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Doc#: 1123618059 Fee: \$72.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds

Date: 08/24/2011 04:23 PM Pg: 1 of 19

REGULATORY AGREEMENT FOR MULTIFAMILY HOUSING PROJECTS

PREPARED BY/RETURN TO:

TALBOTT AND ASSOCIATES
6 BI9 ELM ST. #3

McLEAN, VA 22101

FIRST AMERICAN
File # NG 480357 AKALAS
20F3



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Regulatory Agreement for **Multifamily Housing Projects**

U.S. Department of Housing and Urban Development Office of Housing Federal Housing Commissioner

When Recorded Return to: Talbott and Associates 6819 Elm St. #3 McLean, VA 22101

Under Sections 20	7, 220, 221(d)(4), 231 and 232, Excep	t Nonprofits				
Project Number 071-1	11240				MULTIFAMIL		&
Amount of Mortgage Note	\$14,160,00	0.00	Date As of Aug	ust 1,	2011		
Mortgage Recorded State		County COOK Page	Date August,	2011	Originally endorse	d for insurance un nt to 223 (f)	
This Agreement entered RICHTON SQUARE			limited liability		August	,20 11	between
dress is 300 Sou	Macker Dr	ive, Suite 200, C	hicago, Illinois	60606		tions has an account for a common transfer	

their successors, heirs, and assigns (jointly and severally, hereinafter referred to as Owners) and the undersigned Secretary of Housing and Urban Development and his successors (hereinafter referred to as Secretary).

In consideration of the endorsement for i is vance by the Secretary of the above described note or in consideration of the consent of the Secretary to the transfer of the mortgaged property or the site and conveyance of the mortgaged property by the Secretary, and in order to comply with the requirements of the National Housing Act, as amended, and the Regulations adopted by the Secretary pursuant thereto. Owners agree for themselves, their successors, heirs and assigns, that in connection with the prortgaged property and the project operated thereon and so long as the concret of mortgage insurance continues in effect, and during such further per od of time as the Secretary shall be the owner, holder or reinsurer of the mortgag z, or during any time the Secretary is obligated to insure a mortgage on the mortgage property:

- Owners, except as limited by paragraph 17 hereof, assume and agree to make promptly all payments due under the note and mortgage.
- (a) Owners shall establish or continue to maintain a reserve fund for replacements by the allocation to such reserve fund in a separate account with the mortgagee or in a safe and responsible depository designated by the mortgagee, concurrently with the beginning of payments towards amortization of the principal of the mortgage insured or held by the Secretary of an amount equal to \$ 8,550.00 per month unless a different date or amount is approved in writing by the Secretary. An initial deposit of

\$684,000.00 is made by Owner.

Such fund, whether in the form of a cash deposit or invested in obligations of, or fully guaranteed as to principal by, the United States of America shall at all times be under the control of the mortgagee. Disbursements from such fund, whether for the purpose of effecting replacement of structural elements and mechanical equipment of the project or for any other purpose, may be made only after receiving the consent in writing of the Secretary. In the event that the owner is unable to make a mortgage note payment on the due date and that payment cannot be made prior to the due day of the next such installment or when the mortgagee has agreed to forgo making an election to assign the mortgage to the Secretary based on a monetary default, or to withdraw an election already made, the Secretary is authorized to instruct the mortgagee to withdraw funds from the reserve fund for replacements to be applied to the mortgage payment in order to prevent or cure the default. In addition, in the event of a default in the terms of the mortgage, pursuant to which the loan has been accelerated, the Secretary may apply or authorize the application of the balance in such fund to the amount due on the mortgage debt as accelerated.

- (b) Where Owners are acquiring a project already subject to an insured mortgage, the reserve fund for replacements to be established will be equal to the amount due to be in such fund under existing agreements or charter provisions at the time Owners acquire such project, and payments hereunder shall begin with the first payment due on the mortgage after acquisition, unless some other method of establishing and maintaining the fund is approved in writing by the Secretary.
- Real property covered by the mortgage and this agreement is described in Schedule A attached hereto.

(This paragraph 4 is not applicable to cases insured under Section 232.)

