	
11.4	<i>Color Site Photographs</i>	
11.5	<i>Accessibility Report</i>	
11.6	<i>Intrusive Reports</i>	
11.7	<i>Seismic Analysis</i>	
11.8	<i>Energy Reports</i>	
11.9	<i>Pre-Construction Analysis</i>	
11.10	<i>Other Examinations and Reports</i>	
11.11	<i>HUD Form 92329</i>	
11.12	<i>Site Specific Information</i>	
11.13	<i>Municipal Compliance Letters</i>	
11.14	<i>Staff Resumes and Certifications</i>	



1.0 EXECUTIVE SUMMARY

General Description

Project Name:	Townhomes at Carver Park
Address:	1901 North 6 th Street
Property Type:	Multi-Family Apartments
Date of Construction:	2002
Land Size / Source:	6.736 Acres / Tax Card
Apartment Buildings:	Eight (8) - 2-Story Apartment Buildings Twenty-seven (27) - 2-Story Townhome Style Buildings
Total Building Gross Area:	250,223 Square Feet
Number/Type of Units:	4 - 2BD/1.5BA Apartment Units 4 - 2BD/1.5BA Townhome Units 70 - 3BD/1.5BA Townhome Units 20 - 3BD/1.5BA Apartment Units 2 - 4BD/2BA Apartment Units 8 - 4BD/2BA Townhome Units 2 - 5BD/2BA Apartment Units 4 - 5BD/2BA Townhome Units

Inspection Details

Inspector:	Bo Johnson, BPI-MFBA
Inspection Date:	November 3, 2020
Weather:	70°F, Sunny
Access Limitations:	None
Units Inspected:	61 (50% of the total number of units)

General Physical Condition

This Physical Condition Assessment (PCA) indicated that the apartment buildings are in fair physical condition and currently structurally sound. Based on Marshall & Swift/Boeckh, LLC depreciation and life expectancy guidelines the effective remaining useful life of property is approximately 50 years, assuming the near and long term specified repairs are performed. The physical condition of the property is acceptable for a refinance transaction.



2.0 PURPOSE AND SCOPE

D3G was retained by the Client to conduct a RAD Physical Condition Assessment (RPCA). This RPCA is intended to be used in support of a pending real estate transaction where the client has requested to obtain a detailed understanding of the current site condition, the condition of the long-lived building systems, and future capital requirements, for the purpose of underwriting or securing mortgage loans. The conclusions within this report are based upon a visual survey of the buildings and grounds, research of readily available documents, and conversations with people who have knowledge of the property.

This RPCA has been performed in accordance with ASTM E-2018-08 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*, U.S. Department of Housing and Urban Development (HUD) Housing Notice 2012-20 FHA Underwriting Instructions for Projects Converting Assistance under the Rental Assistance Demonstration and Physical Condition Assessment Statement of Work and Contractor Qualifications, and the HUD Multifamily Accelerated Processing (MAP) Guide, Chapters 5, revised January 29, 2016. The scope of the work included:

- The performance of a field inspection of subject property conducted by individuals trained in building engineering and construction practices.
- The interviewing of tenants and staff regarding the condition of the apartment complex, common areas, and known physical/equipment deficiencies.
- Interviews with local officials regarding zoning and code compliance at the property, and receipt of zoning/building code certification.
- The preparation and submittal of a report containing information specific to observations, interpretations, and estimated costs of repairs, if any, and the computation of the required reserves to replace major components of the property.
- The calculation of a total project replacement cost and completion of form HUD-92329 – Property Insurance Schedule.
- The completion of HUD’s CNA Assessment Tool.



3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 Overall General Description

The overall subject property was observed in fair physical condition; however, individual building components may vary in condition as noted within this report and identified in the Critical Repairs, Non-Critical Repairs, and Capital Replacement Reserve Analysis, located in Exhibit 11.1, Exhibit 11.2, and Exhibit 11.3, respectively, as well as in the CNA Assessment Tool.

The property was constructed in 2002 and many of the building components are original to the date of construction with select replacement on an as-needed basis. The property does feature a full-time maintenance staff that addresses the daily maintenance needs of the property. Select building and site repairs have been completed since the date of construction and select mechanical equipment, appliances, and flooring finishes have been replaced on an as needed basis; however, the property has not undergone any previous rehabilitations. The major building components that are reaching the end of their estimated useful life (EUL) have been noted for replacement in the Non-Critical Repairs. The remaining major building components are included within the Replacement Reserve Analysis Schedule.

The property does not feature any unusual site conditions, building conditions, or problematic building materials.

Considering the age of the property, compliance with the Fair Housing Act (FHA) is required. A review of the property indicated that the property is not fully in compliance with the Act; however, upon completion of the noted Critical Repairs located in Exhibit 11.1, the property will be in reasonable compliance with the FHA. Please see Section 7.1 of this report and the Accessibility Report located in Exhibit 11.5 for further details regarding accessibility/adaptability at the property.

Considering the property receives or will receive federal financial assistance upon completion of the RAD transaction, compliance with Section 504 of the Rehabilitation Act of 1973 and the Uniform Federal Accessibility Standards (UFAS) is required. A review of the property indicated that the property is not fully in compliance with UFAS; however, upon completion of the noted Critical Repairs located in Exhibit 11.1, the property will be in compliance with UFAS. Please see Section 7.1 of this report and the Accessibility Report located in Exhibit 11.5 for further details regarding accessibility at the property.

3.2 Site

Topography

The topography of the property is predominately flat. The site has been graded to provide positive drainage away from the structures. Storm-water drainage consists of surface percolation and municipal storm sewer drains/catch basins.



Ingress / Egress / Parking

The property is located in an urban setting bisected by municipal streets. The property features four (4) parking areas providing vehicular ingress and egress to all areas of the property. The primary building entrances affront the adjacent municipal streets. Pedestrian ingress and egress to the site is provided via sidewalks connecting the buildings to the parking lots and to the municipal sidewalks throughout the site. High density residential properties should always consider the provision of bike parking/storage for residents, visitors, and employees where space permits. Site ingress and egress appears acceptable.

Additional Site Features

Property signs identifying the subject property as “Townhomes at Carver Park” is situated near the driveway entrance to the site. The signs were observed in fair physical condition and nearing their EUL (Non-Critical Repair).

The site features concrete sidewalks, which are approximately 36-inches wide, and were observed in generally fair physical condition. Concrete handicapped ramps are featured at the designated handicapped units. The concrete ramps were observed in fair to poor condition with repairs included within the Non-Critical Repairs section of this report.

Landscaping consists of trees, shrubs, and grasses situated throughout the site and surrounding the townhome buildings. The existing landscaping was observed in good physical condition. The site does not feature an irrigation system. Any future landscaping improvements are encouraged to be “sustainable” featuring native plants and shrubs.

Utilities

Water Service	Utility Provider	Responsible Party
Water Provider	City of Milwaukee Waterworks	Dwelling Unit: Owner
		Common Area: Owner

Electricity Service	Utility Provider	Responsible Party
Electricity Provider	WE Energies	Dwelling Unit: Tenant
		Common Area: Owner

Natural Gas Service	Utility Provider	Responsible Party
Natural Gas Provider	WE Energies	Dwelling Unit: Tenant
		Common Area: Owner



Sanitary Sewer Service	Utility Provider	Responsible Party
Sanitary Sewer Provider	City of Milwaukee	Dwelling Unit: Tenant
		Common Area: Owner

3.3 Structural Frame and Building Envelope

Building Foundation and Frame

Buildings appear to be constructed of spread concrete footings, conventional wood framed wall and floor assemblies, with pre-manufactured roof trusses. Ground floors consist of full basements with CMU walls and reinforced concrete flooring situated on a vapor barrier and 4” of gravel fill. The structures appeared in good condition. No structural building issues were observed/reported.

Roof Assembly

The roofs consist of pre-engineered wood assemblies that are surfaced with structural wood sheathing, felt paper, and architectural asphalt shingles. The wood assemblies and sheathing were observed in good physical condition at the time of the inspection. The asphalt shingles were observed in good physical condition. The buildings feature aluminum gutters and downspout assemblies that were observed in good physical condition.

Attics

Penetrations and attic air bypasses were observed properly sealed. Attic’s reportedly feature approximately 18-inches of blown insulation. Based on depth and type of insulation, it is estimated that the buildings feature approximately R-49 of insulation within the attics.

Exterior Stairs / Balconies

Each dwelling unit features a balcony or patio and rear concrete patios or stoop entries. The patios are constructed of reinforced concrete slab on grade assemblies. The balconies are constructed of conventional framing with concrete decking and metal railings. The balconies and patios were observed in fair physical condition. The metal railing balusters were observed with openings greater than 4-inches with replacement included within the Critical Repairs.

Building Entrance Doors

Exterior doors at the property consist of single hollow core residential steel assemblies at the front and rear unit entrances. The doors were observed in fair to poor physical condition with replacement recommended as a Non-Critical Repair.



Windows

The windows in the apartment buildings are aluminum single hung insulated glass assemblies that were reportedly original to the date of construction (2002). The windows include hardware for properly securing and locking the assemblies. The windows were observed in good physical condition. Upon replacement of the windows, the installation of ENERGY STAR rated windows is required by WHEDA QAP Appendix M.

Sidewall Systems (Exterior Walls, Fascia, Soffit and Trim)

The exterior wall assemblies consist of conventional 2" x 4" stud framing surfaced with structural wood sheathing and surfaced with a combination of brick veneer, vinyl, and fiber cement lap siding. The exterior walls were observed in fair to poor physical condition. The apartment buildings feature aluminum wrapped wood fascia and aluminum soffit panels that appeared in fair physical condition to poor. Additionally, many areas of exterior trim were observed with damage, wood rot and worn paint. Replacement of the cement and vinyl siding, in addition to carpentry repairs and exterior painting has been included in the Non-Critical Repairs.

3.4 Mechanical and Electrical Systems

Supply and Waste Piping

The main water supply to the site originates at water meter vaults located near the front of each building. Visually observed domestic water piping is constructed of copper or CPVC piping, fittings, couplings and joints. Where visible, domestic water piping is not insulated; however, the majority of the system is concealed behind walls and could not be inspected. Accessible plumbing piping was observed to be in good physical condition with no leaks reported. In addition, there were no reports of low water pressure or poor water quality.

Sewer connections at the property are reported to consist of PVC mains connected to the municipal sewer system. Based upon the reported and observed site conditions, the sewer connections at the property are in good physical condition.

Domestic Hot Water

Potable hot water to each unit is supplied by individual gas-fired 40-gallon water heaters located in the dwelling unit basements. The water heaters are of various ages being replaced as needed and were observed in fair to good physical condition; however, nearing their overall EUL (Non-Critical Repair). The recovery of the hot water system is reported to be sufficient for the number of fixtures served and no complaints concerning a lack of hot water were raised during the inspection. Upon replacement of the hot water heaters, the installation of ENERGY STAR rated hot water heaters are required by WHEDA QAP Appendix M.



Heating and Cooling

The dwelling units each feature a split system consisting of an exterior pad mounted condensing unit for cooling and an indoor gas-fired furnace for heating, located within the dwelling unit basements. Equipment was reported to be replaced as needed and was observed in fair to good physical condition; however, nearing its overall EUL (Non-Critical Repair). Upon replacement of the HVAC equipment, the installation of ENERGY STAR rated equipment, in addition to setback thermostats is required by WHEDA QAP Appendix M.

The dwelling units feature ductwork that connects the furnace/air handler unit to air registers and returns in rooms throughout the dwelling unit. Visually accessible ductwork is constructed of sheet metal and flexible duct piping. Where visible, ductwork is not insulated; however, the majority of the system is concealed behind walls and could not be inspected. Accessible ductwork was observed in good physical condition.

Electrical System

Each dwelling unit primarily features an electrical breaker panel located in the basements. The electrical breaker panels are original to the property and there are no reports of any service issues with the panels or electrical service.

Ground Fault Circuit Interrupt (GFCI) outlets were observed in the dwelling unit bathrooms and kitchens.

Interior lighting throughout the common areas and dwelling units is provided via wall-mounted and ceiling-mounted incandescent and fluorescent lighting fixtures. It could not be determined if lighting was sufficient as the survey was performed during the day; however, based upon the number of interior lighting fixtures, the lighting is presumed to be sufficient to meet the needs of the dwelling units. Upon replacement, the installation of high efficiency lighting is recommended.

The property does not feature an emergency generator.

3.5 Elevators and Stairways

property does not feature any elevators.

3.6 Life and Fire Safety Systems

Fire Suppression Systems

There presumably exists one (1)-hour fire-rated construction (vertically and horizontally) between each unit at the property. The buildings are not equipped with fire suppression system.



Alarm and Notification Systems

Dwelling units contain hard-wired smoke detectors located within the immediate vicinity of the sleeping areas and on all levels of the unit; however, dwelling units do not feature smoke detectors inside of each bedroom. Per HUD MAP Guidelines; according to Life Safety Code (NFPA 101), paragraph 31.3.4.5.1, smoke alarms must be installed outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. In addition to the NFPA requirements, the regulation in 24 CFR 200.76 requires that smoke detectors must also be installed inside each sleeping area; therefore, the installation of compliant smoke detectors within all bedrooms is required (Critical Repair). The smoke detectors can be either hard wired or battery powered. Battery powered smoke detectors must have the following features, according to the HUD MAP Guidelines: the cell must be tamper-resistant; the cells cannot be used in any other toy or appliance; the cells must have a ten-year life; the smoke detector may have a manual silencing device to clear unwanted alarms such as cooking smoke. For the purpose of this report we have budgeted battery powered smoke detectors, allowable by the HUD MAP Guidelines. It is recommended to contact the local municipality to determine if battery-operated smoke detectors are allowable. If further clarification is needed regarding smoke detector compliance, please contact the local reviewing HUD office.

The dwelling units do feature Carbon Monoxide (CO) detectors. According to the National Conference of State Legislatures (at web address: <http://www.ncsl.org/?tabid=13238>), Wisconsin requires the owner of a 1 or 2 family dwelling (not including hotels) install a carbon monoxide detector on each floor and in the basement of the dwelling, if the dwelling has an attached garage, fireplace, or a fuel-burning appliance. The property was observed to be in compliance featuring combination smoke and CO detectors on all levels of the dwelling unit.

The property does not feature any dwelling units with audio/visual alarms; therefore, the installation of audio/visual alarms in 2% or three (3) of the dwelling units (other than the fully accessible units) is required (Critical Repair).

Fire extinguishers meeting the requirements of NFPA-10 exist throughout the site, as do smoke detectors.

3.7 Interior Elements

3.7.1 Interior Elements – Common Spaces

The site does not feature interior common areas.

3.7.2 Interior Elements – Tenant Spaces

Interior walls and ceilings of the dwelling units consist of painted and textured GWB that was observed in good condition. Flooring in the units consist of carpet and vinyl that has been replaced as needed and was observed in fair overall condition; however, nearing its EUL.



Kitchen appliances include gas-fired four-top range/oven units and refrigerators that were generally observed in fair to good physical condition; however, nearing their overall EUL. Upon replacement, the installation of ENERGY STAR rated appliances is required by WHEDA QAP Appendix M.

The standard bathrooms feature cabinet-mounted vanity sinks, floor-mounted water closets, and one-piece vinyl tubs with ceramic tile surrounds. Designated handicapped dwelling unit bathrooms feature roll-under sinks, floor-mounted water closets, and vinyl tub/showers. Plumbing fixtures were observed to be in good operating condition. The installation of low flow showerheads of 175 gpm or less is required in every unit, according to WHEDA QAP Appendix M.

The dwelling unit bathrooms feature exhaust fans that are directly vented to the exterior. In addition, the dwelling unit kitchens feature recirculating range hoods or range hoods that are vented to the exterior. The exhaust (ventilation) units were generally observed in fair operating condition.

Kitchen cabinets consist of solid wood sever use base and suspended wall cabinets with laminate countertops that were observed in good physical condition and the housing authority has a cabinet shop that maintenance staff utilizes for repairing and refurbishing the cabinetry.

The bathroom vanity cabinets consist of solid wood sever use base cabinetry with laminate countertops that were observed in good physical condition and the housing authority has a cabinet shop that maintenance staff utilizes for repairing and refurbishing the cabinetry.



4.0 ADDITIONAL CONSIDERATIONS

Regulatory Compliance

The site and all public areas were screened for compliance with the following applicable codes and regulations.

State Code: The current building code for the state of Wisconsin is the 2015 International Building Code with state amendments.

The building code at the time of construction is unknown.

Energy Code: The current state energy code for the state of Wisconsin is the 2015 International Energy Conservation Code with state amendments.

Multifamily Related: Americans with Disability Act (ADA Code of 1991)
Fair Housing Act design and construction requirements
Uniform Federal Accessibility Standards (UFAS)
Minimum Property Standards (MPS), HUD Handbook 4910.1
Life Safety Code, National Fire Protection Association (NFPA)



5.0 DOCUMENT REVIEWS AND INTERVIEWS

Document Review

As part of the investigation of the property, the following documentation was obtained and reviewed:

- a. Construction documents prepared by Aldrian/Guszkowski. and dated June 12, 2000.
- b. Site specific information provided for review:
 - i. Construction / Engineering Questionnaire Form
 - ii. Water Utility Data Sheet
 - iii. Property Tax Records
 - iv. Seismic Design Map
 - v. Site Map
 - vi. Unit Breakdown

Site Interviews and Questionnaires

D3G provided a property questionnaire to be completed by a representative familiar with the subject property. A copy of the completed questionnaire is included in Exhibit 11.12. The following is a record of communication with stakeholders of this project:

Person	Title	Dates	Discussion
Glen Radford	Senior Project Manager	November 3, 2020	Discussed operations and maintenance, completed property questionnaire
Cassandra McElrey	Property Manager	November 3, 2020	Provided tour of facility, discussed operations and maintenance

Please be advised, D3G makes an effort to discuss housing concerns and comfort levels with building tenants; however, as a respect to privacy, resident and occupant names are not recorded. Interviews during the inspection process with representative tenants which identify any adverse conditions or occupant comfort concerns are addressed within the recommended repairs and rehabilitations.

6.0 OPINIONS OF PROBABLE COST TO REMEDY PHYSICAL DEFICIENCIES

Detailed list of Critical and Non-Critical Repairs can be found in Exhibit 11.1 – Description of Estimated Cost of Critical Repairs and 11.2 – Description of Estimated Cost of Non-Critical Repairs. The complete Reserve for Replacement schedule can be found in Exhibit 11.3 – Capital Reserve Schedule.



7.0 OUT OF SCOPE CONSIDERATIONS

7.1 Accessibility for Persons with Disabilities

Uniform Federal Accessibility Standards (UFAS)

Upon completion of the RAD transaction, the property will receive federal funding. Therefore, the property is subject to Section 504 of the Rehabilitation Act of 1973 and compliance with the UFAS. A minimum of 5% (of the total number of units) or at least one unit (whichever is greater) is required for mobility impaired persons. An additional minimum of 2% (of the total number of units) or at least one unit (whichever is greater) is required for people with hearing or vision impairments.

The property currently provides fourteen (14) (or in this case 11%) partially compliant designated handicapped accessible units. For detail on the accessibility deficiencies, please see the Critical Repairs, as well as the Accessibility Report located in Exhibit 11.5.

Fair Housing Act (FHA)

The subject property was constructed in 2002 and is subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act. The majority of the dwelling units are townhomes (2-level units) and are exempt from the requirements of the FHA; therefore, only the fourteen (14) ground floor apartments are subject to the FHA requirements. For detail on the accessibility deficiencies, please see the Critical Repairs, as well as the Accessibility Report located in Exhibit 11.5.