- Owners shall make dwelling accommodation and services of the project available to occupants at charges not exceeding those stablished in accordance with a rental schedule approved in writing ty the Secretary, for any project subject to regulation of ren, by the Secretary. Accommodations shall not be rented for a period or e.s than thirty (30) days, or, unless the mortgage is insured under Section 231, for more than three years. Commercial facilities shall te rented for such use and upon such terms as approved by the Secretary. Subleasing of dwelling accommodations, except for subleases of single dwelling accommodations by the tenant thereof, shall be prohibited without prior written approval of Owners and the Societary and any lease shall so provide. Upon discovery of any unapproved sublease, Owners shall immediately demand cance lation and notify the Secretary
 - (b) Upon prior written approval by the Secretary, Owners may charge to and receive from any tenant such amounts as from time to time may be mutually agreed upon between the tenant and the Owners for any facilities and/or services which may be furnished by the Owners or others to such tenant upon his request, in addition to the facilities and services included in the approved rental schedule. Approval of charges for facilities and services is not required for any project not subject to regulation of rent by the Secretary.
 - (c) For any project subject to regulation of rent by the Secretary, the Secretary will at any time entertain a written request for a rent increase properly supported by substantiating evidence and within a reasonable time shall:

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- (i) Approve a rental schedule that is necessary to compensate for any net increase, occurring since the last approved rental schedule, in taxes (other than income taxes) and operating and maintenance cost over which Owners have no effective control or.
- (ii) Deny the increase stating the reasons therefor.
- 5. (a) If the mortgage is originally a Secretary-held purchase money mortgage, or is originally endorsed for insurance under any Section other than Sections 231 or 232 and is not designed primarily for occupancy by elderly persons, Owners shall not in selecting tenants discriminate against any person or persons by reason of the fact that there are children in the family.
 - (b) If the mortgage is originally endorsed for insurance under Section 221, Owners that in selecting tenants give to displaced persons or families an absolute preference or priority of occupancy which shall be accomplished as follows:
 - (1) For a period of six'y (60) days from the date of original offering, unless a factor period of time is approved in writing by the Secretary, it units shall be held for such preferred applicants, after which time any remaining unrented units may be rented to pon-preferred applicants;
 - (2) Thereafter, and on a continuing basis, such preferred applicants shall be given preference over nonr referred applicants in their placement on a waiting list to be maintained by the Owners; and
 - (3) Through such further provisions agreed to in which by the parties.
 - (c) Without the prior written approval of the Secretary not more than 25% of the number of units in a project insured under Section 231 shall be occupied by persons other than elderly persons.
 - (d) All advertising or efforts to rent a project insured under Section 231 shall reflect a bona fide effort of the Owners to obtain occupancy by elderly persons.
- 6. Owners shall not without the prior written approval of the Secretary:
 - (a) Convey, transfer, or encumber any of the mortgaged property, or permit the conveyance, transfer or encumbrance of such property.
 - (b) Assign, transfer, dispose of, or encumber any personal property of the project, including rents, or pay out any funds except from surplus cash, except for reasonable operating expenses and necessary repairs.
 - (c) Convey, assign, or transfer any beneficial interest in any trust holding title to the property, or the interest of any general partner in a partnership owning the property, or any right to manage or receive the rents and profits from the mortgaged property.
 - (d) Remodel, add to, reconstruct, or demolish any part of the mort-gaged property or subtract from any real or personal property of the project.
 - (e) Make, or receive and retain, any distribution of assets or any income of any kind of the project except surplus cash and except on the following conditions:
 - All distributions shall be made only as of and after the end of a semiannual or annual fiscal period, and only as permitted by the law of the applicable jurisdiction;
 - (2) No distribution shall be made from borrowed funds, prior to the completion of the project or when there is any default under this Agreement or under the note or mortgage;