Americans with Disabilities Act (ADA)

The public areas are also subject to the ADA Code of 1990, Title III, Public Accommodations and Commercial Facilities. For detail on the accessibility deficiencies, please see the Critical Repairs, as well as the Accessibility Report located in Exhibit 11.5.

7.2 Intrusive & Other Examinations

Intrusive Examination

D3G performed a RPCA of The Townhomes at Carver Park at 1901 North 6th Street, Milwaukee, Wisconsin. D3G performed a site inspection on November 3, 2020. The inspection indicates no need for further investigations to be performed at the subject property.



Seismic Evaluation

According to the HUD MAP Guide 2016, project applications for rehabilitation and refinance must comply with the relevant standards published by the American Society of Civil Engineers (ASCE) – ASCE 41-13 Seismic Evaluation and Retrofit of Existing Buildings, unless the buildings are considered exempt. Based on the Design Earthquake Spectral Response Acceleration Parameters and building characteristics, a seismic evaluation is not required.

Energy Audit

D3G has not been contracted to perform an ASHRAE Level II Energy Audit of the subject property at this time.

Pre-Construction Analysis Report

D3G has not been contracted to perform a Pre-Construction Analysis Report at this time.

7.3 Owner Proposed Improvements

Owner proposed improvements have been specified and are included as Non-Critical Repairs.



8.0 ASSESSOR QUALIFICATIONS

Dominion Due Diligence Group (D3G) was established in 1994 by Robert E. Hazelton and has grown to a national full-service Environmental and Engineering real estate due diligence firm featuring over 100 employees. D3G focuses on affordable housing, elderly care facilities and historical rehabilitations, with our 3rd party reporting used for the Rental Assistance Demonstration (RAD) program, HUD-FHA, USDA-RD, Fannie Mae, Freddie Mac, and LIHTC transactions. D3G has worked with every HUD office in the country and is a premier provider of Green Capital Needs Assessments (GPCNA and GRPCA) to the Office of Affordable Housing Preservation (OAHP) at HUD, under both the M2M program and the ARRA stimulus bill. D3G's senior staff are trained, accredited and licensed in the following fields of building science investigations:

- Engineering (Professional Engineer)
- Architectural (ICC Plans Examiner)
- Sustainability (LEED-AP, RESNET, BPI-BA, BPI-Multifamily)
- Environmental (CSP, EP, CHMM, CEI)

Dominion Due Diligence Group (D3G) certifies that staff assigned to this assessment have the qualification and education requirements of the Rental Assistance Demonstration (RAD): Physical Condition Assessment Statement of Work and Contractor Qualifications.

RAD Scope of Work, Statement of Qualifications:

- Have training and experience to evaluate building systems, health, and safety conditions, and physical and structural conditions, and to provide cost estimates for maintaining, rehabilitating, or improving deficiencies, using both traditional and Green principles. Must also have environmental expertise, as inspection will include environmental issues as well. Must have any required licenses.
- Have the designation of Leadership in Energy and Environmental Design Accredited Professional (LEED AP), in either the United States Green Building Council's LEED New Construction and Major Renovation or the LEED Existing Building Maintenance and Operations examination tracks, or an equivalent designation.
- Have completed 10-hours of education in the last calendar year in the areas of Green Building, Sustainability, Energy Efficiency, or Indoor Air Quality.
- Have knowledge of the requirements for the "green building" standard, if any, identified by the owner, which may include: Enterprise Green Communities, LEED-H, LEED-H Midrise, LEED-NC, ENERGYSTAR New Homes, ENERGYSTAR Multifamily High Rise, EarthCraft House, EarthCraft Multifamily, Earth Advantage New Homes, Greenpoint Rated New Home, Greenpoint Rated Existing Home (Whole House or Whole Building label), and the National Green Building Standard (NGBS) or other industry-recognized green building standard deemed acceptable by HUD in its sole discretion.



- Have acceptably completed written evaluation reports for similar types of multifamily rental housing projects in similar physical condition and age in the subject market or in similar areas, preferably including two (2) or more buildings that were receiving Section-8 or public housing assistance when the report was prepared.
- Have an acceptable record of performance with HUD. Not be under suspension or debarment by HUD or involved as a defendant in criminal or civil action with HUD.
- Have produced reports that are well regarded in the marketplace in terms of content, timeliness and responsiveness. The contractor should have this personal experience, not just the company.
- Have the capacity to complete the project inspection and prepare the report in a time-frame acceptable to the Client (Lender/Owner).

A staff resume of the Needs Assessor performing this evaluation has been provided in Exhibit 11.14.



9.0 LIMITING CONDITIONS

This report can be relied upon by the Client and the HUD. This report was prepared in accordance with generally accepted industry standards of practice, including the ASTM E-2018-08 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*, as well as the U.S. Department of Housing and Urban Development (HUD) Housing Notice 2012-20 FHA Underwriting Instructions for Projects Converting Assistance under the Rental Assistance Demonstration and Physical Condition Assessment Statement of Work and Contractor Qualifications, and the HUD Multifamily Accelerated Processing (MAP) Guide, Chapters 5, revised January 29, 2016. No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from D3G.

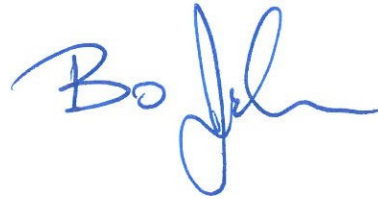
The statements in this report are professional opinions about the present condition of the subject property, limited to the observations and physical condition during the date of inspection. They are based upon visual evidence available during the inspection of reasonably accessible areas. We did not remove any surface materials, perform any destructive testing, or move any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope of work than was determined for this project. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried tanks, structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection. We did not undertake activities that would completely assess the stability of the buildings or the underlying foundation soil. Likewise, this is not a seismic assessment, nor do we make any conclusions or comments regarding wood destroying organisms/insects. Our on-site observations pertain only to specific locations at specific times on specific dates. Our observations and conclusions do not reflect variations in conditions that may exist, in unexplored areas of the site, or at times other than those represented by our observations.



10.0 CERTIFICATION

Dominion Due Diligence Group certifies that the data presented in this report is representative of the site conditions observed during our inspection on November 3, 2020. D3G, its officers and its employees have no present contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions. This investigation and report have been prepared in accordance with ASTM E-2018-08 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*, U.S. Department of Housing and Urban Development (HUD) Housing Notice 2012-20 FHA Underwriting Instructions for Projects Converting Assistance under the Rental Assistance Demonstration and Physical Condition Assessment Statement of Work and Contractor Qualifications, and the HUD Multifamily Accelerated Processing (MAP) Guide, Chapters 5, revised January 29, 2016.

The RAD Needs Assessor certifies that the data presented in this report is representative of site conditions observed during our inspection. D3G understands that this report will be used by The Client to document to the U.S. Department of Housing and Urban Development. The RAD Needs Assessor certifies that the review was in accordance with the HUD requirements applicable on the date of the Review and that we have no financial interest or family relationship with the officers, directors, stockholders, members or partners of the lender or affiliated entities, Borrower or affiliated entities, the general contractor, any subcontractors, the buyer or seller of the proposed property or engage in any business that might present a conflict of interest.



Bo Johnson, BPI-MFBA
Construction Inspector

Signature



Mike Ferguson, P.E., BPI-MFBA
President

Signature

I hereby certify under penalty of perjury that all of the information I have provided on this form and in any accompanying documentation is true and accurate. I acknowledge that if I knowingly have made any false, fictitious, or fraudulent statement, representation, or certification on this form or on any accompanying documents, I may be subject to criminal, civil, and/or administrative sanctions, including fines, penalties, and/or imprisonment under applicable federal law, including but not limited to 12 U.S.C. § 1833a; 18 U.S.C. §§1001, 1006, 1010, 1012, and 1014; 12 U.S.C. §1708 and 1735f-14; and 31 U.S.C. §§3729 and 3802.



- 11.0 EXHIBITS**
- 11.1 Description of Estimated Cost of Critical Repairs**
- 11.2 Description of Estimated Cost of Non Critical Repairs**
- 11.3 Capital Reserve Schedules (Reserve for Replacement Analysis)**
- 11.4 Color Site Photographs**
- 11.5 Accessibility Report**
- 11.6 Intrusive Reports**
- 11.7 Seismic Analysis**
- 11.8 Energy Reports**
- 11.9 Pre-Construction Analysis**
- 11.10 Other Examinations and Reports**
- 11.11 HUD Form 92329**
- 11.12 Site Specific Information**
- 11.13 Municipal Compliance Letters**
- 11.14 Staff Resumes and Certifications**



EXHIBIT 11.1:

Description of Estimated Cost of Critical Repairs



Critical Repair Report

Project:	Townhomes at Carver Park
Property Type:	Multi-Family
Inspection Date:	11/03/2020

Townhomes at Carver Park - Accessibility

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.4	Level 1 Alterations	Based upon the one hundred eight (108) standard parking spaces available at the site, ADA requires five (5) handicapped accessible parking spaces inclusive of one (1) van accessible spaces. The property currently features fourteen (14) designated handicapped parking spaces. The designated parking spaces currently feature pavement markings and curb access at select stalls; however, do not feature the required vertical signage and access aisles at each location. Modification of the existing designated parking spaces to provide five (5) compliant accessible parking spaces, including one (1) van accessible space is required. Standard handicapped spaces require a 60" wide access aisles and vertical and horizontal identification. Van accessible handicapped spaces require a 96" wide access aisle, vertical signage identifying the space as van accessible, and horizontal identification. The designated handicapped parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle. The completion of this repair is included in the proposed rehabilitation scope of work.	5	Each	\$0.00	\$0.00
2	3.4.1	Repair	The bathrooms in the designated handicapped dwelling units were observed without shower spray units with a hose. In order to comply with UFAS, the installation of a shower spray unit with a hose that is at least 60-inches is required. The completion of this repair is included in the proposed rehabilitation scope of work.	7	Each	\$0.00	\$0.00
3	3.4.3	Repair	The designated handicapped dwelling units were observed with thermostats mounted higher than 48-inches above the finished floor (approximately 57-inches observed). In order to comply with UFAS, lowering the thermostats to a height no greater than 48-inches above the finished floor is required. *It should be noted that all family housing units are required to incorporate setback thermostats, according to WHEDA QAP Appendix M. The completion of this repair is included in the proposed rehabilitation scope of work.	7	Each	\$0.00	\$0.00
4	3.7.2	Level 2 Alterations	The kitchens in the majority of the designated handicapped dwelling units were observed without a 30-inch wide, 34-inch high roll-under work surface. In order to comply with UFAS, the installation of a work space in each designated handicapped unit kitchen is required. The completion of this repair is included in the proposed rehabilitation scope of work.	7	Each	\$0.00	\$0.00
5	3.7.2	Level 2 Alterations	The kitchens in the designated handicapped dwelling units were observed without lowered shelving at the upper cabinets. In order to comply with UFAS, lowering at least one shelf of all cabinets and storage shelves mounted above work counters to a maximum height of 48-inches above the finished floor is required. The completion of this repair is included in the proposed rehabilitation scope of work.	7	Each	\$0.00	\$0.00



Critical Repair Report

Project:	Townhomes at Carver Park
Property Type:	Multi-Family
Inspection Date:	11/03/2020

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
6	3.7.2	Level 2 Alterations	The kitchen sinks in the designated handicapped dwelling units were observed mounted at a height greater than the maximum allowable 34-inches above the finished floor (36-inches observed) and do not feature 30-inch wide roll under access for a forward approach. In order to comply with UFAS, lowering the sink to a maximum 34-inches above the finished floor and modifying/removing the base cabinetry to allow for a forward roll under approach is required. In addition, the installation of scald and abrasion protection at the sink pipes is required. The completion of this repair is included in the proposed rehabilitation scope of work.	7	Each	\$0.00	\$0.00
7	3.7.2	Repair	The showers in the designated handicapped dwelling units were observed to be missing the required grab bars. In order to comply with UFAS, installation of properly sized and located grab bars at the showers is required. The completion of this repair is included in the proposed rehabilitation scope of work.	7	Each	\$0.00	\$0.00
8	3.7.2	Repair	The designated handicapped dwelling units were observed with bathroom mirrors mounted higher than 40-inches above the finished floor. According to UFAS, mirrors shall be mounted with the bottom edge of the reflecting surface no higher than 40-inches from the finished floor. In order to comply with UFAS, lowering the mirrors is required. The completion of this repair is included in the proposed rehabilitation scope of work.	7	Each	\$0.00	\$0.00

Townhomes at Carver Park - Life Safety

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.3.2	Level 1 Alterations	The second floor balconies were observed with approximately 5-inches of space between each baluster located within the railing system. According to current building code, open guardrails shall have balusters or other construction such that a sphere with a diameter of 4-inches cannot pass through any opening. Therefore, replacing the balcony railing systems is required in order to comply with current building code. The completion of this repair is included in the proposed rehabilitation scope of work.	12	Each	\$0.00	\$0.00
2	3.6.2	Repair	The dwelling units were observed and reported to be missing audio/visual alarm notification for hearing and vision impaired. According to HUD Notice PIH 2003-31 (HA), existing buildings that feature federal funding and are subject to 24 CFR 8.23 (b) - Other Alterations, are required to provide accessible features (alarm notification) for people with hearing and vision impairments in 2% or in this case, three (3) of the dwelling units. Installation of audio/visual alarm notification in three (3) of the dwelling units is required to comply with HUD regulations. The completion of this repair is included in the proposed rehabilitation scope of work.	3	Each	\$0.00	\$0.00



Critical Repair Report

Project:	Townhomes at Carver Park
Property Type:	Multi-Family
Inspection Date:	11/03/2020

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
3	3.6.2	Repair	Dwelling units contain hard-wired smoke detectors located within the immediate vicinity of the sleeping areas and on all levels of the unit; however, dwelling units do not typically feature smoke detectors inside of each bedroom. Per HUD MAP Guidelines; according to Life Safety Code (NFPA 101), paragraph 31.3.4.5.1, smoke alarms must be installed outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. In addition to the NFPA requirements, the regulation in 24 CFR 200.76 requires that smoke detectors must also be installed inside each sleeping area; therefore, the installation of compliant smoke detectors within all bedrooms is required. The smoke detectors can be either hard wired or battery powered. Battery powered smoke detectors must have the following features, according to the HUD MAP Guidelines: the cell must be tamper-resistant; the cells cannot be used in any other toy or appliance; the cells must have a ten-year life; the smoke detector may have a manual silencing device to clear unwanted alarms such as cooking smoke. For the purpose of this report we have budgeted battery powered smoke detectors, allowable by the HUD MAP Guidelines. It is recommended to contact the local municipality to determine if battery-operated smoke detectors are allowable. If further clarification is needed regarding smoke detector compliance, please contact the local reviewing HUD office. The completion of this repair is included in the proposed rehabilitation scope of work.	372	Each	\$0.00	\$0.00
TOTAL:							\$0.00

Costs have been provided by using RS Means Building Construction Cost Data

* Owner provided cost that D3G finds reasonable

EXHIBIT 11.2:

Description of Estimated Cost of Non-Critical Repairs



Non-Critical Repair Report

Project:	Townhomes at Carver Park
Property Type:	Multi-Family
Inspection Date:	11/03/2020

Townhomes at Carver Park - Division 1

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	4.3.1	Level 2 Alterations	This repair line item is reflective of rehab Division 1 (General Requirements) and the associated one-time replacement costs included in the provided scope of work. Please see the owner proposed scope of work for full detail related to the proposed rehab.	1	Each	\$375,600.00	\$375,600.00

Townhomes at Carver Park - Division 2

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.2	Level 1 Alterations	Tree branches were observed in contact or nearing contact with many buildings throughout the site. Trimming the branches is recommended in order to prevent damage to the building.	1	Each	\$4,750.00	\$4,750.00
2	4.3.1	Level 2 Alterations	This repair line item is reflective of rehab Division 2 (Existing Conditions) and the associated one-time replacement costs included in the provided scope of work. Please see the owner proposed scope of work for full detail related to the proposed rehab.	1	Each	\$28,060.00	\$28,060.00

Townhomes at Carver Park - Division 3

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.5	Level 1 Alterations	The rehabilitation scope of work included replacement, mudjacking, and leveling of the sidewalks.	19360	SF	\$1.25	\$24,200.00
2	3.3.2	Level 1 Alterations	The concrete ramps leading to the ground floor apartments were typically observed with deteriorated and/or settling concrete and expansion gaps greater than 1/2-inch. D3G recommends refurbishing the concrete ramps at the ground floor units including the installation of an appropriate expansion joint sealant as needed. The cost is included in the concrete repairs	8	Each	\$0.00	\$0.00

Townhomes at Carver Park - Division 4

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	4.3.1	Level 2 Alterations	This repair line item is reflective of rehab Division 4 (Masonry) and the associated one-time replacement costs included in the provided scope of work. Please see the owner proposed scope of work for full detail related to the proposed rehab.	1	Each	\$40,000.00	\$40,000.00

Townhomes at Carver Park - Division 5

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	4.3.1	Level 2 Alterations	This repair line item is reflective of rehab Division 5 (Metal) and the associated one-time replacement costs included in the provided scope of work. Please see the owner proposed scope of work for full detail related to the proposed rehab.	1	Each	\$22,400.00	\$22,400.00



Non-Critical Repair Report

Project:	Townhomes at Carver Park
Property Type:	Multi-Family
Inspection Date:	11/03/2020

Townhomes at Carver Park - Division 6

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	4.3.1	Level 2 Alterations	This repair line item is reflective of rehab Division 6 (Rough Carpentry) and the associated one-time replacement costs included in the provided scope of work. Please see the owner proposed scope of work for full detail related to the proposed rehab.	1	Each	\$178,100.00	\$178,100.00

Townhomes at Carver Park - Division 7

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.3.2	Repair	Many areas of the building's exterior wood trim were observed with wood rot, in some instances allowing water intrusion within select dwelling units. In order to help maintain the overall site and prevent further damage to the buildings and dwelling units, repairing and/or replacement of all necessary wood trim and building facade areas is recommended.	1	Each	\$80,000.00	\$80,000.00
2	3.3.3	Repair	The exterior vinyl shake siding was observed with damage in areas and overall nearing its EUL; therefore, replacement is recommended.	1	Each	\$98,578.00	\$98,578.00
3	3.3.3	Repair	The site's exterior wood was observed to be worn and damaged in many areas; therefore, replacement is recommended with fiber cement.	1	Each	\$112,000.00	\$112,000.00
4	3.3.4	Repair	Select roofing repairs have been included as part of the proposed rehabilitation scope of work.	1	Each	\$96,000.00	\$96,000.00

Townhomes at Carver Park - Division 8

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.3.2	Repair	The dwelling unit entry doors were observed to be nearing their EUL; therefore, replacement is recommended.	244	Each	\$339.00	\$82,716.00
2	3.3.3	Repair	The accessible windows have been noted for replacement as part of the proposed rehabilitation scope of work. Upon replacement, ENERGY STAR rated windows are required by WHEDA QAP Appendix M.	188	Each	\$297.88	\$56,001.44
3	4.3.1	Level 2 Alterations	This repair line item is reflective of rehab Division 8 (Window and Doors) and the associated one-time replacement costs included in the provided scope of work. Please see the owner proposed scope of work for full detail related to the proposed rehab.	1	Each	\$92,882.56	\$92,882.56

Townhomes at Carver Park - Division 9

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.7.2	Repair	The majority of the dwelling unit bathroom and kitchen vinyl flooring was observed to be beyond or nearing its EUL; therefore, replacement is recommended.	244	Each	\$550.00	\$134,200.00



Non-Critical Repair Report

Project:	Townhomes at Carver Park
Property Type:	Multi-Family
Inspection Date:	11/03/2020

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
2	3.7.2	Repair	The site dwelling unit carpeting was observed to be beyond or nearing its overall EUL; therefore, replacement is recommended.	122	Each	\$1,250.00	\$152,500.00
3	4.3.1	Level 2 Alterations	Completion of all the Critical Repairs related to accessibility and life safety are included as part of the rehabilitation scope of work.	1	Each	\$40,145.00	\$40,145.00
4	4.3.1	Level 2 Alterations	This repair line item is reflective of rehab Division 9 (Carpet and Resilient Flooring) and the associated one-time replacement costs included in the provided scope of work. Please see the owner proposed scope of work for full detail related to the proposed rehab.	1	Each	\$275,835.00	\$275,835.00

Townhomes at Carver Park - Division 10

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	4.3.1	Level 2 Alterations	This repair line item is reflective of rehab Division 10 (Specialties) and the associated "one-time" replacement costs included in the provided scope of work. Please see the owner proposed scope of work for full detail related to the proposed rehab.	1	Each	\$18,460.00	\$18,460.00

Townhomes at Carver Park - Division 11

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.7.2	Repair	The majority of the site refrigerators are nearing their EUL; therefore, replacement is recommended. Upon replacement, the installation of ENERGY STAR rated refrigerators is required by WHEDA QAP, Appendix M.	122	Each	\$509.00	\$62,098.00
2	3.7.2	Repair	The site gas range ovens were observed to be beyond or nearing their overall EUL; therefore, replacement is recommended.	122	Each	\$346.00	\$42,212.00
3	3.7.2	Repair	The recirculating range hoods were observed to be nearing or beyond their EUL; therefore, replacement is recommended.	122	Each	\$87.95	\$10,729.90
4	3.7.2	Level 1 Alterations	According to WHEDA QAP Appendix M, a built-in dishwasher is required in all 2-bedroom or larger units; therefore, the installation of dishwashers in the units is required.	122	Each	\$245.00	\$29,890.00
5	4.3.1	Level 2 Alterations	This repair line item is reflective of rehab Division 11 (Special Equipment, Cabinets, and Appliances) and the associated one-time replacement costs included in the provided scope of work. Please see the owner proposed scope of work for full detail related to the proposed rehab.	1	Each	\$86,228.10	\$86,228.10

Townhomes at Carver Park - Division 12

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	4.3.1	Level 2 Alterations	This repair line item is reflective of rehab Division 12 (Blinds, Shades, Artwork) and the associated one-time replacement costs included in the provided scope of work. Please see the owner proposed scope of work for full detail related to the proposed rehab.	1	Each	\$358,000.00	\$358,000.00



Non-Critical Repair Report

Project:	Townhomes at Carver Park
Property Type:	Multi-Family
Inspection Date:	11/03/2020

Townhomes at Carver Park - Division 21

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	4.3.1	Level 2 Alterations	This repair line item is reflective of rehab Division 21 Fire Suppression) and the associated one-time replacement costs included in the provided scope of work. Please see the owner proposed scope of work for full detail related to the proposed rehab.	1	Each	\$41,400.00	\$41,400.00

Townhomes at Carver Park - Division 22

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.4.1	Repair	The majority of the site's gas-fired hot water heaters are reportedly original to the date of construction, or nearing their overall EUL. Replacement of the site's hot water heaters is recommended. Upon replacement, the installation of ENERGY STAR rated hot water heaters is required by WHEDA QAP, Appendix M.	122	Each	\$1,004.81	\$122,586.82
2	3.4.1	Level 1 Alterations	According to WHEDA QAP Appendix M, all unit showerheads must be 1.75gpm or less; therefore, the installation of low-flow showerheads of 1.75gpm or less is required.	138	Each	\$43.00	\$5,934.00
3	3.4.1	Repair	According to WHEDA QAP Appendix M, all unit sink faucet aerators must be 1.5gpm or less; therefore, the installation of low-flow faucet aerators of 1.5gpm or less on all every sink faucet is required.	366	Each	\$3.00	\$1,098.00
4	4.3.1	Level 2 Alterations	This repair line item is reflective of rehab Division 22 (Plumbing) and the associated one-time replacement costs included in the provided scope of work. Please see the owner proposed scope of work for full detail related to the proposed rehab.	1	Each	\$198,101.18	\$198,101.18

Townhomes at Carver Park - Division 23

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.4.3	Repair	The majority of the site's A/C condensing units were observed to be beyond or nearing their overall EUL; therefore, replacement is recommended. Upon replacement, the installation of ENERGY STAR rated HVAC equipment is required by WHEDA QAP, Appendix M. *It should be noted that all family housing units are required to incorporate setback thermostats, according to WHEDA QAP Appendix M.	122	Each	\$1,294.00	\$157,868.00
2	3.4.3	Repair	The majority of the site's gas-fired furnaces were observed to be beyond or nearing their overall EUL; therefore, replacement is recommended. Upon replacement, the installation of ENERGY STAR rated furnaces is required by WHEDA QAP, Appendix M. *It should be noted that all family housing units are required to incorporate setback thermostats, according to WHEDA QAP Appendix M.	122	Each	\$1,259.70	\$153,683.40
3	4.3.1	Level 2 Alterations	This repair line item is reflective of rehab Division 23 (HVAC) and the associated one-time replacement costs included in the provided scope of work. Please see the owner proposed scope of work for full detail related to the proposed rehab.	1	Each	\$1,041,748.60	\$1,041,748.60



Non-Critical Repair Report

Project:	Townhomes at Carver Park
Property Type:	Multi-Family
Inspection Date:	11/03/2020

Townhomes at Carver Park - Division 26

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	4.3.1	Level 2 Alterations	This repair line item is reflective of rehab Division 26 (Electrical) and the associated one-time replacement costs included in the provided scope of work. Please see the owner proposed scope of work for full detail related to the proposed rehab.	1	Each	\$86,044.00	\$86,044.00

Townhomes at Carver Park - Division 32

Repair Number	ASTM Section #	HUD Map Guide Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.6	Repair	The site signs were observed with wear and nearing their EUL; therefore, replacement/refurbishment is recommended.	3	Each	\$1,200.00	\$3,600.00
2	4.3.1	Level 2 Alterations	This repair line item is reflective of rehab Division 32 (Exterior Improvements) and the associated one-time replacement costs included in the provided scope of work. Please see the owner proposed scope of work for full detail related to the proposed rehab.	1	Each	\$6,350.00	\$6,350.00

TOTAL:	\$4,320,000.00
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Costs have been provided by using RS Means Building Construction Cost Data

* Owner provided cost that D3G finds reasonable

EXHIBIT 11.3:

Capital Reserve Schedules (Reserve for Replacement Analysis)



Replacement Reserve Analysis Funding Schedule

Project Townhomes at Carver Park
 Address 1901 North 6th Street,
 City, State Milwaukee, WI
 Gross Square Footage 250,223
 Year Built 2002
 Number Of Units 122

Initial Deposit RR \$196,600 \$1,611 Per Unit
 Annual Deposit RR \$45,750 \$375 Per Unit
 Annual Deposit Increase 3.00%
 Interest Applied to Account Balance 1.00%
 Minimum Yr 1 Balance \$88,605 \$726 Per Unit
 Inflation of Capital Needs .65%

* This Funding Schedule has been completed in accordance with the 2016 MAP Guide, Appendix 5G, Section VII, as follows:

1. Reserve balance is based upon a 20 year estimate period, such that the minimum balance is 5% of the uninflated replacement reserve total, adjusted annually for inflation.
2. Any balance observed in years 11 – 20, that is less than the calculated minimum balance, cannot exceed 50% of the cumulative amortization of the mortgage.

** Please note that #2 above is only applicable to RAD transactions if FHA financing will be involved.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
Inflated Annual Replacement Reserve Needs:	-	-	-	\$31,938	\$32,577	\$33,229	\$33,893	\$41,347	\$37,415	\$74,131	\$284,531
Beginning Annual Balance (Equals IDRR in Year 1):	\$196,600	\$244,316	\$293,882	\$346,826	\$370,082	\$394,548	\$420,275	\$447,313	\$468,942	\$496,516	
Interest (Average Outstanding Balance):	\$1,966	\$2,443	\$4,408	\$5,202	\$5,551	\$5,918	\$6,304	\$6,710	\$7,034	\$7,448	
Annual Deposit:	\$45,750	\$47,123	\$48,536	\$49,992	\$51,492	\$53,037	\$54,628	\$56,267	\$57,955	\$59,693	
Beginning Balance Plus Annual Deposit:	\$242,350	\$291,439	\$342,418	\$396,818	\$421,574	\$447,585	\$474,902	\$503,580	\$526,897	\$556,210	
Remaining RR Balance/Year:	\$244,316	\$293,882	\$346,826	\$370,082	\$394,548	\$420,275	\$447,313	\$468,942	\$496,516	\$489,526	
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$88,605	\$88,605	\$90,377	\$92,185	\$94,028	\$95,909	\$97,827	\$99,784	\$101,779	\$103,815	
Required Minimum Balance Maintained:	N/A	N/A	YES	YES	YES	YES	YES	YES	YES	YES	

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11-20-Year Total	20-Year Total
Inflated Annual Replacement Reserve Needs:	\$75,614	\$137,056	\$130,950	\$242,955	\$208,103	\$217,732	\$251,827	\$265,123	\$181,829	\$297,335	\$2,008,524	\$2,293,055
Beginning Annual Balance (Equals IDRR in Year 1):	\$489,526	\$482,740	\$416,253	\$356,776	\$186,358	\$50,251	(\$95,450)	(\$273,861)	(\$463,367)	(\$567,310)		
Interest (Average Outstanding Balance):	\$7,343	\$7,241	\$6,244	\$5,352	\$2,795	\$754	-	-	-	-		
Annual Deposit:	\$61,484	\$63,329	\$65,229	\$67,185	\$69,201	\$71,277	\$73,415	\$75,618	\$77,886	\$80,223		
Beginning Balance Plus Annual Deposit:	\$551,011	\$546,069	\$481,482	\$423,962	\$255,559	\$121,528	(\$22,035)	(\$198,244)	(\$385,481)	(\$487,087)		
Remaining RR Balance/Year:	\$482,740	\$416,253	\$356,776	\$186,358	\$50,251	(\$95,450)	(\$273,861)	(\$463,367)	(\$567,310)	(\$784,422)		
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$105,891	\$108,009	\$110,169	\$112,373	\$114,620	\$116,912	\$119,251	\$121,636	\$124,068	\$126,550		
Required Minimum Balance Maintained:	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO		
Allowance for RFR Deficit Offset (50% Cumulative Amortization):	-	-	-	-	-	-	-	-	-	-		
Total to Offset:	N/A	N/A	N/A	N/A	(\$64,369)	(\$212,362)	(\$393,112)	(\$585,003)	(\$691,378)	(\$910,972)		
Negative Balance Mitigated:	N/A	N/A	N/A	N/A	NO	NO	NO	NO	NO	NO		



Reserves Analysis Report - Multi-Family

Project: Townhomes at Carver Park
Address: 1901 North 6th Street
City, State: Milwaukee, WI
Inspection Date: 11/03/20

Gross Square Footage: 250,223
Year Built: 2002
Number Of Units: 122

Selected Component	Estimated Useful Life	Effective Age	Assessed RUL	When	Total Number	Unit Of Measure	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total		
Parking Area Concrete, Surface Treatment	50	18	32	End of Cycle	47745	SF	\$1.25	\$59,681													
Parking Stripes (Per Car)	15	3	12	End of Cycle	122	Each	\$8.95	\$1,092													
Pedestrian Paving - Concrete Sidewalks and Patios	50	18	0	Now	19360	SF	\$1.25	\$24,200													
Project Sign	25	25	0	Now	3	Each	\$1200.00	\$3,600													
Site Sewer Mains	50	18	32	End of Cycle	35	Each	\$3500.00	\$122,500													
Unit Entry Door	25	25	0	Now	244	Each	\$339.00	\$82,716													
Vinyl Siding - Replace	25	25	0	Now	1	Each	\$98578.00	\$98,578													
Brick or Concrete Block - Technical Pointing	60	18	42	End of Cycle	34320	SF	\$1.50	\$51,480													
ENERGYSTAR Single Hung Window (1 - 6 Stories) (Vinyl)	30	13	17	End of Cycle	953	Each	\$297.88	\$283,880													
ENERGYSTAR Single Hung Window (1 - 6 Stories) (Vinyl)	30	18	0	Now	188	Each	\$297.88	\$56,001													
Asphalt Shingles - Architectural	20	3	17	End of Cycle	100100	SF	\$2.10	\$210,210													
Gutters and Downspouts - Aluminum	20	4	16	End of Cycle	6930	LF	\$6.07	\$42,065													
Soffit/Fascia - Replace/Refurbish	20	4	16	End of Cycle	3741	LF	\$8.95	\$33,482													
ENERGYSTAR Gas-fired Water Heater On-Demand - Tankless +- 6.4 GPM	12	12	0	Now	122	Each	\$1004.81	\$122,587										\$17,512	\$17,512	\$35,025	
A/C Unit (High Efficiency) (2-Ton)	15	15	0	Now	122	Each	\$1294.00	\$157,868													
ENERGY STAR Gas Furnace = 90 AFUE (45,000 BTU)	20	20	0	Now	122	Each	\$1259.70	\$153,683													
Vinyl Flooring - Unit Bathrooms & Kitchen	15	15	0	Now	244	Each	\$550.00	\$134,200													
Carpet - Average Quality (Dwelling Unit)	6	6	0	Now	122	Each	\$1250.00	\$152,500				\$30,500	\$30,500	\$30,500	\$30,500	\$30,500	\$30,500	\$30,500	\$30,500	\$183,000	
ENERGYSTAR Refrigerator (Unit)	12	12	0	Now	122	Each	\$509.00	\$62,098										\$8,871	\$8,871	\$17,742	
Gas Range (Unit)	15	15	0	Now	122	Each	\$346.00	\$42,212													
ENERGYSTAR Residential Dishwasher (Unit)	10	-1	0	Now	122	Each	\$245.00	\$29,890										\$5,978	\$5,978	\$5,978	\$17,934

Summary Type	Year 1 Total	Year 2 Total	Year 3 Total	Year 4 Total	Year 5 Total	Year 6 Total	Year 7 Total	Year 8 Total	Year 9 Total	Year 10 Total	10-Year Total
Total Reserve Replacement				\$30,500	\$30,500	\$30,500	\$30,500	\$36,478	\$32,362	\$62,862	\$253,701
Total RR Per Unit				\$250	\$250	\$250	\$250	\$299	\$265	\$515	\$208
Totals with Inflation Factor				\$31,938	\$32,577	\$33,229	\$33,893	\$41,347	\$37,415	\$74,131	\$284,531
Total RR Per Unit Inflated				\$262	\$267	\$272	\$278	\$339	\$307	\$608	\$233

Note: The Effective Age does not necessarily equal the actual age. Many factors determine the effective age of a certain component including preventative maintenance programs. In addition, replacement of the majority of the components has been spread over a number of years to help alleviate inflated reserve requirements.
 * Owner Provided Cost, which D3G finds reasonable
 ** This is an operating cost; therefore it is not considered a capital item.



Reserves Analysis Report - Multi-Family

Project: Townhomes at Carver Park
Address: 1901 North 6th Street
City, State: Milwaukee, WI
Inspection Date: 11/03/20

Gross Square Footage: 250,223
Year Built: 2002
Number Of Units: 122

Selected Component	Total Number	Unit Of Measure	Unit Cost	Total Cost	10-Year Total	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11 - 20 Year Total	1-20 Year Total
Parking Area Concrete, Surface Treatment	47745	SF	\$1.25	\$59,681													
Parking Stripes (Per Car)	122	Each	\$8.95	\$1,092			\$1,092									\$1,092	\$1,092
Pedestrian Paving - Concrete Sidewalks and Patios	19360	SF	\$1.25	\$24,200													
Project Sign	3	Each	\$1200.00	\$3,600													
Site Sewer Mains	35	Each	\$3500.00	\$122,500													
Unit Entry Door	244	Each	\$339.00	\$82,716													
Vinyl Siding - Replace	1	Each	\$98578.00	\$98,578													
Brick or Concrete Block - Technical Pointing	34320	SF	\$1.50	\$51,480													
ENERGYSTAR Single Hung Window (1 - 6 Stories) (Vinyl)	953	Each	\$297.88	\$283,880					\$40,554	\$40,554	\$40,554	\$40,554	\$40,554	\$40,554	\$40,554	\$283,880	\$283,880
ENERGYSTAR Single Hung Window (1 - 6 Stories) (Vinyl)	188	Each	\$297.88	\$56,001													
Asphalt Shingles - Architectural	100100	SF	\$2.10	\$210,210					\$30,030	\$30,030	\$30,030	\$30,030	\$30,030	\$30,030	\$30,030	\$210,210	\$210,210
Gutters and Downspouts - Aluminum	6930	LF	\$6.07	\$42,065					\$8,413	\$8,413	\$8,413	\$8,413	\$8,413	\$8,413		\$42,065	\$42,065
Soffit/Fascia - Replace/Refurbish	3741	LF	\$8.95	\$33,482					\$6,696	\$6,696	\$6,696	\$6,696	\$6,696	\$6,696		\$33,482	\$33,482
ENERGYSTAR Gas-fired Water Heater On-Demand - Tankless +-6.4 GPM	122	Each	\$1004.81	\$122,587	\$35,025	\$17,512	\$17,512	\$17,512	\$17,512	\$17,512						\$87,562	\$122,587
A/C Unit (High Efficiency) (2-Ton)	122	Each	\$1294.00	\$157,868			\$22,553	\$22,553	\$22,553	\$22,553	\$22,553	\$22,553	\$22,553	\$22,553		\$157,868	\$157,868
ENERGY STAR Gas Furnace = 90 AFUE (45,000 BTU)	122	Each	\$1259.70	\$153,683								\$21,955	\$21,955	\$21,955	\$87,819	\$153,683	\$153,683
Vinyl Flooring - Unit Bathrooms & Kitchen	244	Each	\$550.00	\$134,200			\$19,171	\$19,171	\$19,171	\$19,171	\$19,171	\$19,171	\$19,171	\$19,171		\$134,200	\$134,200
Carpet - Average Quality (Dwelling Unit)	122	Each	\$1250.00	\$152,500	\$183,000	\$30,500	\$30,500	\$30,500	\$30,500	\$30,500	\$30,500	\$30,500	\$30,500	\$30,500	\$30,500	\$274,500	\$457,500
ENERGYSTAR Refrigerator (Unit)	122	Each	\$509.00	\$62,098	\$17,742	\$8,871	\$8,871	\$8,871	\$8,871	\$8,871						\$44,356	\$62,098
Gas Range (Unit)	122	Each	\$346.00	\$42,212			\$6,030	\$6,030	\$6,030	\$6,030	\$6,030	\$6,030	\$6,030	\$6,030		\$42,212	\$42,212
ENERGYSTAR Residential Dishwasher (Unit)	122	Each	\$245.00	\$29,890	\$17,934	\$5,978	\$5,978						\$5,978	\$5,978	\$17,934	\$41,846	\$59,780
Summary Type					Year 10 Overall	Year 11 Total	Year 12 Total	Year 13 Total	Year 14 Total	Year 15 Total	Year 16 Total	Year 17 Total	Year 18 Total	Year 19 Total	Year 20 Total	Year 11 - 20 Total	Year 1- 20 Total
Total Reserve Replacement					\$253,701	\$62,862	\$111,708	\$104,638	\$190,331	\$159,831	\$163,948	\$185,903	\$191,881	\$129,017	\$206,837	\$1,506,956	\$1,760,657
Total RR Per Unit					\$208	\$515	\$916	\$858	\$1,560	\$1,310	\$1,344	\$1,524	\$1,573	\$1,058	\$1,695	\$1,235	\$722
Totals with Inflation Factor					\$284,531	\$75,614	\$137,056	\$130,950	\$242,955	\$208,103	\$217,732	\$251,827	\$265,123	\$181,829	\$297,335	\$2,008,524	\$2,293,055
Total RR Per Unit Inflated					\$233	\$620	\$1,123	\$1,073	\$1,991	\$1,706	\$1,785	\$2,064	\$2,173	\$1,490	\$2,437	\$1,646	\$940

Note: The Effective Age does not necessarily equal the actual age. Many factors determine the effective age of a certain component including preventative maintenance programs. In addition, replacement of the majority of the components has been spread over a number of years to help alleviate inflated reserve requirements.