- (3) Any distribution of any funds of the project, which the party receiving such funds is not entitled to retain hereunder, shall be held in trust separate and apart from any other funds, and
- (4) There shall have been compliance with all ourstaining notices of requirements for proper manuscript that project.
- (f) Engage, except for natural persons, in any other business of activity, including the operation of any other rental project, or incur any liability or obligation not in connection with the project.
- (g) Require, as a condition of the occupancy or leasing of any unit in the project, any consideration or deposit other than the prepayment of the first month's rent plus a security deposit in an amount not in excess of one month's rent to guarantee the performance of the covenants of the lease. Any funds collected as security deposits shall be kept separate and apart from all other funds of the project in a trust account the amount of which shall at all times equal or exceed the aggregate of all outstanding obligations under said account.
- (h) Permit the use of the dwelling accommodations or nursing facilities of the project for any purpose except the use which was originally intended, or permit commercial use greater than that originally approved by the Secretary.
- 7. Owners shall maintain the mortgaged premises, accommodations and the grounds and equipment appurtenant thereto, in good repair and condition. In the event all or any of the buildings covered by the mortgage shall be destroyed or damaged by fire or other casualty, the money derived from any insurance on the property shall be applied in accordance with the terms of the mortgage.
- 8. Owners shall not file any petition in bankruptcy or for a receiver or in insolvency or for reorganization or composition, or make any assignment for the benefit of creditors or to a trustee for creditors, or permit at adjudication in bankruptcy or the taking possession of the mortgaged property or any part thereof by a receiver or the seizure and sale of the mortgaged property or any part thereof under judicial process or pursuant to any power of sale, and fail to have such adverse actions set aside within forty-five (45) days.
 - Any management contract entered into by Owners or any of them involving the project shall contain a provision that, in the event of default hereunder, it shall be subject to termination without penalty upon written request by the Secretary. Upon such request Owners shall immediately arrange to terminate the contract within a period of not more than thirty (30) days and shall make arrangements satisfactory to the Secretary for continuing proper management of the project.
 - (b) Payment for services, supplies, or materials shall not exceed the amount ordinarily paid for such services, supplies, or materials in the area where the services are rendered or the supplies or materials furnished.
 - (c) The mortgaged property, equipment, buildings, plans, offices, apparatus, devices, books, contracts, records, documents, and other papers relating thereto shall at all times be maintained in reasonable condition for proper audit and subject to examination and inspection at any reasonable time by the Secretary or his duly authorized agents. Owners shall keep copies of all written contracts or other instruments which affect the mortgaged property, all or any of which may be subject to inspection and examination by the Secretary or his duly authorized agents.

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- (d) The books and accounts of the operations of the mortgaged property and of the project shall be kept in accordance with the requirements of the Secretary.
- (e) Within sixty (60) days following the end of each fiscal year the Secretary shall be furnished with a complete annual financial report based upon an examination of the books and records of mortgagor prepared in accordance with the requirements of the Secretary, prepared and certified to by an officer or responsible Owner and, when required by the Secretary, prepared and certified by a Certified Public Accountant, or other person acceptable to the Secretary.
- (f) At request of the Secretary, his agents, employees, or attorneys, the Owners shall furnish monthly occupancy reports and shall give specific answers to questions upon which information is desired from time to time relative to income, assets, liabilities, contracts, operation, and condition of the property ad the status of the insured moregacie.
- (g) All rents and other reciptiof the project shall be deposited in the name of the project in a financial institution, whose deposits are insured by an agency of the reder? Government. Such funds shall be withdrawn only in according, with the provisions of this Agreement for expenses of the project or for distributions of surplus cash as permitted by paragraph (e) above. Any Owner receiving funds of the project other than by such distribution of surplus cash shall immediately deposit such unds in the project bank account and failing so to do in violation of this Agreement shall hold such funds in trust. Any Owner receiving reperty of the project in violation of this Agreement shall hold such funds in trust. At such time as the Owners shall have lost control and/or possession of the project, all funds held in trust shall be delivered to the mortgage to the extent that the mortgage indebtedness had not been satisfied.
- (h) If the mortgage is insured under Section 232:
 - (1) The Owners or lessees shall at all times maintain in full force and effect from the state or other licensing authority such license as may be required to operate the project as a nursing home and shall not lease all or part of the project except on terms approved by the Secretary.
 - (2) The Owners shall suitably equip the project for nursing home operations.
 - (3) The Owners shall execute a Security Agreement and Financing Statement (or other form of chattel lien) upon all items of equipment, except as the Secretary may exempt, which are not incorporated as security for the insured mortgage. The Security Agreement and Financing Statement shall constitute a first lien upon such equipment and shall run in favor of the mortgagee as additional security for the insured mortgage.
 - (i) If the mortgage is insured under Section 231. Owners or lessees shall at all times maintain in full force and effect from the state or other licensing authority such license as may be required to operate the project as housing for the elderly.
- 10. Owners will comply with the provisions of any Federal, State, or local law prohibiting discrimination in housing on the grounds of race, color, religion or creed, sex, or national origin, including Title VIII of the Civil Rights Act of 1968 (Public Law 90-284; 82 Stat. 73), as amended, Executive Order 11063, and all requirements imposed by or pursuant to the regulations of the Department of Housing and Urban Development implementing these authorities (including 24 CFR Parts