* Owner Provided Cost, which D3G finds reasonable

** This is an operating cost; therefore it is not considered a capital item.

EXHIBIT 11.4:

Color Site Photographs

Townhomes at Carver Park

Milwaukee, Wisconsin

PHOTO #1



Property signage

PHOTO #2



View of typical building elevations at various building types.

Townhomes at Carver Park

Milwaukee, Wisconsin

PHOTO #3



View of typical building elevations at various building types.

PHOTO #4



View of typical building elevations at various building types.

Townhomes at Carver Park

Milwaukee, Wisconsin

PHOTO #5



View of typical building elevations at various building types.

PHOTO #6



View of typical building elevations at various building types.

Townhomes at Carver Park

Milwaukee, Wisconsin

PHOTO #7



View of typical rear building elevations at various building types.

PHOTO #8



View of typical rear building elevations at various building types.

Townhomes at Carver Park

Milwaukee, Wisconsin

PHOTO #9



View of typical rear building elevations at various building types.

PHOTO #10



View of typical rear building elevations at various building types.

Townhomes at Carver Park

Milwaukee, Wisconsin

PHOTO #11



View of typical side building elevations at various building types.

PHOTO #12



View of typical rear building elevations at various building types.

Townhomes at Carver Park

Milwaukee, Wisconsin

PHOTO #13



View of typical concrete driveway and parking areas.

PHOTO #14



Additional view of typical concrete driveway and parking areas.

Townhomes at Carver Park

Milwaukee, Wisconsin

PHOTO #15



Site drainage

PHOTO #16



Site street parking

Townhomes at Carver Park

Milwaukee, Wisconsin

PHOTO #17



View of typical dwelling unit entry porch and door.

PHOTO #18



Interior view of typical dwelling unit entry.

Townhomes at Carver Park

Milwaukee, Wisconsin

PHOTO #19



View of typical dwelling unit entry from interior.

PHOTO #20



View of typical dwelling unit living area and kitchen

Townhomes at Carver Park

Milwaukee, Wisconsin

PHOTO #21



View of typical dwelling unit kitchen.

PHOTO #22



View of typical dwelling unit kitchen.

Townhomes at Carver Park

Milwaukee, Wisconsin

PHOTO #23



View of typical kitchen and rear entry door.

PHOTO #24



View of typical dwelling unit bedroom.

Townhomes at Carver Park

Milwaukee, Wisconsin

PHOTO #25



View of typical dwelling unit powder room.

PHOTO #26



View of typical dwelling unit bathroom.

Townhomes at Carver Park

Milwaukee, Wisconsin

PHOTO #27



View of typical dwelling unit tub/shower.

PHOTO #28



View of typical dwelling unit basement.

Townhomes at Carver Park

Milwaukee, Wisconsin

PHOTO #29



View of typical entry ramp / accessible route to ground floor units.

PHOTO #30



View of typical ground floor / accessible dwelling unit kitchen.

Townhomes at Carver Park

Milwaukee, Wisconsin

PHOTO #31



View of typical ground floor / accessible dwelling unit kitchen bathroom.

PHOTO #32



View of typical ground floor / accessible dwelling unit shower.

Townhomes at Carver Park

Milwaukee, Wisconsin

PHOTO #33



View of typical dwelling unit gas furnace.

PHOTO #34



View of typical dwelling unit gas furnace and gas water heater.

Townhomes at Carver Park

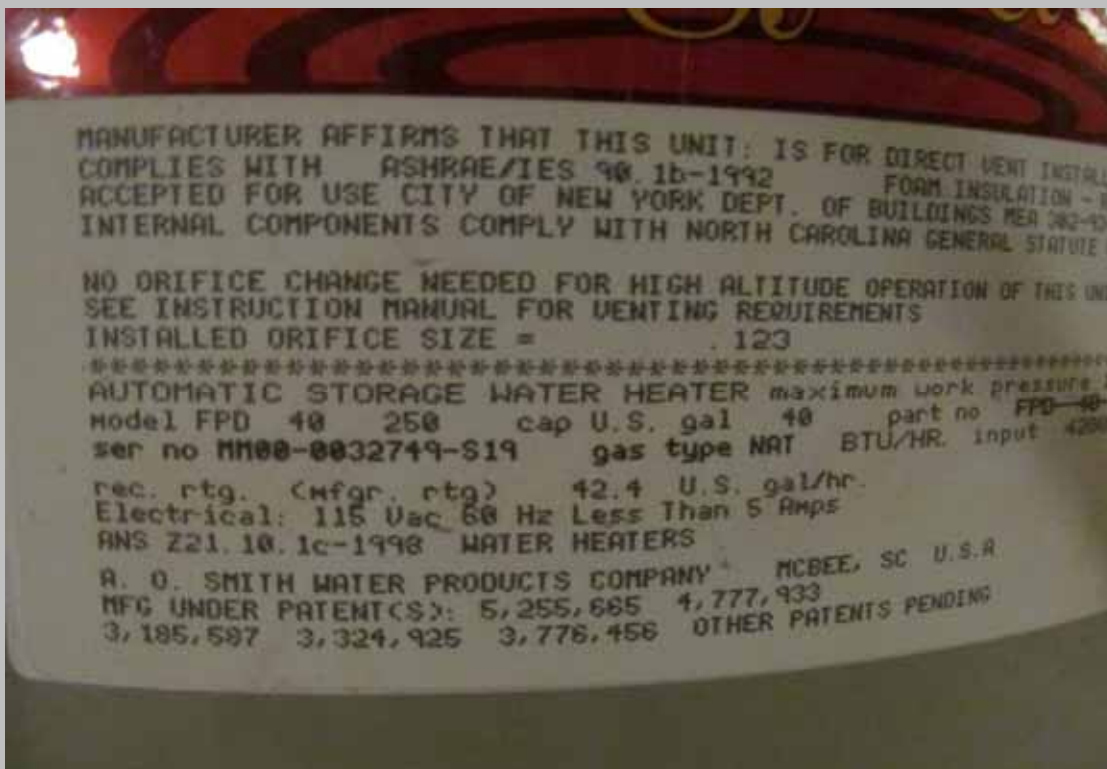
Milwaukee, Wisconsin

PHOTO #35



View of typical gas furnace specification tag.

PHOTO #36



View of typical gas water heater specification tag.

Townhomes at Carver Park

Milwaukee, Wisconsin

PHOTO #37



View of typical dwelling unit exterior condensing unit.

PHOTO #38



View of typical dwelling unit exterior condensing unit specification tag.

Townhomes at Carver Park

Milwaukee, Wisconsin

PHOTO #39



Gas and Electrical Meter

PHOTO #40



View of basement sump pump

Townhomes at Carver Park

Milwaukee, Wisconsin

PHOTO #41



View of deteriorated exterior paint and trim observed at buildings throughout the site (Non-Critical Repair).

PHOTO #42



View of deteriorated exterior paint and trim observed at buildings throughout the site (Non-Critical Repair).

Townhomes at Carver Park

Milwaukee, Wisconsin

PHOTO #43



View of deteriorated concrete.
(Non-Critical Repair).

PHOTO #44



View of typical handicapped access ramp at ground floor units, with deteriorated concrete and oversized expansion gaps (Non-Critical Repair).

Townhomes at Carver Park

Milwaukee, Wisconsin

PHOTO #45



View of non-compliant (greater than 4-inches) metal railing balusters (Critical Repair).

PHOTO #46



View of exterior trim with rot (Non-Critical Repair).

Townhomes at Carver Park

Milwaukee, Wisconsin

PHOTO #47



View of trees encroaching on the building envelope at select buildings across the site (Non-Critical Repair).

PHOTO #48



Additional view of trees encroaching on the building envelope at select buildings across the site (Non-Critical Repair).

EXHIBIT 11.5:

Accessibility Report



**ACCESSIBILITY REPORT
TOWNHOMES AT CARVER PARK
1901 NORTH 6TH STREET
MILWAUKEE, WISCONSIN 53212**

**REPORT DATE:
OCTOBER 4, 2021**

**INSPECTION DATE:
NOVEMBER 3, 2020**

**INSPECTOR:
BO JOHNSON, BPI-MFBA**

**PREPARED FOR:
HOUSING AUTHORITY OF THE CITY OF MILWAUKEE
809 N. BROADWAY, 3RD FLOOR
MILWAUKEE, WISCONSIN 53202**

TABLE OF CONTENTS

- 1.0 ACCESSIBILITY REQUIREMENTS..... 1**
- 1.1 Section 504 / Uniform Federal Accessibility Standards (UFAS) 1
- 1.2 Fair Housing Act Design and Construction Requirements 4
- 1.3 Americans with Disabilities Act (ADA)..... 5
 - 1.3.1 *Parking*..... 6
 - 1.3.2 *Curb Ramps*..... 7
 - 1.3.3 *Building Entrances / Exits* 7
 - 1.3.4 *Restrooms*..... 7



1.0 ACCESSIBILITY REQUIREMENTS

1.1 Section 504 / Uniform Federal Accessibility Standards (UFAS)

The property was originally constructed in 2002 and features project-based assistance or will feature project-based assistance upon the completion of the RAD transaction. The property is therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% or seven (7) of the dwelling units must be handicapped accessible and that 2% or three (3) other dwelling units (other than the fully accessible units) are required to have audio/visual smoke alarms. In addition, all common areas are also required to be fully handicapped accessible.

Currently, the property does not feature any dwelling units with audio/visual alarms; therefore, the installation of audio/visual alarms in 2% or three (3) of the dwelling units (other than the fully accessible units) is required (Critical Repair).

Currently, the property features 11% or fourteen (14) designated handicapped accessible units. These units were observed with select accessible features as well as select UFAS deficiencies. As such, modifications to 5% or seven (7) of the dwelling units and common areas to become fully UFAS compliant will be required. Upon completion of the Critical Repairs noted in the associated Capital Needs Assessment, the property will be in reasonable compliance with UFAS. The designated handicapped dwelling units were generally observed with the following UFAS compliant and non-compliant items:

Accessible Dwelling Unit Features:

- Unit entry doors feature levered handle hardware and sufficient door openings of at least 32-inches.
- Unit entry doors feature at least 18-inches clear floor space at the latch side/pull side.
- Exterior primary entry doors feature thresholds that do not exceed ½-inch in height.
- Unit interior doors feature at least 18-inches clear floor space at the latch side/pull side of the doors.
- Accessible routes are present throughout the dwelling units and the interior doors feature sufficient clear openings of at least 32-inches.
- Accessible units feature compliant clear floor spaces within the kitchen.
- Front controlled range/ovens are present in the kitchens.
- An accessible bathroom with clear floor spaces at the plumbing fixtures.
- Roll-under forward approach bathroom sink with scald and abrasion and levered handle hardware.
- Compliant side and rear grab bars are located at the toilet.
- Accessible tubs/showers feature 60-inch shower head hose and levered handle shower control hardware.



Accessible Dwelling Unit Deficiencies:

- Thermostats are located higher than 48-inches above the finished floor (Critical Repair).
- Roll-under forward approach to the kitchen sink with scald and abrasion protection and levered handle hardware is not provided. In addition, the kitchen counter surface at the sink area is not fixed at the required height of 34-inches above the finished floor and does not appear to be adjustable in height (Critical Repair).
- Roll-under forward approach to a lowered work surface (30-inch wide) located in all kitchens is not provided (Critical Repair).
- The upper wall hung kitchen cabinetry is mounted above the maximum height of 48-inches to the lowest most usable shelf (Critical Repair).
- Compliant grab bars are not located at the bathtub/shower surround (Critical Repair).
- Accessible tubs/showers do not feature 60-inch shower head hose or levered handle shower control hardware (Critical Repair).
- Accessible bathroom mirror mounted higher than the maximum 40-inches (measured from the bottom of the mirror to the finished floor) (Critical Repair).

The UFAS was published in the Federal Register on August 7, 1984 (49 FR 31528). HUD adopted the UFAS in 24 CFR (Code of Federal Regulations) part 40, effective October 4, 1984. Effective as of July 11, 1988, the design, construction, or alteration of buildings in conformance with sections 3-8 of the UFAS shall be deemed to comply with the requirements of 24 C.F.R. Sections 8.21, 8.22, 8.23, and 8.25. If the design of a facility was commenced before July 11, 1988, the provisions shall be followed to the maximum extent practicable, as determined by the Department.

The following excerpt can be found in the Code of Federal regulations, title 24 – Housing and Urban development, Section 8.32 – Accessibility Standards:

“Except as otherwise provided in this paragraph, the provisions of §§ 8.21 (a) and (b), 8.22 (a) and (b), 8.23, 8.25(a) (1) and (2), and 8.29 shall apply to facilities that are designed, constructed or altered after July 11, 1988. If the design of a facility was commenced before July 11, 1988, the provisions shall be followed to the maximum extent practicable, as determined by the Department. For purposes of this paragraph, the date a facility is constructed or altered shall be deemed to be the date bids for the construction or alteration of the facility are solicited. For purposes of the Urban Development Action Grant (UDAG) program, the provisions shall apply to the construction or alteration of facilities that are funded under applications submitted after July 11, 1988. If the UDAG application was submitted before July 11, 1988, the provisions shall apply, to the maximum extent practicable, as determined by the Department.”

The following information has been taken from the HUD website (<http://portal.hud.gov...>):



Question: What is Section 504?

Section 504 of the Rehabilitation Act of 1973 states: No otherwise qualified individual with a disability in the United States... shall, solely by reason of her or his disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program, service or activity receiving federal financial assistance or under any program or activity conducted by any Executive agency or by the United States Postal Service. This means that Section 504 prohibits discrimination on the basis of disability in any program or activity that receives federal assistance from any federal agency, including the U.S. Department of Housing and Urban Development (HUD) as well as in programs conducted by federal agencies including HUD.

Question: Who are recipients of federal financial assistance?

The Section 504 regulations define recipient as any State or its political subdivision, any instrumentality or a state or its political subdivision, any public or private agency, institution organization, or other entity or any person to which federal financial assistance is extended for any program or activity directly or through another recipient, including any successor, assignee, or transferee or a recipient, but excluding the ultimate beneficiary of the assistance. Thus, a HUD funded public housing authority, or a HUD funded non-profit developer or low-income housing is a recipient of federal financial assistance and is subject to Section 504's requirements. However, a private landlord who accepts Section 8 tenant-based vouchers in payment for rent from a low-income individual is not a recipient of federal financial assistance.

Question: What does Section 504 require when a recipient undertakes alterations of existing housing facilities that do not qualify as substantial alterations?

Answer: If the project involves fewer than 15 units or the cost of alterations is less than 75% of the replacement cost of the completed facility and the recipient has not made 5% of its units in the development accessible to and usable by individuals with disabilities, then the requirements of 24 CFR 8.23(b) - Other Alterations apply. Under this section, alterations to dwelling units shall, to the maximum extent feasible, be made readily accessible to and usable by individuals with disabilities. If alterations to single elements or spaces of a dwelling unit, when considered together, amount to an alteration of a dwelling unit, the entire unit shall be made accessible. Alteration of an entire unit is considered to be when at least all of the following individual elements are replaced:

- renovation of whole kitchens, or at least replacement of kitchen cabinets; and
- renovation of the bathroom, if at least bathtub or shower is replaced or added, or a toilet and flooring is replaced and
- replacement of entrance door jambs.

When the entire unit is not being altered, 100% of the single elements being altered must be made accessible until 5% of the units in the development are accessible. However, the Department strongly encourages a recipient to make 5% of the units in a development readily accessible to and usable by individuals with mobility impairments, since that will avoid the



necessity of making every element altered accessible, which often may result in having partially accessible units which may be of little or no value for persons with mobility impairments. It is also more likely that the cost of making 5% of the units accessible up front will be less than making each and every element altered accessible. Alterations must meet the applicable sections of the UFAS which govern alterations.”

1.2 Fair Housing Act Design and Construction Requirements

The subject property was constructed in 2002 and is partially subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act. The majority of the dwelling units are townhomes (2-level units) and are exempt from the requirements of the FHA; therefore, only the fourteen (14) ground floor apartments are subject to the FHA requirements.

The seven (7) basic FHA Requirements include:

Requirement 1: Accessible Building Entrance on an Accessible Route
The buildings which feature ground floor dwelling units feature accessible low threshold entrances. In addition, there are accessible routes from the parking areas to the buildings.
Requirement 2: Accessible and Usable Public and Common Use Areas
The buildings which feature ground floor dwelling units feature accessible low threshold entrances. In addition, there are accessible routes from the parking areas to the buildings.
Requirement 3: Usable Doors
The ground floor apartment unit entry doors feature a clear opening of at least 32-inches and are considered usable.
Requirement 4: Accessible Route Into and Through the Covered Unit
The ground floor apartments feature accessible routes to and throughout the unit with low entrance threshold and at least a 32-inch clear opening at the doors.
Requirement 5: Environmental Controls
The ground floor apartments feature accessible routes to and throughout the unit with low entrance threshold and at least a 32-inch clear opening at the doors.
Requirement 6: Reinforced Walls for Grab Bars
The bathrooms in the apartments were reportedly constructed with wall reinforcements for the optional installation of grab bars at a later date. All ground floor units feature grab bars installed at the toilet, and select units feature grab bars at the shower.
Requirement 7: Part A - Usable Kitchens and Part B - Usable Bathrooms
The kitchens and bathrooms in the apartments were observed with usable clear floor space at the entrances, at the appliances, and at the fixtures.



American National Standards Institute (ANSI-A117.1)

The subject property was observed with 11% or fourteen (14) designated handicapped (ANSI Type A) dwelling unit with select accessible features such as levered handled entry door hardware, accessible routes through the units, clear floor spaces at the appliances, wall mounted bathroom sink with levered control hardware and scald and abrasion protection, grab bars at the toilet and wall reinforcement for shower grab bars as needed, levered shower controls, low environmental controls, and low thresholds at the doors.

1.3 Americans with Disabilities Act (ADA)

The public areas at the property were screened for compliance with the ADA Code of 1990, Title III, Public Accommodations and Commercial Facilities. The provisions of Title III provide that persons with disabilities should have accommodations and access to public and commercial facilities which are equal to, or similar to, those available to the general public. The final rules implementing Title III were published on *July 26, 1991* and required compliance by *January 26, 1992*.

According to <http://www.ada.gov/taman3.html>, "areas within multifamily residential facilities that qualify as places of public accommodation are covered by the ADA if use of the areas is not limited exclusively to owners, residents, and their guests."

"Illustration 1: For example: A private residential apartment complex includes a swimming pool for use by apartment tenants and their guests. The complex also sells pool "memberships" generally to the public. The pool qualifies as a place of public accommodation." If not, then the pool does not qualify as a place of public accommodation.

"Illustration 2: A residential condominium association maintains a longstanding policy of restricting use of its party room to owners, residents, and their guests. Consistent with that policy, it refuses to rent the room to local businesses and community organizations as a meeting place for educational seminars. The party room is not a place of public accommodation." This illustration would also apply to residential apartment complexes.

"Illustration 3: A private residential apartment complex contains a rental office. The rental office is a place of public accommodation."

The ADA requires that physical barriers in existing facilities be removed, if removal is readily achievable. Changes that are considered readily achievable include, but are not limited to, providing installation of grab bars and small ramps, addition of curb cuts, widening doorways, lowering desks, and rearrangement of furniture. If not readily achievable, alternative methods of providing service must be offered. Alternative methods include, but are not limited to providing goods and services at the door or sidewalk, providing home delivery, or relocating activities to accessible locations.

Auxiliary aids and services must be provided to people with vision or hearing impairments or other people with disabilities, unless an undue burden would result. It is the property owner's



burden to prove that a modification is not readily achievable or would pose an undue financial or administrative burden.

Any alteration to a public accommodation undertaken after January 26, 1992, shall be made so as to ensure, to the maximum extent feasible, the altered portions of the facility are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs. Alterations include, but are not limited to, remodeling, renovations, rehabilitation, reconstruction, historic restoration, changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, re-roofing, painting or wallpapering, asbestos removal, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.

1.3.1 Parking

Based upon the one hundred twenty-two (122) standard parking spaces available at the site, ADA requires five (5) handicapped accessible parking spaces inclusive of one (1) van accessible spaces. The property currently features fourteen (14) designated handicapped parking spaces. The designated parking spaces currently feature pavement markings and curb access at each location; however, do not feature the required vertical signage and access aisles at each location. Modification of the existing designated parking spaces to provide five (5) compliant accessible parking spaces, including one (1) van accessible space is required (Critical Repair).

Standard handicapped spaces require a 60" wide access aisles and vertical and horizontal identification. Van accessible handicapped spaces require a 96" wide access aisle, vertical signage identifying the space as van accessible, and horizontal identification. The designated handicapped parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle.

The Fair Housing Act (FHA) requires accessible parking be provided for "covered dwelling units" and an appropriate number of accessible parking spaces be provided at each facility that is otherwise unreachable by means of an accessible pedestrian route. The Fair Housing Act Guidelines provide that a minimum of 2% of the parking spaces serving "covered dwelling units" must be made accessible and a minimum of one (1) space at the leasing office and sufficient spaces for visitors. If the development provides different types of parking, such as surface parking, garage, or covered spaces, at least one of each must be made accessible. The subject property appears to be in compliance with the FHA in regard to parking.



1.3.2 Curb Ramps

Curb access was observed at the municipal street corners, and throughout the property parking areas where sidewalks are typically flush with the concrete parking.

1.3.3 Building Entrances / Exits

Each dwelling unit features a front and rear entry door. The townhome units typically feature 1, 2, or 3 steps up to the front porch and a step up at the entry doors. The fourteen (14) ground floor and handicapped accessible units were observed on an accessible route and with low thresholds and sufficient door widths to comply with ADAAG and FHA.

According to the Fair Housing Act Guidelines, "all buildings containing covered dwelling units and separate buildings containing public and common use spaces, such as clubhouses, must have at least one accessible building entrance on an accessible route, unless it is impractical to do so as determined by applying the site impracticality tests."

1.3.4 Restrooms

The site does not feature any common or public restrooms



EXHIBIT 11.6:

Intrusive Reports

D3G was not contracted to perform any Intrusive Studies and no other 3rd party
Intrusive Reports were provided

EXHIBIT 11.7:

Seismic Analysis



Townhomes at Carver Park

1901 N 6th St, Milwaukee, WI 53212, USA

Latitude, Longitude: 43.0552233, -87.9191159



Date	11/6/2020, 9:48:53 AM
Design Code Reference Document	ASCE41-13
Custom Probability	
Site Class	E - Soft Clay Soil

Type	Description	Value
Hazard Level		BSE-2N
S _S	spectral response (0.2 s)	0.086
S ₁	spectral response (1.0 s)	0.046
S _{Xs}	site-modified spectral response (0.2 s)	0.214
S _{X1}	site-modified spectral response (1.0 s)	0.162
F _a	site amplification factor (0.2 s)	2.5
F _v	site amplification factor (1.0 s)	3.5
ssuh	max direction uniform hazard (0.2 s)	0.094
crs	coefficient of risk (0.2 s)	0.908
ssrt	risk-targeted hazard (0.2 s)	0.086
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.053
cr1	coefficient of risk (1.0 s)	0.869
s1rt	risk-targeted hazard (1.0 s)	0.046
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S _{Xs}	site-modified spectral response (0.2 s)	0.143
S _{X1}	site-modified spectral response (1.0 s)	0.108

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.053
S_1	spectral response (1.0 s)	0.033
S_{XS}	site-modified spectral response (0.2 s)	0.134
S_{X1}	site-modified spectral response (1.0 s)	0.116
f_a	site amplification factor (0.2 s)	2.5
f_v	site amplification factor (1.0 s)	3.5

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.019
S_1	spectral response (1.0 s)	0.011
S_{XS}	site-modified spectral response (0.2 s)	0.047
S_{X1}	site-modified spectral response (1.0 s)	0.039
F_a	site amplification factor (0.2 s)	2.5
F_v	site amplification factor (1.0 s)	3.5

Type	Description	Value
Hazard Level		TL Data
T-Sub-L	Long-period transition period in seconds	12

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D3G was not contracted to perform a Seismic Analysis and no other 3rd party Seismic Reports were provided

EXHIBIT 1 1.8:

Energy Reports

D3G was not contracted to perform an Energy Audit and no other 3rd party Energy Audit Reports were provided

EXHIBIT 1 1.9:

Pre-Construction Analysis

D3G was not contracted to perform a Pre-Construction Analysis and no other 3rd party
Pre-Construction Analysis Reports were provided

EXHIBIT 11.10:

Other Examinations and Reports

D3G was not contracted to perform any Other Examinations or Reports and no other
3rd party Examinations or Reports were provided

EXHIBIT 11.11:

HUD Form 92329

EXHIBIT 11.12:

Site Specific Information

[Print page 1 of 1](#)

**Click on the Column Headings to sort accordingly.
Click on the Parcel ID to view the parcel detail.**

Taxkey	Location	Owner	Built Type	Total Value	Beds Baths	Lot size Fin area	LUC Description	Sale date Sale price
3522793000	705-753 W BROWN ST	CARVER PARK TAX CR LTD PTN	2000 Townhouse Apartment Townhouse Apartment Townhouse Apartment	\$170,000	3 0	32,211 19,746	7 Mercantile Apartments	1/1/1900 \$224,300

[Print page 1 of 1](#)

[Print page 1 of 1](#)

**Click on the Column Headings to sort accordingly.
Click on the Parcel ID to view the parcel detail.**

<u>Taxkey</u>	<u>Location</u>	<u>Owner</u>	<u>Built Type</u>	<u>Total Value</u>	<u>Beds Baths</u>	<u>Lot size Fin area</u>	<u>LUC Description</u>	<u>Sale date Sale price</u>
3522792000	620-632 W LAND PL	CARVER PARK TAX CR LP	2000 Townhouse Apartment Townhouse Apartment Townhouse Apartment	\$170,000	3 0	31,049 20,068	7 Mercantile Apartments	11/30/2001

[Print page 1 of 1](#)

[Print page 1 of 1](#)

**Click on the Column Headings to sort accordingly.
Click on the Parcel ID to view the parcel detail.**

Taxkey	Location	Owner	Built Type	Total Value	Beds Baths	Lot size Fin area	LUC Description	Sale date Sale price
3522791000	603-641 W BROWN ST	CARVER PARK TAX CR LP	2000 Townhouse Apartment Townhouse Apartment Townhouse Apartment	\$111,100	2 0	27,735 15,368	7 Mercantile Apartments	1/1/1900 \$224,700

[Print page 1 of 1](#)

[Print page 1 of 1](#)

**Click on the Column Headings to sort accordingly.
Click on the Parcel ID to view the parcel detail.**

Taxkey	Location	Owner	Built Type	Total Value	Beds Baths	Lot size Fin area	LUC Description	Sale date Sale price
3522801000	1901-1937 N 7TH ST	CARVER PARK TAX CREDIT LTD PARTNERSHIP	2000 Townhouse Apartment Townhouse Apartment Townhouse Apartment	\$152,100	3 0	33,953 15,184	7 Mercantile Apartments	

[Print page 1 of 1](#)

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**Click on the Column Headings to sort accordingly.
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<u>Taxkey</u>	<u>Location</u>	<u>Owner</u>	<u>Built Type</u>	<u>Total Value</u>	<u>Beds Baths</u>	<u>Lot size Fin area</u>	<u>LUC Description</u>	<u>Sale date Sale price</u>
3522802000	722-746 W RESERVOIR AV	CARVER PARK TAX CREDIT LTD PARTNERSHIP	2000 Townhouse Apartment Townhouse Apartment	\$66,600	3 0	27,548 10,888	7 Mercantile Apartments	

[Print page 1 of 1](#)



Townhomes at Carver Park

1901 N 6th St, Milwaukee, WI 53212, USA

Latitude, Longitude: 43.0552233, -87.9191159



Date	11/6/2020, 9:48:53 AM
Design Code Reference Document	ASCE41-13
Custom Probability	
Site Class	E - Soft Clay Soil

Type	Description	Value
Hazard Level		BSE-2N
S _S	spectral response (0.2 s)	0.086
S ₁	spectral response (1.0 s)	0.046
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Type	Description	Value
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TOWNHOMES AT CARVER PARK

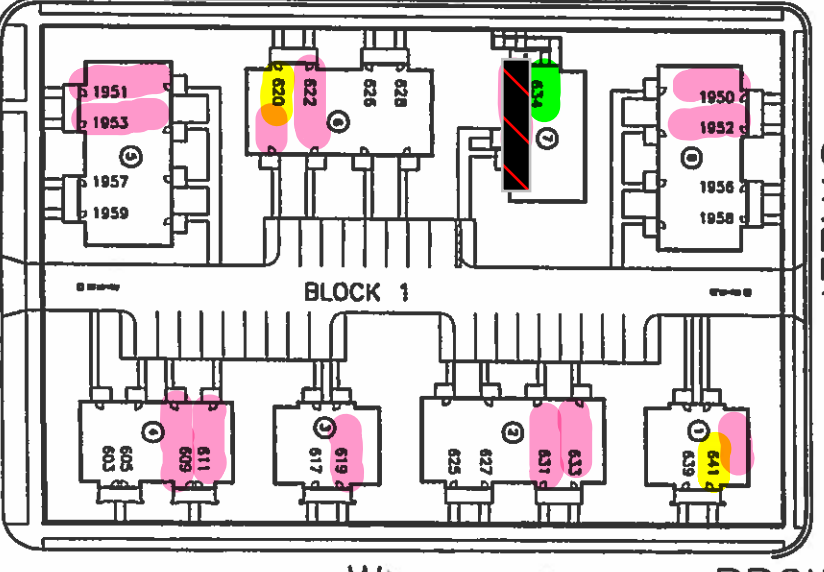
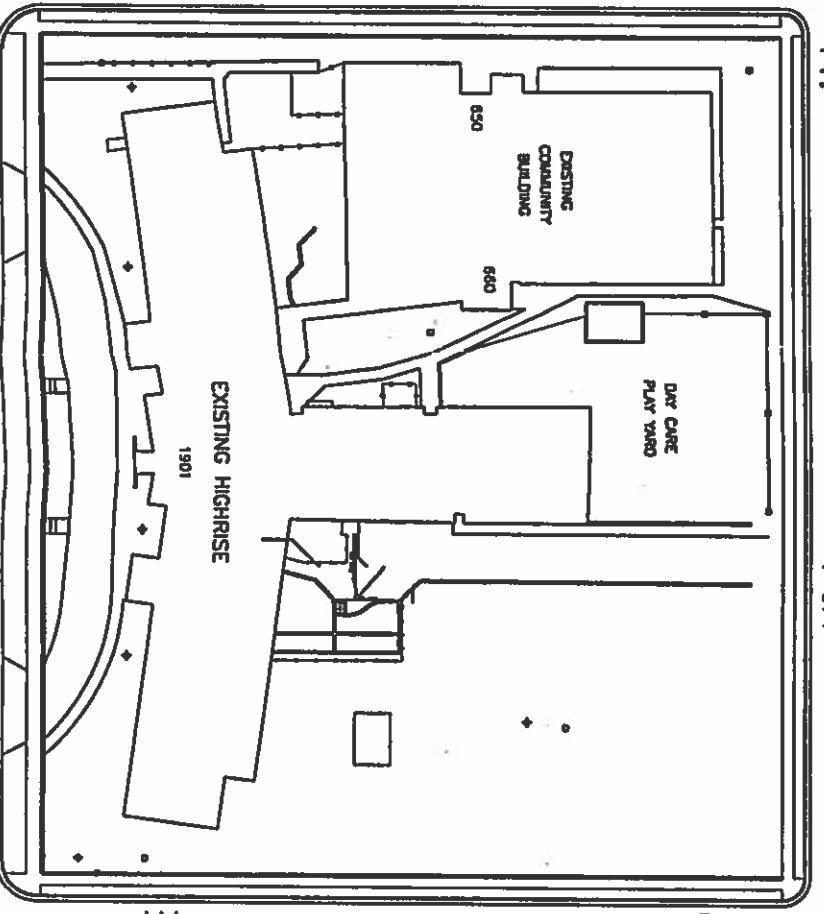
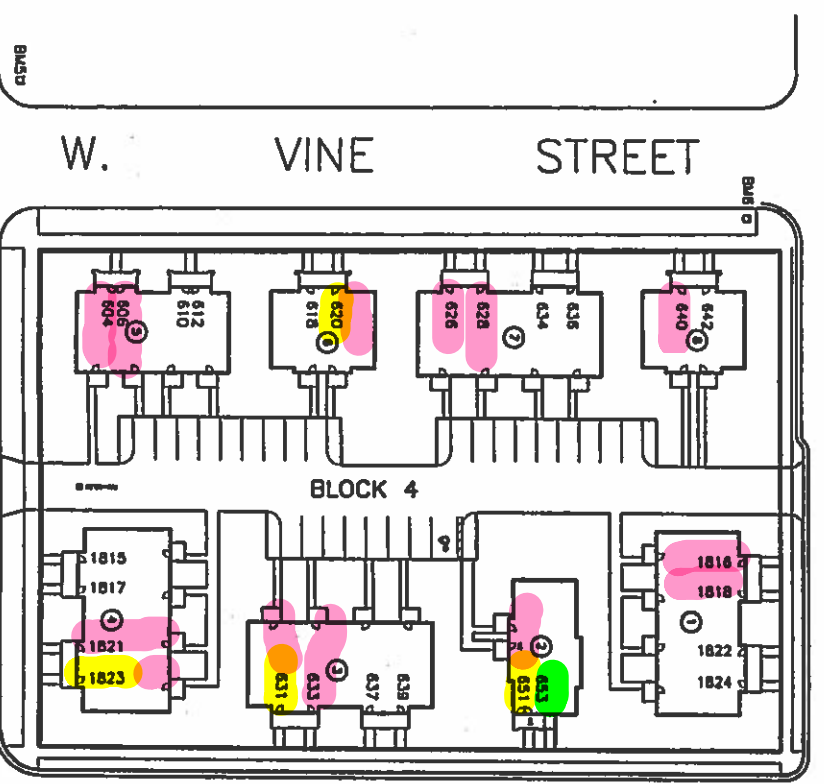
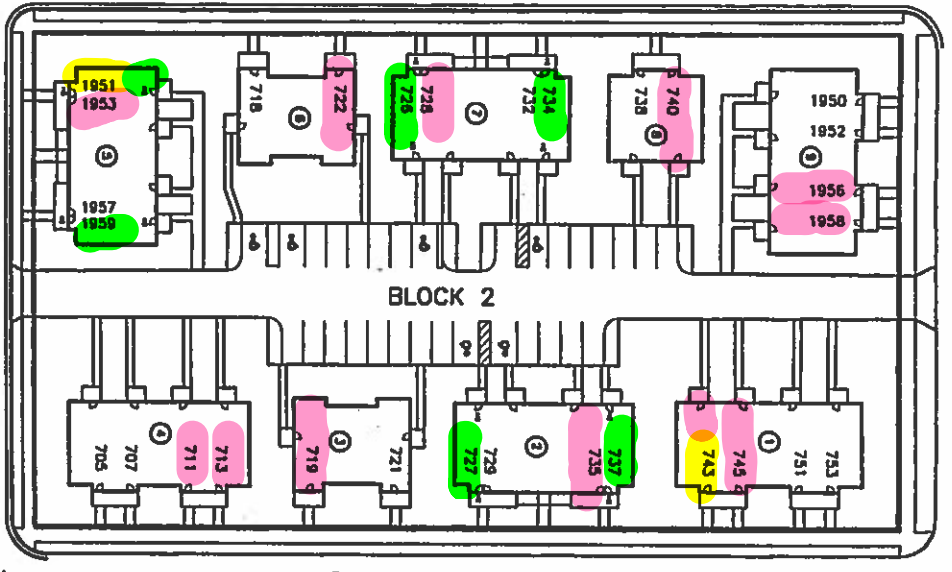
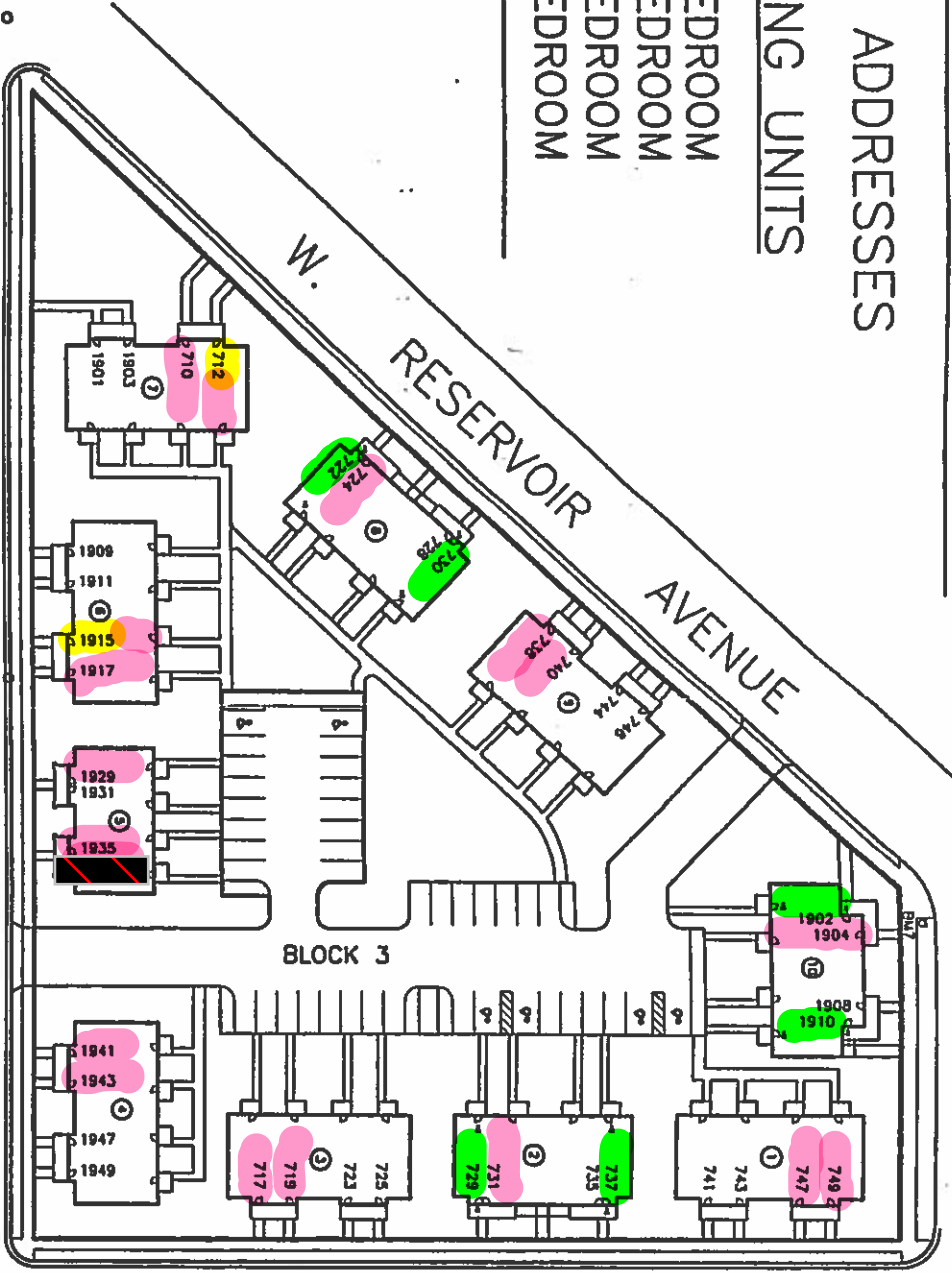
BUILDING ADDRESSES