- 100, 107 and 110, and Subparts I and M of Part 200).
- 11. Upon a violation of any of the above provisions of this Agreement by Owners, the Secretary may give written notice thereof, to Owners, by registered or certified mail, addressed to the addresses stated in this Agreement, or such other addresses as may subsequently, upon appropriate written notice thereof to the Secretary, be designated by the Owners as their legal business address. If such violation is not corrected to the satisfaction of the Secretary within thirty (30) days after the date such notice is mailed or within such further time as the Secretary determines is necessary to correct the violation, without further notice the Secretary may declare a default under this Agreement effective on the date of such declaration of default and upon such default the Secretary may:
 - (a) (i) If the Secretary holds the note declare the whole of said indebtedness immediately due and payable and then proceed with the foreclosure of the mortgage
 - (ii) It said note is not held by the Secretary nority the holder of the note of such default and request holder to declare a default under the not and mortgage, and holder after receiving such notice and request, but not otherwise, at its option, may declare the whole indebtedness due, and thereupon proceed with foreclosure of the mortgage, or assign the note and mortgage to the Secretary as provided in the Regulations;
 - (b) Collect all rents and charges in connection with the operation of the project and use such collections to pay the Owners' obligations under this Agreement and under the note and mortgage and the necessary expenses of preserving the property and operating the project.
 - (c) Take possession of the project, bring any action necessary to enforce any rights of the Owners growing out of the project operation, and operate the project in accordance with the terms of this Agreement until such time as the Secretary in his discretion determines that the Owners are again in a position to operate the project in accordance with the terms of this Agreement and in compliance with the requirements of the note and mortgage.
 - (d) Apply to any court, State or Federal, for specific performance of this Agreement, for an injunction against any violation of the Agreement, for the appointment of a receiver to take over and operate the project is accordance with the terms of the Agreement, or for such other refree own, who appropriate, since the many inthe Secretary arising from a softiit under any of the terms of this Agreement would be irrepartable and the amount of damage would be difficult to ascertain.
- 12. As security for the payment due under the entering fund for replacements, and to secure the Secretary because of his liability under the endorsement of the note for insurance, and as security for the other obligations under this Agreement, the Owners respectively assign, pledge and mortgage to the Secretary their rights to the rents, profits, income and charges of whatsoever sort which they may receive or be entitled to receive from the operation of the mortgaged property, subject, however, to any assignment of rents in the insured mortgage referred to herein. Until a default is declared under this Agreement, however, permission is granted to Owners to collect and retain under the provisions of this Agreement such rents, profits, income, and charges, but upon default this permission is terminated as to all rents due or collected thereafter.

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13. As used in this Agreement the term:

- (a) "Mortgage" includes "Deed of Trust", "Chattel Mortgage", "Security Instrument", and any other security for the note identified herein, and endorsed for insurance or held by the Secretary;
- (b) "Mortgagee" refers to the holder of the mortgage identified herein, its successors and assigns;
- "Owners" refers to the persons named in the first paragraph hereof and designated as Owners, their successors, heirs and assigns;
- (d) "Mortgaged Property" includes all property, real, personal or mixed, covered by the mortgage or mortgages securing the note endorsed for insurance or held by the Secretary;
- (e) "Project" includes the mortgaged property and all its other assets of whatsoever nat, re or wheresoever situate, used in or owned by the business conducted on said mortgaged property, which business is providing hou,ing and other activities as are incidental thereto;
- (f) "Surplus Cash" means an / cash remaining after:
 - (1) the payment of:
 - All sums due or currently required to be paid under the terms of any mortgage or note in ared or held by the Secretary;
 - (ii) All amounts required to be deposited in the reserve fund for replacements;
 - (iii) All obligations of the project other than the issured mortgage unless funds for payment are set as de or deferment of payment has been approved by the See tary; and
 - (2) the segregation of:
 - (i) An amount equal to the aggregate of all special funds required to be maintained by the project; and
 - (ii) All tenant security deposits held.
- (g) "Distribution" means any withdrawal or taking of cash or any assets of the project, including the segregation of cash or assets for subsequent withdrawal within the limitations of Paragraph 6(e) hereof, and excluding payment for reasonable expenses incident to the operation and maintenance of the project.

- (h) "Default" means a default declared by the Secretary when a violation of this Agreement is not corrected to his satisfaction within the time allowed by this Agreement or such further time as may be allowed by the Secretary after written notice;
 - "Section" refers to a Section of the National Housing Act, as amended.
- (j) "Displaced persons or families" shall mean a family or families, or a person, displaced from an urban renewal area, or as the result of government action, or as a result of a major disaster as determined by the President pursuant to the Disaster Relief Act of 1970.
- (k) "Elderly person" means any person, married or single, who is sixty-two years of age or over.
- 14. This instrument shall bind, and the benefits shall inure to, the respective Owners, their heirs, legal representatives, executors, administrators, successors in office or interest, and assigns, and to the Secretary and his successors so long as the contract of mortgage insurance continues in effect, and during such further time as the Secretary shall be the owner, holder, or reinsurer of the mortgage, or obligated to reinsure the mortgage.
- 15. Owners warrant that they have not, and will not, execute any other agreement with provisions contradictory of, or in opposition to, the provisions hereof, and that, in any event, the requirements of this Agreement are paramount and controlling as to the rights and obligations set forth and supersede any other requirements in conflict therewith.
- 16. The invalidity of any clause, part or provisions of this Agreement shall not affect the validity or the remaining portions thereof.
- 17. The following Owners: RICHTON SQUARE APARTMENTS LLC, an Illinois limited liability company