122 LIVING UNITS

- 16 2 BEDROOM
- 90 3 BEDROOM
- 10 4 BEDROOM
- 6 5 BEDROOM

SCALE:
1" = 40'

- Vacant
- Accessible
- Occupied
- Removed





DATE: 2 October 2020
TO: _____
FROM: Glen Radford
RE: HACM Townhomes at Carver Park

Dominion Due Diligence Group (D3G) has been contracted to perform an inspection of your facility. The inspection is required to support the RAD (Rental Assistance Demonstration) conversion as authorized by the U.S. Department of Urban Development. In order to comply with applicable protocols, we will require access to **25% of all occupied** dwelling units, **100% of all vacant / down** dwelling units, and all common areas. Dwelling units selected for inspection should include access to **all designated handicapped units** and a representative sample of all the unit types available at the property. In the event, we may need to inspect additional units, we request that you notify **all** your tenants of our pending inspection. The following date, time and construction inspector has been arranged:

INSPECTION DATE(S): _____
ESTIMATED TIME OF ARRIVAL: _____
INSPECTOR: _____
EMAIL: _____
CONTACT NUMBER: _____

The Process:

- During the inspection, D3G will inspect all exterior areas of all buildings, all common areas, administrative areas, and a sampling of dwelling units.
- Our inspector(s) will need to gain access to all mechanical, electrical, janitorial, attics, crawlspaces and other accessible areas of the buildings.
- Please note that part of the inspection process will include taking photographs of building exteriors, interiors, mechanicals, and dwelling units.

Information / Documentation We Need from You:

In order to facilitate accurate reporting in an expeditious manner, the following information is respectfully requested. Please provide requested documentation in a concise fashion (consolidated emails) and timely manner. Delays in transmission of information can cause delays in completion of the report.

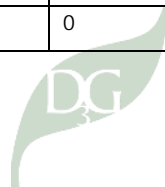
1. Complete and return General Property Information Form and Property Questionnaire.
2. Detailed listing of requested or proposed **Capital Improvements**, supplemented with **Contractor quotations and bids**.
3. Provide **construction documents** (construction drawings and/or survey) for review at the time of site inspection.
4. Copies of property site plan, building floor plans, and dwelling unit floor plans.
5. Copies of Certificates of Occupancy.

6. Copies of past ***environmental and/or engineering reports***.
7. Copies of current municipal permits, licenses, approvals and inspection reports (i.e. pool, sprinkler system, boilers, elevators, façade, fire protection, business license, special use group, environmental conditions, NPDES, etc.).
8. ***Capital expenditures*** for the previous five or more years. If applicable, a history and detailed documentation of all past major capital improvements.
9. Description of any recent or current energy or resource (e.g. gas, electric, water) savings strategies used at the property.
10. If known, replacement costs and history of HVAC equipment, appliances (stoves, refrigerators, dishwashers, microwaves, water heaters, etc.), floor coverings, windows, doors, roofs, asphalt or concrete surfaces, etc.
11. Provide copies of the past **12-months of utility billing statements** (water, sewer, electricity, gas) for the common (site) utilities **AND**, please provide copies of the past **12-months of utility billing statements** from representative **tenant-occupied** units.
12. Please provide a listing of utility meters (by location and identifier) that correspond to the utility data of #7. If possible, list the area of coverage of each meter.
13. Provide a copy of an existing **Section 504 Accessibility Transition Plan**, if applicable.
14. If applicable, please provide written documentation on whether the pool(s) are compliant with the Virginia Graeme Baker Pool and Spa Safety Act (VGBA).

What We Need from You (During the Inspection):

1. Provide experienced maintenance staff, with an in-depth knowledge of the property, to render areas of the property accessible and to answer specific questions about the HVAC, electrical, and plumbing systems as well as to provide information on past issues, resolved and un-resolved.
2. Ensure access to the requested number of dwelling units and all mechanical and electrical areas of the property on the scheduled inspection dates.
3. Arrange for access to units that have existing openings in walls, ceilings or the attic space.

GENERAL PROPERTY INFORMATION FORM	
Official Name of Property	NEEDED Townhomes at Carver Park
Exact Property Address	1901 North 6 th Street, 53212 (Main Office) bounded by N 6 th St, N 8 th St, W. Vine St, and W Reservoir Ave
Tax / Parcel ID Number	NEEDED
Date(s) of Construction	Phase 1/Wis 2-46: 2001 Phase 2/WIS 2-47: 2002
Acres / Land Size	9.41
Name of Property Manager	Cassandra McElroy, 414-286-8859, cmcelr@friendsofhousing.com
Name of Maintenance Supervisor	Ricky Bennett, 414-210-6022, rbenne@friendsofhousing.com
Total # of Apartment Building(s)	35 Dwelling
Gross Area (S.F.) of Apartment Building(s)	165,496
Ancillary Structures & SF Size (garages, clubhouse, maintenance, etc.)	none
Total # of Units	Phase 1/Wis 2-46: 64 Phase 2/Wis 2-47: 58 Total: 122
Total # of Handicap Accessible Units	14
Total # of Vacant or Down Units	10 (9/30/20)
Total # of Non-Income Units	0



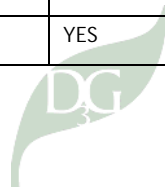
GENERAL PROPERTY INFORMATION FORM

Unit Breakdown & Rentable Area (in square feet - SF)		
Number of Efficiency/Studio Units & SF:	N/A	
Number of 1BR Units and SF:	N/A	
Number of 2BR Units and SF:	Phase 1/Wis 2-46: 12 , Phase 2/Wis 2-46: 4 , Total: 16	
Number of 3BR Units and SF:	Phase 1/Wis 2-46: 40 , Phase 2/Wis 2-46: 50 , Total: 90	
Number of 4BR Units and SF:	Phase 1/Wis 2-46: 10 , Total: 10	
Number of 5BR Units and SF:	Phase 1/Wis 2-46: 2 , Phase 2/Wis 2-46: 4 , Total: 6	
<p>On a separate sheet, please identify the unit breakdown of each building type, for example:</p> <p>Three (3) Type "A" buildings each with four 1 BR/1BA units and four Studio units</p> <p>Four (4) Type "B" buildings each with two 1 BR/1BA units and 2 2BR/2BA units</p>		
Total Number of Parking Spaces	122 (including HC)	
Total Number of Handicapped Spaces	14	
Responsible Party (Select one)		
Electric Power Company	WE Energies	Dwelling unit: Tenant / Owner
		Common area: Tenant / Owner
Gas Supply Company	WE Energies	Dwelling unit: Tenant / Owner
		Common area: Tenant / Owner
Water / Sewer Provider	City of Milwaukee Waterworks	Dwelling unit: Tenant / Owner
		Common area: Tenant / Owner
Trash (Solid Waste) Company	City of Milwaukee	
Telephone Provider	ATT/Spectrum available	
Pest Control Company	HACM Pest Control	
Pest Treatment Schedule	As needed	



PROPERTY QUESTIONNAIRE

1. Are there any past or pending litigation or insurance related claims for the site (i.e. accessibility, environmental, building construction, site related issues, etc.)? Are there any current liens?	YES	NO	
2. Are there any current liens on the property?	YES	NO	
3. Is there full-time, on-site maintenance staff?	YES	NO	
<i>Are you aware of any past or present.....</i>	<i>Notes and Comments</i>		
4. Underground Storage Tanks (USTs)?	YES	<u>NO</u>	
5. Aboveground Storage Tanks (ASTs)?	YES	<u>NO</u>	
6. Mold and/or mildew issues?	YES	<u>NO</u>	
7. Asbestos or Lead-based Paint concerns?	YES	<u>NO</u>	
8. Any known termite / wood organism damage?	YES	<u>NO</u>	
9. Property rights of way for easements?	YES	<u>NO</u>	
10. Past fires or explosions?	YES	<u>NO</u>	
11. Poor soil conditions or slope failure?	YES	<u>NO</u>	
12. Outstanding building or fire code violations?	YES	<u>NO</u>	
13. Structural issues or repairs?	YES	<u>NO</u>	
14. Water infiltration or drainage issues?	YES	<u>NO</u>	
15. Inadequate utility (electric, H2O, sewer) service?	YES	<u>NO</u>	
16. Private water (well) or sewer (septic) systems?	YES	<u>NO</u>	
17. Other environmental conditions?	YES	<u>NO</u>	
18. Unresolved other issues?	YES	<u>NO</u>	
<i>Does your property currently feature.....</i>	<i>Notes and Comments</i>		
19. Project Based (Section 8) Assistance?	YES	NO	If so # of Units with assistance: 51
20. Other Federal Funding? Including, but not limited to: 221(d)(3) BMIR or 236 Mortgages, Section 202 or 811, Project Based Vouchers, Tax Credit Assistance Program (TCAP), HOME, HOPWA, or CDBG grants.	YES	NO	If so what type of assistance has been utilized: 51 Public Housing 51 Tax Credit 20 Market Rate
21. Accessibility Transition Plan or Consent Order?	YES	<u>NO</u>	
22. Aluminum Branch Electrical wiring?	YES	NO	
23. Electrical panel's w/Fuses? If yes, S-Type?	YES	<u>NO</u>	
24. Federal Pacific Stab-Lok electrical panels?	YES	NO	
25. Fire Retardant Treated (FRT) plywood sheathing?	YES	NO	not sure
26. Plumbing or sewage leaks?	YES	NO	
27. Polybutylene (PB) plumbing lines? If so, Leaks?	YES	<u>NO</u>	
28. Exterior Insulating Finishing System (EIFS)?	YES	<u>NO</u>	
28. Masonite or press-board siding?	YES	<u>NO</u>	
29. Roof leaks?	YES	<u>NO</u>	
30. Are there elevators? If so, load capacity?	YES	<u>NO</u>	



PROPERTY QUESTIONNAIRE

31. Irrigation system present? If so, is it separately metered?	YES	<u>NO</u>	
32. Emergency generator(s)? If so, kW size?	YES	<u>NO</u>	
<i>With regards to specific systems.....</i>	<i>Notes and Comments</i>		
33. Are the HVAC systems inspected and maintained by a licensed contractor? If yes, note frequency?	<u>YES</u>	<u>NO</u>	staff are first responders, will call HVAC company if outside of their scope of repair. Staff changes filters every 3 months.
34. Are the elevators inspected and maintained by a licensed contractor? If yes, note frequency?	YES	NO	<u>N/A</u>
35. When was the last date of NFPA Fire Alarm System inspection? Any known concerns?	YES	NO	<u>N/A</u>
36. Does the property feature an emergency call system? If yes, is system monitored 24/7?	YES	<u>NO</u>	
37. If present, does the pool(s) comply with the Virginia Graeme Baker Pool & Spa Safety Act	YES	NO	If yes, please provide documentation <u>N/A</u>

* If "yes" to above questions, please provide written explanation and relative documentation

Survey Completed By:

Glen Radford

Relationship to the Property:

HACM PM

Number of Years with the Property/Company:

21

Date:

2 October 2020



SCOPE OF WORK - TOWNHOMES AT CARVER PARK

Divison	Item	Description	Total Cost
010000	General Requirements		
	General Conditions		320000
	Regulatory Requirements	Building permits	\$55,600
020000	Existing Conditions		
	Site Prep	Raise grade at building perimeter	\$28,060
	Landscape	Tree Pruning	\$4,750
030000	Concrete		
	Sidewalk Repair	Mudjacking and leveling	\$11,800
	Sidewalk Repair	Replacement	\$12,400
040000	Masonry		
	Stone Masonry	Limestone Repair & Replacement	\$40,000
050000	Metals		
	2nd Floor Balconies	Code Compliance	\$22,400
060000	Wood, Plastics, and Composites		
	Rough Carpentry	Miscellaneous in 122 units	\$22,400
	Finish Carpentry	Base Cabinet Alterations for Accessiblity	\$38,500
	Finish Carpentry	Upper Cabinet Alterations for Accessiblity	\$18,600
	Finish Carpentry	Miscellaneous in 122 units	\$98,600
070000	Thermal and Moisture Protection		
	Roofing	Roof Repairs	\$96,000
	Siding replacement	Exterior siding & trim repair	\$80,000
	Vinyl Shake	Replacement	\$98,578
	Wood Trim	Replacement with Fiber Cement	\$112,000
080000	Openings		
	Window Replacement	Accessbile Windows	\$56,000
	Exterior Door Replacement / repair	244 Doors	\$175,600
090000	Finishes		
	Drywall	Repair/replace as needed - 20% of units	\$29,280
	Flooring	New LVT Flooring - All units	\$573,400
100000	Specialties		
	Toilet, Bath, and Laundry Accessories	Grab Bars, Mirrors, Medicine Cabinets, Etc.	\$18,460
110000	Equipment		
	Residential Kitchens Appliances	Fridge, Stove, Range Hood, Disposal	\$172,558.00
	Dishwashers	Per WHEDA Appendix M	\$58,600.00
120000	Furnishings		
	Countertops	Install new blinds in all units	\$358,000.00
130000	Special construction		
140000	Conveying Systems		
210000	Fire Suppression		
	Alarms	Audio / Visual accessibility upgrades	\$3,200.00
	Alarms	Hard wired dectectors in ea. Bedroom	\$38,200.00
220000	Plumbing		
	Kitchen Sinks	Remounted Accessible sinks	\$4,200.00
	Bathroom Sinks	Knee clearance provided in accessible units	\$7,000.00
	Showers - Spray Hoses	Accessible Upgrades - 7 units	\$2,000.00
	Toilet Replacement	1.6 g.p. flush	\$120,040.00
	Kitchen Faucet Upgrades	Per Appendix M & Greenbuilt	\$7,320.00
	Bathroom Faucet Upgrades	Per Appendix M & Greenbuilt	\$30,600.00
	Bathroom Shower Upgrades	Per Appendix M & Greenbuilt	\$11,868.00
	Hot Water Heater Replacement	Per Appendix M & Greenbuilt	\$144,692.00
230000	Heating, Ventilating, and Air Conditioning (HVAC)		
	Air conditioning	New AC Condensers - All Units	\$314,200.00
	Gas Furnace	New Gas Furnaces - All Units	\$915,000.00
	Bathroom Vents		\$122,000.00
	Thermostat	Accessible Height Re-Mounting	\$2,100.00
250000	Integrated Automation		
260000	Electrical		
	Outlets	Outlet relocation in accessible units	\$86,044.00
270000	Communications		
280000	Electronic Safety and Security		
310000	Earthwork		
320000	Exterior Improvements		
	ADA Signange Upgrades		\$1,750.00
	Site signage	Replacement	\$4,800.00
	Bike Parking	Installation of Bike Racks	\$3,400.00
330000	Utilities		
340000	Transportation		
350000	Waterway and Marine Construction		

Total Renovation Hard Costs

\$4,320,000.00

EXHIBIT 11.13:

Municipal Compliance Letters



Zoning Statement

11/6/2020

Nya Tarry
Dominion Due Diligence Group
201 Wylderose Drive
Midlothian, VA 23113

RE: 1901 N. 7th St. - Taxkey # 352-2801-000

In response to your request, please be advised of the following as of the date hereof:

The subject property is located in a PD/Planned Development zoning district and is subject to the use and design restrictions applicable to that classification specified in Chapter 295 of the City of Milwaukee Code of Ordinances. (<http://city.milwaukee.gov/TableofContents>).

The current use of the subject property as a Multi-Family Dwelling is conforming. As such no additional action is required. In the event of casualty, reconstruction of the existing improvements requires satisfaction of the conditions and limitations as specified in s. 295-415, City of Milwaukee Code of Ordinances and current building code requirements at the time of reconstruction.

Attached are copies of the most recent occupancy certificates issued for the business operators at this site. It is not necessary for a new owner to obtain a new certificate of occupancy upon purchase of the property; however a new occupancy certificate is required for any new use, business operator or tenant. Every tenant/occupant is required to post their occupancy certificate in a conspicuous place in the building as per s.200.42.5 Milwaukee Code of Ordinance.

There are currently no open Zoning, Building, and Fire orders or violations noted in city records for this property.

No other representation can be made with respect to conformance with any other applicable building or zoning code requirements.

This information was researched on the date of this letter by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,

Brian Dean | AICP

Plan Examiner Specialist – Permit & Development Center
809 N. Broadway, Milwaukee, WI 53202

P: (414) 286-8322

[LMS Land Management System](#) | [QLess Online Check-In](#)



Zoning Statement

11/6/2020

Nya Tarry
Dominion Due Diligence Group
201 Wylderose Drive
Midlothian, VA 23113

RE: 722 W. Reservoir Ave. - Taxkey # 352-2802-000

In response to your request, please be advised of the following as of the date hereof:

The subject property is located in a PD/Planned Development zoning district and is subject to the use and design restrictions applicable to that classification specified in Chapter 295 of the City of Milwaukee Code of Ordinances. (<http://city.milwaukee.gov/TableofContents>).

The current use of the subject property as a Multi-Family Dwelling is conforming. As such no additional action is required. In the event of casualty, reconstruction of the existing improvements requires satisfaction of the conditions and limitations as specified in s. 295-415, City of Milwaukee Code of Ordinances and current building code requirements at the time of reconstruction.

Attached are copies of the most recent occupancy certificates issued for the business operators at this site. It is not necessary for a new owner to obtain a new certificate of occupancy upon purchase of the property; however a new occupancy certificate is required for any new use, business operator or tenant. Every tenant/occupant is required to post their occupancy certificate in a conspicuous place in the building as per s.200.42.5 Milwaukee Code of Ordinance.

There are currently no open Zoning, Building, and Fire orders or violations noted in city records for this property.

No other representation can be made with respect to conformance with any other applicable building or zoning code requirements.

This information was researched on the date of this letter by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,

Brian Dean | AICP

Plan Examiner Specialist – Permit & Development Center
809 N. Broadway, Milwaukee, WI 53202

P: (414) 286-8322

[LMS Land Management System](#) | [QLess Online Check-In](#)



Zoning Statement

Date 11/06/2020

Recipient Nya Tarry
Company Dominion Due Diligence Group
Address 201 Wylderose Drive
City, State Zip Midlothian, VA 23113

RE: 718 W. Land Place, Milwaukee, WI 53212 – Tax key # 3522794000

In response to your request, please be advised of the following as of the date hereof:

The subject property is located in a PD, Planned Development zoning district and is subject to the use and design restrictions applicable to that classification specified in Chapter 295 of the City of Milwaukee Code of Ordinances. (<http://city.milwaukee.gov/TableofContents>).

The current use of the subject property as a Multi-Family Dwelling is planned development. As such, no additional action is necessary.

In the event of casualty, reconstruction of the existing improvements requires satisfaction of the conditions and limitations as specified in s. 295-417, City of Milwaukee Code of Ordinances, and current building code requirements at the time of reconstruction.

Attached are copies of the most recent occupancy certificates issued for the business operators at this site. It is not necessary for a new owner to obtain a new certificate of occupancy upon purchase of the property. A new occupancy certificate is required for any new use, business operator or tenant. Every tenant/occupant is required to post their occupancy certificate in a conspicuous place in the building as per s.200.42.5 Milwaukee Code of Ordinance.

There are currently NO Variances noted in city records for this property.

There are currently no open Zoning, Building, or Fire Code orders or violations noted in city records for this property.

No other representation can be made with respect to conformance with any other applicable building or zoning code requirements.

This information was researched on the date of this letter by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Scott Berkes'.

Scott **Berkes**
Plan Examiner Specialist
809 N. Broadway, Milwaukee, WI 53202



Zoning Statement

Date 11/06/2020

Recipient Nya Tarry
Company Dominion Due Diligence Group
Address 201 Wylderose Drive
City, State Zip Midlothian, VA 23113

RE: 717 W. Land Place, Milwaukee, WI 53212 – Tax key # 3522795000

In response to your request, please be advised of the following as of the date hereof:

The subject property is located in a PD, Planned Development zoning district and is subject to the use and design restrictions applicable to that classification specified in Chapter 295 of the City of Milwaukee Code of Ordinances. (<http://city.milwaukee.gov/TableofContents>).

The current use of the subject property as a Multi-Family Dwelling is planned development. As such, no additional action is necessary.

In the event of casualty, reconstruction of the existing improvements requires satisfaction of the conditions and limitations as specified in s. 295-417, City of Milwaukee Code of Ordinances, and current building code requirements at the time of reconstruction.

Attached are copies of the most recent occupancy certificates issued for the business operators at this site. It is not necessary for a new owner to obtain a new certificate of occupancy upon purchase of the property. A new occupancy certificate is required for any new use, business operator or tenant. Every tenant/occupant is required to post their occupancy certificate in a conspicuous place in the building as per s.200.42.5 Milwaukee Code of Ordinance.

There are currently NO Variances noted in city records for this property.

There are currently no open Zoning, Building, or Fire Code orders or violations noted in city records for this property.

No other representation can be made with respect to conformance with any other applicable building or zoning code requirements.

This information was researched on the date of this letter by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,

Scott **Berkes**
Plan Examiner Specialist
809 N. Broadway, Milwaukee, WI 53202



Zoning Statement

Date 11/06/2020

Recipient Nya Tarry
Company Dominion Due Diligence Group
Address 201 Wylderose Drive
City, State Zip Midlothian, VA 23113

RE: 620 W. Land Place, Milwaukee, WI 53212 – Tax key # 3522792000

In response to your request, please be advised of the following as of the date hereof:

The subject property is located in a PD, Planned Development zoning district and is subject to the use and design restrictions applicable to that classification specified in Chapter 295 of the City of Milwaukee Code of Ordinances. (<http://city.milwaukee.gov/TableofContents>).

The current use of the subject property as a Multi-Family Dwelling is planned development. As such, no additional action is necessary.

In the event of casualty, reconstruction of the existing improvements requires satisfaction of the conditions and limitations as specified in s. 295-417, City of Milwaukee Code of Ordinances, and current building code requirements at the time of reconstruction.

Attached are copies of the most recent occupancy certificates issued for the business operators at this site. It is not necessary for a new owner to obtain a new certificate of occupancy upon purchase of the property. A new occupancy certificate is required for any new use, business operator or tenant. Every tenant/occupant is required to post their occupancy certificate in a conspicuous place in the building as per s.200.42.5 Milwaukee Code of Ordinance.

There are currently NO Variances noted in city records for this property.

There are currently no open Zoning, Building, or Fire Code orders or violations noted in city records for this property.

No other representation can be made with respect to conformance with any other applicable building or zoning code requirements.

This information was researched on the date of this letter by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,

Scott **Berkes**
Plan Examiner Specialist
809 N. Broadway, Milwaukee, WI 53202



Zoning Statement

11/6/2020

Nya Tarry
Dominion Due Diligence Group
201 Wylderose Drive
Midlothian, VA 23113

RE: 631 W. Reservoir Ave. - Taxkey # 352-2797-000

In response to your request, please be advised of the following as of the date hereof:

The subject property is located in a PD/Planned Development zoning district and is subject to the use and design restrictions applicable to that classification specified in Chapter 295 of the City of Milwaukee Code of Ordinances. (<http://city.milwaukee.gov/TableofContents>).

The current use of the subject property as a Multi-Family Dwelling is conforming. As such no additional action is required. In the event of casualty, reconstruction of the existing improvements requires satisfaction of the conditions and limitations as specified in s. 295-415, City of Milwaukee Code of Ordinances and current building code requirements at the time of reconstruction.

Attached are copies of the most recent occupancy certificates issued for the business operators at this site. It is not necessary for a new owner to obtain a new certificate of occupancy upon purchase of the property; however a new occupancy certificate is required for any new use, business operator or tenant. Every tenant/occupant is required to post their occupancy certificate in a conspicuous place in the building as per s.200.42.5 Milwaukee Code of Ordinance.

There are currently no open Zoning, Building, and Fire orders or violations noted in city records for this property.

No other representation can be made with respect to conformance with any other applicable building or zoning code requirements.

This information was researched on the date of this letter by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,

Brian Dean | AICP

Plan Examiner Specialist – Permit & Development Center
809 N. Broadway, Milwaukee, WI 53202

P: (414) 286-8322

[LMS Land Management System](#) | [QLess Online Check-In](#)



Zoning Statement

11/3/2020

Nya Tarry
Dominion Due Diligence Group
201 Wylderose Drive
Midlothian, VA 23113

RE: 705 W. Brown Street – Tax key # 352-2793-000

In response to your request, please be advised of the following as of the date hereof:

The subject property is located in a Planned Development (PD) zoning district and is subject to the use and design restrictions applicable to that classification specified in Chapter 295 of the City of Milwaukee Code of Ordinances. (<http://city.milwaukee.gov/TableofContents>).

The current use of the subject property as a multi-family dwelling is a planned development. As such, no additional action is required.

In the event of casualty, reconstruction of the existing improvements requires satisfaction of the conditions and limitations as specified in s. 295-417, City of Milwaukee Code of Ordinances, and current building code requirements at the time of reconstruction.

Attached are copies of the most recent occupancy certificates/applications issued for the use at this site. It is not necessary for a new owner of the subject property to obtain a new certificate of occupancy to use the subject property in the manner in which it is presently being used by the current owners and their tenants. Any change in use will require a new certificate of occupancy for the new use.

There are currently no open orders or violations noted in city records for this property. This includes all building, fire, and zoning code violations.

No other representation can be made with respect to conformance with any other applicable building or zoning code requirements.

This information was researched on the date of this letter by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,

Tanya Roeglin

Plan Examiner Specialist – Permit & Development Center
809 N. Broadway, 1st floor, Milwaukee, WI 53202

P: (414) 286-2680 **F:** (414) 286-0232

[LMS Land Management System](#) | [QLess Online Check-In](#)



Zoning Statement

11/3/2020

Nya Tarry
Dominion Due Diligence Group
201 Wylderose Drive
Midlothian, VA 23113

RE: 603 W. Brown Street – Tax key # 352-2791-000

In response to your request, please be advised of the following as of the date hereof:

The subject property is located in a Planned Development (PD) zoning district and is subject to the use and design restrictions applicable to that classification specified in Chapter 295 of the City of Milwaukee Code of Ordinances. (<http://city.milwaukee.gov/TableofContents>).

The current use of the subject property as a multi-family dwelling is a planned development. As such, no additional action is required.

In the event of casualty, reconstruction of the existing improvements requires satisfaction of the conditions and limitations as specified in s. 295-417, City of Milwaukee Code of Ordinances, and current building code requirements at the time of reconstruction.

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There are currently no open orders or violations noted in city records for this property. This includes all building, fire, and zoning code violations.

No other representation can be made with respect to conformance with any other applicable building or zoning code requirements.

This information was researched on the date of this letter by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,

Tanya Roeglin

Plan Examiner Specialist – Permit & Development Center
809 N. Broadway, 1st floor, Milwaukee, WI 53202

P: (414) 286-2680 **F:** (414) 286-0232

[LMS Land Management System](#) | [QLess Online Check-In](#)



Zoning Statement

11/3/2020

Nya Tarry
Dominion Due Diligence Group
201 Wylderose Drive
Midlothian, VA 23113

RE: 604 W. Vine Street – Tax key # 352-2798-000

In response to your request, please be advised of the following as of the date hereof:

The subject property is located in a Planned Development (PD) zoning district and is subject to the use and design restrictions applicable to that classification specified in Chapter 295 of the City of Milwaukee Code of Ordinances. (<http://city.milwaukee.gov/TableofContents>).

The current use of the subject property as a multi-family dwelling is a planned development. As such, no additional action is required.

In the event of casualty, reconstruction of the existing improvements requires satisfaction of the conditions and limitations as specified in s. 295-417, City of Milwaukee Code of Ordinances, and current building code requirements at the time of reconstruction.

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No other representation can be made with respect to conformance with any other applicable building or zoning code requirements.

This information was researched on the date of this letter by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,

Tanya Roeglin

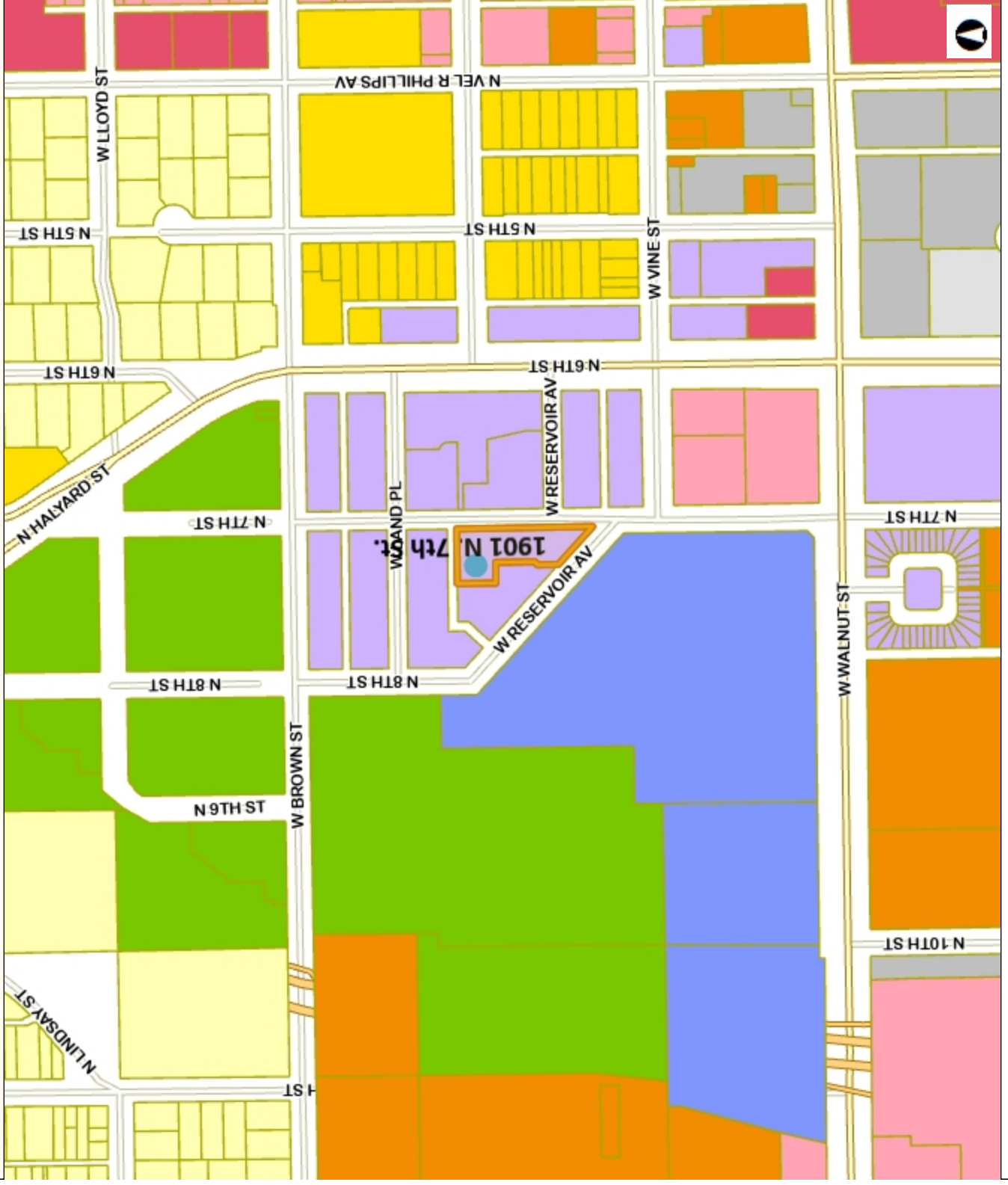
Plan Examiner Specialist – Permit & Development Center
809 N. Broadway, 1st floor, Milwaukee, WI 53202

P: (414) 286-2680 **F:** (414) 286-0232

[LMS Land Management System](#) | [QLess Online Check-In](#)

Map Milwaukee: Zoning

City of Milwaukee, Wisconsin



- Legend -

Parcels - MPROP_lite

Zoning

- Residential - single family
- Residential - two family
- Residential - multi-family
- Residential - residence and office
- Commercial - neighborhood shopping
- Commercial - local business
- Commercial - commercial service
- Commercial - regional business
- Commercial - central business
- Industrial - commercial
- Industrial - office
- Industrial - light
- Industrial - mixed
- Industrial - heavy
- Special - parks
- Special - institutional
- Special - planned development
- Special - redevelopment district
- Unknown or pending zoning

Street names 10,000

- Notes -



Department of Administration - ITMD



Map Scale: 1 : 4,514



November 2, 2020

Dominion Due Diligence Group (D3G)
201 Wylderose Drive
Midlothian, VA 23113

Attention: Ben Carson
U.S. Department of Housing & Urban Development
451 7th Street S.W.
Washington, DC 20410

Applicant: Housing Authority of the City of Milwaukee
809 N. Broadway, 3rd Floor
Milwaukee, WI 53202

Re: Townhomes at Carver Park at 1901 North 6th Street, Milwaukee, WI 53212

I was advised by Kelly Nieves, Customer Service Representative with the Department of Neighborhood Services for the City of Milwaukee. She advised me there are no fire code violations noted on the October 2020 inspection and there is no copy of the report for 1901 North 6th Street, Milwaukee, WI 53212. There is no further research that can be done and any additional information is not reasonably ascertainable. She may be reached at 414-286-2268 if there are any further questions.

Nya Tarry
Compliance Coordinator
Dominion Due Diligence Group (D3G)
P: (804) 665-2746
F: (804) 588-5758
E: n.tarry@d3g.com



Fire Department

INVOICE

Mark Rohlfing
Chief

John Schwengel
Assistant Chief
David Votsis
Assistant Chief
Aaron Lipski
Assistant Chief

October 13, 2020

Nya Tarry
n.tarry@d3g.com

RE: Phase I Environmental Site Assessment

Per your requests, I completed a records search for any Milwaukee Fire Department responses made to the following property located in the City of Milwaukee:

1901 N. 6th St.

I found 0 response(s) to the above-referenced location(s) in the past 10 years.

IMPORTANT NOTE: The MFD does not handle or keep any records of aboveground/underground storage tank information and oil/gas tanks stored; please call Department of Neighborhood Services (DNS) Construction Division at (414) 286-2513. MFD also does not handle or keep record of property inspections, code violations or compliance, use of property, conditions of this site, etc. Please call DNS Residential Division at 414-286-2268. *Only responses to fires, chemical spills or leaks and hazardous materials releases are included in the search/assessment completed by the Milwaukee Fire Department.*

The fee for this environmental assessment is **\$0.00**. Checks can be made payable to the Milwaukee Fire Department and mailed to:

Attn: Records
711 West Wells Street
Milwaukee, WI 53233-1403

Payment is due within 30 days from the date of this letter. If you or your agency is found to have **3 or more** outstanding invoices, we will require prepayment with all future requests.

If you have any questions, please do not hesitate to contact me directly at (414) 286-8969. Thank you.

Sincerely,

Sue Williams
Records / OAIV
(414) 286-8969
swilliams@milwaukee.gov



**COMPLIANCE REQUEST:
Fire and Code Enforcement Verifications**

Date: 10/7/2020

Completed By: Name & Title: Sue Williams - OA IV Records
Department: Milwaukee Fire Department
Direct Contact Info: 414-286-8969 - swilliams@milwaukee.gov

Re: Property: Townhomes at Carver Park
Address: 1901 North 6th Street
City, State & Zip: Milwaukee, WI 53212

Requestor: Housing Authority of the City of Milwaukee
809 N. Broadway, 3rd Floor
Milwaukee, WI 53202

Dominion Due Diligence Group is requesting your assistance on behalf of the above referenced requestor. Please confirm whether the above noted subject property has any known outstanding fire code violations.

1. To the best of our knowledge, the property is free of any applicable code violations.

Yes No Reason: See Attached Letter

2. Last Inspection Date: _____

If available, attach the inspection report. Please list the frequency in which inspections are required. If no inspections are required, please list municipality's policy:

3. Are any permits available for former or current underground storage tanks? See Attached Letter

Yes If yes, please attach all related information.
 No If no, can you provide a department to contact for additional information.

4. Has the fire department responded to any hazmat spills at the property?

Yes If yes, please attach all related information.
 No If no, can you provide a department to contact for additional information.

5. Are there any current or recent (within the past year) permits issued for thermal/explosive hazards (aboveground storage tanks >100 gallons) located within a one (1) mile radius of the subject property?

Yes If yes, please attach a copy of all available information. No

Sue Williams

October 13, 2020

Fire Official Signature

Date



1027828
 Mar/13/2012/11:34 AM
 1-0194709/dhawk1/40.00
 1901 N 6TH ST

Please add \$3 per permit to your payment,
 to cover the permit processing fee.

809 N. Broadway
 1st floor
 Milwaukee, Wisconsin
 53202-3617
 www.mkedcd.org/build
 Phone: (414) 286-8211
 Fax: (414) 286-0251
 DCD 19 0521

Application Tips

City of Milwaukee
 Development Center

Building Permit

No refund on minimum fee permits
 Work is not authorized unless permit is validated at right.

Location (Exact street address - please print)		Use of building	Cost of job	Code	CT	Class
1901 N 6th ST		Lapham Park	\$250		116	
Please print Applicant		Contractor		Architect		
Name	Martin Franzkowiak					
Firm name	Ferralgas	JP Cullen & Sons				
Address	1301 E Main Street	PO Box 1957				
City/state/zip	Waukesha WI 53186	Janesville WI 53547				
Phone	(262) 542-4461					
Fax						
Permit description						
Permit type	Fee	Permit type	Fee	Permit type	Fee	
Alteration (1200)		Gas furnace (5150)		Tank installation (7300)	\$300	
Alteration-units lost (1220)		Oil furnace (5200)		Tank removal (7360)		
Alteration-add units (1210)		Other heating (5250)		Fire repair const (7510)		
Addition (1300)		Boiler - new (5450)		Fire repair condemn (7500)		
Repairs (1400)		Boiler - repair (5550)		Sign - on-premise (7280)		
Siding (7100)		Air conditioning (5600)		Sign - projecting (7200)		
Fence (7150)		Refrigeration (5700)		Billboard (7250)		
Tent/exhibit (7750)		Spray booth (5250)		Stormwater (8900)	\$200.00	
Festival (7800)	\$50.00	Air handling unit (5150)		Erosion control (7700)		
Christmas tree lot (7800)	\$75.00	Kitchen exhaust (5250)		Miscellaneous (7800)		
Fireworks/explosives (7850)		Razing/demo (7450)		Total permit fees	\$300	
Grandstand (7800)		Fire protection (6000)		Plan review fee	\$3	
		Fireplace/stove (5300)		TOTAL FEES	\$33	
Please describe the work. Use additional paper if necessary.						
1 Propane Tank(s) for Temp Heat						
I attest that the above information accurately describes the property and the proposed work to be performed on it. I agree to comply with all City of Milwaukee and State of Wisconsin codes applicable to the occupancy and work stated above. No asbestos project, as defined in Ch. 88 of the Milwaukee Code of Ordinances, is included in the work performed under this permit. I understand that any falsification or misinformation may result in penalties prescribed in the Milwaukee Code of Ordinances.						
Signature of applicant <i>Martin Franzkowiak</i>					Date 1/23/12	
Permit check			Approval conditions			
Taxkey: 352 2799 000						
Zoning: Historic code:						
<input type="checkbox"/> Work requires BOZA approval. Granted:						
<input type="checkbox"/> Work requires SAC approval. Granted:						
<input type="checkbox"/> Work requires historic COA. Granted:						
<input type="checkbox"/> Building is fire damaged.						
<input type="checkbox"/> Building is subject to condemnation order.			Permit issued by: <i>[Signature]</i>			
<input type="checkbox"/> Right-of-way encroachment (ch. 245)			Inspector: (414) 286-2513 <i>[Signature]</i>			

No Fee - HACM

JAN 31 2012

4947



City of Milwaukee

APPLICATION FOR OCCUPANCY

City of Milwaukee
841 N. Broadway 10th Flr.
Milwaukee WI 53202

10
427727
FEB 19 2001 2:48 PM
02-0057719/W/4 0.00
Office Use Only

1901, 1903 North 7th Street
Business to be located at: 710, 712 West Reservoir Avenue

Business Name: Town Homes at Carver Park

Describe portion of building to be occupied Rental Unit Apartments

Building Owner's name: Housing Authority of the City of Milwaukee

Address 5125 West Lisbon Avenue

City Milwaukee State WI Zip 53210 Day time phone (414) 286-2951

Person to accompany inspectors: Karl Jerge Day time phone (414) 397-3742

Mail Occupancy Certificate to: Burkhart Construction / Prefer to pick up at City office

Address 12800 West Silver Spring Drive City Butler State WI Zip 53007

Date of Application: 02-16-01
Occupancy Fee: NO FEE
Area to be occupied
 under 10,000 sq. ft.
 over 10,000 sq. ft.

PROPOSED USE - Kind of occupancy: (describe in detail the intended use.)
New construction of residential rental property by Housing Authority of the City of Milwaukee.
Former Use:

The undersigned hereby attests to the above information as accurately describing the premises and proposed occupancy to the best of his/her knowledge and that he/she has the permission of the owner (s) / agent to make this application and allow all necessary inspections of the premises. Any falsification or misinformation may result in enforcement of penalties prescribed in the Milwaukee Code of Ordinances.

THIS IS ONLY AN APPLICATION. COMPLETION OF THIS FORM DOES NOT PERMIT OCCUPANCY OF THE PREMISES.

VERBAL REPRESENTATIONS MADE BY CITY EMPLOYEES CONCERNING ORDINANCES ARE NOT BINDING.

SIGNATURE OF APPLICANT: Dick Moldenhauer Daytime Phone: (262) 783-4333
Print Name: Dick Moldenhauer for Burkhart Construction Corp.
Address: 12800 West Silver Spring Drive City Butler State WI Zip 53007

FOR OFFICE USE:		Check By: <u>D. Sampson</u> Staff	Certificate No. Issued <u>427727</u>	Date Certificate Issued <u>8/1/01</u>
Appoint. date	MTWRF <input type="checkbox"/> AM <input type="checkbox"/> PM	WILL CALL <input type="checkbox"/>	Census# <u>116</u>	BOZA <input type="checkbox"/> Special Use REQUIRED <input type="checkbox"/> Variance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> NO
			BOZA Granted Date _____ No. _____ Exp. Date _____	Application Cancelled <input type="checkbox"/> Date _____
<input checked="" type="checkbox"/> 805 New Construction	<input type="checkbox"/> 810 All Inspections	<input type="checkbox"/> 815 No Inspections	<input type="checkbox"/> 816 Plumbing Inspection Required	<input type="checkbox"/> 820 BOZA Certificate
			<input type="checkbox"/> 850 Name Change/Duplicate	New Capacity Placard Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

ZONING DISTRICT: <u>OPD</u>	USE GROUP (CIRCLE THE PROPER USE GROUP)																				
USE: <u>RES</u>	<table border="0"> <tr> <td>1. One Family</td> <td>6. Other Residential</td> <td>11. Service Station</td> <td>16. Mercantile</td> </tr> <tr> <td>2. Two Family</td> <td>7. Recreational Building</td> <td>12. Institutional Building</td> <td>17. Other Non-residential</td> </tr> <tr> <td>3. 3-4 Family</td> <td>8. Religious Building</td> <td>13. Office Building</td> <td>18. Structure/not building</td> </tr> <tr> <td>4. 5-Family or greater</td> <td>9. Industrial Building</td> <td>14. Educational Building</td> <td>19. Residential Garage</td> </tr> <tr> <td>5. Hotel/Motel</td> <td>10. Public Parking</td> <td>15. Utility</td> <td></td> </tr> </table>	1. One Family	6. Other Residential	11. Service Station	16. Mercantile	2. Two Family	7. Recreational Building	12. Institutional Building	17. Other Non-residential	3. 3-4 Family	8. Religious Building	13. Office Building	18. Structure/not building	4. 5-Family or greater	9. Industrial Building	14. Educational Building	19. Residential Garage	5. Hotel/Motel	10. Public Parking	15. Utility	
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A CERTIFICATE OF OCCUPANCY IS APPROVED FOR ISSUANCE BY THE FOLLOWING INSPECTORS:

<u>Daniel Hauer</u> 2/3/01	<u>W. Turner</u> (initials)	<u>J. Winkler</u> (initials)
Dist. Building Insp. Date	Dist. Electrical Insp. Date <u>4/1/01</u>	Dist. Plumbing Insp. Date <u>5/2/01</u>
<u>NA</u>	<u>NA</u>	<u>NA</u>
Dist. Boiler Insp. Date	Dist. Elevator Insp. Date	Dist. Sprinkler Insp. Date
		Dist. Hazardous Insp. Date

District Inspector's Report

PREMISES
LOCATION

1901 N 7th

<input type="checkbox"/> #1 FIRE RESISTIVE - TYPE A	<input checked="" type="checkbox"/> #5 EXTERIOR MASONRY	DATE OF INSPECTION 7/31/01
<input type="checkbox"/> #2 FIRE RESISTIVE - TYPE B	<input type="checkbox"/> #6 METAL FRAME - UNPROTECTED	NUMBER OF STORIES IN BUILDING 2
<input type="checkbox"/> #3 METAL FRAME - PROTECTED	<input type="checkbox"/> #7 WOOD FRAME - PROTECTED	
<input type="checkbox"/> #4 HEAVY TIMBER	<input checked="" type="checkbox"/> #8 WOOD FRAME - UNPROTECTED	
LIST ALL OCCUPANCIES IN BUILDING (INCLUDE ALL FLOORS)		
BSMT		
1ST FLOOR Dwelling		
2ND FLOOR Dwelling		
3RD FLOOR AND ABOVE		
BOZA SITE STATUS <input type="checkbox"/> All BOZA requirements have been completed in accordance with the conditions and approved plans dated _____. <input type="checkbox"/> An order has been written. All BOZA requirements have NOT been completed in accordance with the approval of the board.	DOES BUILDING HAVE A BOILER OR REFRIGERATION SYSTEM? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO DOES BUILDING HAVE AN ELEVATOR? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO DOES BUILDING HAVE A SPRINKLER SYSTEM? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO DOES BUILDING HAVE AN UNDERGROUND TANK(S)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	DOES BOILER OR FURNACE REQUIRE ENCLOSURE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO ARE FIRE DOORS PROPERLY INSTALLED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DOES BUILDING HAVE PROPER EXITS? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO FIRE SUPPRESSION HOOD SYSTEM? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Compliance of the following requirements is necessary prior to issuance of a certificate of occupancy, notify the owner and applicant accordingly.

Occupancy approved.

#427727



Department of City Development
(414) 286-8211

This Certificate of Occupancy shall be posted in a conspicuous place in the building, structure or on the premises except one-family and two-family dwellings and accessory buildings or structures.

Burkhart Construction Corp.
12800 W. Silver Spring Drive
Milwaukee, WI 53007

PLEASE DETACH AND POST PER DIRECTIONS ABOVE.



City of Milwaukee
Department of
City Development

No. 427727

CERTIFICATE OF OCCUPANCY

Address: 1901, 1903 N. 7th St.
Issued To: Town Homes at Carver Park

Issued: 08/01/2001

Area: Rental Unit Apartments

***Use:** Residential Rental Property by Housing Authority / City of Milwaukee

NOT TRANSFERABLE

Julia A. Penner
Julia Penner
Commissioner, Dept. of City Development

This certificate does not constitute a warranty of compliance with the provisions of chapters 209 and 245 of the building code. The certificate affects only the local fire, alarm and does not prevent the occurrence of a fire. It is issued in compliance with the law.

EXHIBIT 11.14:

Staff Resumes and Certifications

BO JOHNSON, BPI-MFBA

ENGINEERING PROJECT MANAGER



EDUCATION

J. Sargeant Reynolds – Business Management - Richmond, VA
ECPI - Communications & Fiber Optic Infrastructure - Richmond, VA

CERTIFICATIONS/REGISTRATIONS/TRAINING

BPI-MFBA Building Performance Institute (BPI) Certified Multifamily Building Analyst Professional (2017)
Basics of Elevator Inspections given by Sanjay Kamani, QEI, KP Property Advisors LLC (2018)
Fair Housing Act Training – Design and Construction Requirements (2017)
HUD Multi-Family Accelerated Processing (MAP) Training (D3G Internal Training)

SUMMARY OF EXPERIENCE

Mr. Johnson is an Engineering Project Manager for Dominion Due Diligence Group. He is directly responsible for conducting and preparing Property Condition Reports, Project Capital Needs Assessments, and Phase I Environmental Site Assessments throughout the United States. From hands on experience in many phases of construction project management, job costing, to design & planning, Bo has over eighteen (18) years of experience in the construction industry. Prior to joining Dominion Due Diligence Group, he has previously worked as an engineering project manager, a communications technician, a structural engineering contractor, a safety inspector, and project manager for a contracting business in Richmond, VA. The following sites are examples of multi-family and health care facility inspections in which Mr. Johnson has participated:

HUD MAP 223(f)

- Plaza Manor – San Antonio, TX
- Villas of Pecan Manor – San Antonio, TX
- University Place – Winston-Salem, NC
- Pleasant View Gardens – Baltimore, MD
- Clinton Crossing – Clinton, NC
- The Metropolitan of Baltimore – Baltimore, MD
- Ocean Gate Apartments – Virginia Beach, VA
- UNITA Blackwell Estates – Mayersville, MS
- NCBA Estates of Jackson – Jackson, MS
- All Saints House Apartments – Grenada, MS
- Heritage Homes Apartments – Henderson, NC
- Maple Ridge Apartments – Pittsburgh, PA
- La Paz Community Apartments – St. Cloud, MN
- Summer Ridge Apartments – Belle Haven, MD
- Church Lake Apartments – Southaven, MS
- Legacy at Norcross – Birmingham, AL
- Walton on The Chattahoochee – Atlanta, GA
- Prince Hall Plaza – Marion, IN
- 451 & 455 East 116th St Apartments – New York, NY
- Pinery Park Apartments – Wyoming, MI
- St Mary's Court Apartments – Washington, D.C.
- Capitol Heights Place Apartments – Montgomery, AL
- Guardian Angels Homes – Ambler, PA
- Christopher Homes – AR
- Royal Palm Key Apartments – Tampa, FL

BO JOHNSON, BPI-MFBA

ENGINEERING PROJECT MANAGER



HUD LEAN 232/223(f)

- Laurel Pointe Healthcare and Rehab – Fort Pierce, FL
- Advanced Health Care of Overland Park – Johnson County, KS
- Fireside House of Centralia – Centralia, IL
- Vintage on The Ponds – Delevan, WI
- Advantage Living Center – Harper Woods, MI
- Workmen’s Circle MultiCare Center – Bronx, NY
- Oakmont Center for Nursing & Rehab – Oakmont, PA
- Kemper House Alzheimer’s & Memory Care – Highland Heights, OH

HUD - RAD

- Martin Luther King Gardens – Englewood, NJ
- Matthew G. Carter – Montclair, NJ
- Crimson Ridge Apartments – Dothan, AL
- Allen Wilson Apartments I & II – Decatur, GA
- Dunbar / Hubbard Aster – Troy, AL
- Knox Murphree – Troy, AL
- Windsor & Main – Elkton, MD
- Independence Towers – Brooklyn, NY
- John J. Barton Tower & Annex – Indianapolis, IN
- Boynton Terrace Apartments – Chattanooga, TN
- Midtown Towers – Newton, Kansas

504 Transition Plan

- City of Blue Ridge Housing Authority – Blue Ridge, GA

HUD – PRAC

- Shalom Apartments II – Warwick, RI

ASTM – General

- Shaler Oaks – Pittsburgh, PA
- Ridgeview Apartments – Mt. Pleasant, PA
- Waverton Ashton Green – Newport News, VA
- Mississippi Care Ctr. Of Morton – Morton, MS
- Shalom Apartments – Warwick, RI

Standard & Poor

- Pinewood Apartments – Dunn, NC

Tax Credit, GA DCA

- Hairston Lake Apartments – Stone Mountain, GA
- City Views at Rosa Burney Park – Atlanta, GA

Tax Credit, OHFA

- Longfellow School – Cleveland, OH

Tax Credit, PHFA

- Sharpsburg Towers – Pittsburgh, PA
- Norriswood Apartments – Norristown, PA

MIKE T. FERGUSON, PE, BPI-MFBA

PRESIDENT



EDUCATION

Averett University, VA, USA, M.B.A.

University of Toronto, ON, Canada, M.Eng. in Civil Engineering Ryerson Polytechnic

University, ON, Canada, B.Eng. in Civil Engineering

CERTIFICATIONS/REGISTRATIONS/TRAINING

Licensed Professional Engineer, Virginia, Indiana

HUD Multi-Family Accelerated Processing (MAP) Cost/A&E Seminar – New York City

Multifamily Property Inspection Training – Mortgage Bankers Association (CampusMBA)

AHERA Asbestos Accreditation

Principles of Environmental Site Assessments – ASTM E 1527-05

Fair Housing Act Accessibility Workshop (2 day workshop)

U.S. Green Building Council – LEED 101: Green Building Basics

Building Performance Institute (BPI) Certified Building Analyst Professional

FEMA Emergency certificates

Basics of Elevator Inspections given by Sanjay Kamani, QEI, KP Property Advisors LLC

Integrated Pest Management in Multifamily Housing Course - National Healthy Homes Training Center

Fair Housing Act Training – Design and Construction Requirements

Reserve Specialist

SUMMARY OF EXPERIENCE

Mike has extensive training and experience with regards to commercial and residential construction and design issues. He has 10 years experience in the construction industry as a structural engineer, commercial and residential contractor, having worked with Tectonic Engineering Consultants, Davroc and Associates, and various independent contractors prior to joining Dominion Due Diligence Group as Director of Engineering Services. In his former employment he was responsible for managing construction projects, structural design and analysis, construction specification preparation, construction documentation control, construction inspections, and building investigations throughout the United States and eastern Canada for commercial, municipal and governmental agencies. Mike has an in-depth understanding of all phases of construction, from planning and design, to structural requirements and site development. In his current position with Dominion Due Diligence Group, he is responsible for managing Dominion's staff of Needs Assessors/Construction Inspectors, scheduling projects, providing technical support as well as quality control and assurance measures, and training of staff. The following sites are examples of multi-family and health care facilities, which Mike has inspected and reported upon:

HUD MAP 223(f)

- Chippington Towers II - Nashville, TN
- Gilman Square Apts. - Somerville, MA
- Hearthstone Apartments - McAllen, TX
- Jaycee Village Apartments - Uhrichsville, OH
- Lakeshore Apartments - Miami, FL
- Laurens Villa Apartments - Laurens, SC
- Mountain Shadow Apts. - Palmdale, CA
- Pendleton Place Apartments - Indianapolis, IN
- Riverview Cooperative - Riverview, MI
- St. Augustine Apartments - Miami, FL
- Stratford and Watergate Apts. - Indianapolis, IN Summer Breeze Apartments - North Hills, CA
- Sunset Ridge Apartments - Reno, NV

MIKE T. FERGUSON, PE, BPI-MFBA

PRESIDENT



HUD MAP 232/223(f)

- Anberry Rehabilitation Hospital - Atwater, CA
- Saint Andrew's Healthcare - Los Angeles, CA
- Beechwood Continuing Care - Getzville, NY
- Bickford Cottage - Omaha, NE
- Kenwell Adult Home - Kenmore, NY
- Levering Regional Health Care - Hannibal, MO
- Livingston Convalescent Center - Livingston, TX
- Manor Hills Adult Home - Wellsville, NY
- Worcester Skilled Nursing Center - Worcester, MA
- Zionsville Meadows - Zionsville, IN
- Silsbee Convalescent Center - Silsbee, TX
- Susquehanna Nursing Home - Johnson City, NY
- Tri-State Manor - Harrogate, TN
- United Helpers Nursing Home - Ogdensburg, NY

HUD MAP 202/223(f)

- Cooper Square Apartments - New York, NY
- Essex Cooperative - Essex, MD
- Evelyn & Louis Green Residence - Far Rockaway, NY Julianna Apartments - Buffalo, NY
- Oak Forest Apartments - Franklin, NC
- Scheuer House of Brighton Beach - Brooklyn, NY
- Spring Valley Apartments -Caspian, MI
- Ukrainian Village - Warren, MI

OTHER

- Beacon Pointe Nursing Center - Sunrise, FL - PCNA for ASTM
- Chippington Towers -Madison, TN - PNA per HUD and Fannie Mae protocols
- ITT Technical Institute Building - Richmond, VA - PCR per ASTM protocols
- Knoxville Pointe West - Dunlap, IL - PCNA for Freddie Mac
- Oakland Village Townhomes - Richmond, VA - PNA for ASTM
- Rosegate Commons, Indianapolis, IN - PCR for Freddie Mac
- Scheuer House of Coney Island - Brooklyn, NY - PCNA per HUD protocols
- Scheuer House of Manhattan Beach - Brooklyn, NY - PCNA per HUD protocols
- Vantage 78 Apartments - Charlotte, NC - PCNA per HUD protocols