Do not assume personal liability for payments due under the note and inc. tgage, or for the payments to the reserve for replacements, or for matters not under their control, provided that said Owners shall remain hable under this Agreement only with respect to the matters hereinafter stated; I amely:

- (a) for fund: or roperty of the project coming into their hands which, by the provisions hereof, they are not entitled to retain; and
- (b) for their own acts an ideeds or acts and deeds of others which they have authorized in violation of the provisions hereof.

(To be executed with formalitie, for recording a deed to real estate.)

SEE SIGNATURE PAGE ATTACHED

SEE 10-YEAR NEEDS ASSESSMENT / TACHED HERETO

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Signature Page Regulatory Agreement Richton Square Apartments

IN WITNESS WHEREOF, the parties hereto have set their hands on the date first hereinabove written.

> RICHTON SQUARE APARTMENTS LLC, an Illinois limited liability company

Sole Member and Manager

STATE OF ILLINOIS

COUNTY OF Cook

1, GEORGE IRASMIT & a Notary Public in and for the State of Illinois, do hereby certify that Niranjan S. Shah, as Sole Member and Manager of Richton Square Apartments LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 23 day of August, 2011.

My Commission Expires:

5-13-2012

"OFFICIAL SEAL" George Ira Smith

Notary Public, State of Illinois Commission Expires 5/13/2012

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Signature Page Regulatory Agreement Richton Square Apartments

	By: Mame: Mary Anserson Title: Director of open	Ma
STATE OF ILLINOIS COUNTY OF COOK)))) ss:	
of August, 2011, personally a Director. Chicago Multifami. virtue of the authority vest is made known to him by the cothe Secretary of Housing and therein set forth.	AKING, a Notary Public in and for the said Stappeared Mary Arthuson, who is well ly Hub, and the person who executed the for n him by the National Housing Act, as amend intents thereof to be his free and voluntary act and Urban Development for the uses, our pose official seal the 24 day of UGUST	known to me to be the egoing instrument by led, and I having first and deed on behalf o
(SEAL) My Commission expires	V h n e n e e	a. Rug

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EXHIBIT "A" / SCHEDULE "A"

PARCEL 1:

THE SOUTH 750 FEET (EXCEPT THE EAST 405.00 FEET THEREOF) OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST OF THE EAST RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD AND NORTH OF A LINE WHICH IS 976.50 FEET NORTH OF AN PARALLEL WITH THE SOUTH LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPTING FROM SAID TRACT OF LAND THAT PART THEREOF DESCRIBED AS FOLLOWS: A STRIP OF LAND 20 FEET WIDE LYING ON THE EAST SIDE OF AND ADJOINING THE PRESENT 200 FOOT RIGHT-OF-WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST

LINE OF SATUPRESENT RIGHT-OF-WAY 235 FEET SOUTHERLY FROM THE POINT WHERE SAID RIGHT-OF-WAY LINE INTERSECTS THE NORTH LINE OF SAID SECTION 35 AND RUNNING THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE 889 FEET; THENCE EAST ON A LINE PARALLEL TO SAID NORTH SECTION LINE TO A POINT THAT IS 20 FEET PERPENDICULARLY DISTANT, EASTERLY FROM SAID RIGHT-OF-WAY LINE; THENCE NORTHERLY PARALLEL TO THE SAID RIGHT-OF-WAY LINE 881 FEET TO A POINT OPPOSITE TO THE POINT OF BEGINNING; THENCE WESTERLY AT RIGHT ANGLES 20 FEET TO A POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RALROAD AND NORTH OF A LINE WHICH IS 976.50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 IN COOK COUNTY, ILLINOIS (EXCEPTING FROM SAID TRACT THAT PART THEREOF DESCRIBED AS FOLLOWS: A STRIP OF LAND 29 FEET WIDE, LYING ON THE EAST SIDE OF AND ADJOINING THE PRESENT 200 FOOT RIGHT-O-V/AY OF THE ILLINOIS CENTRAL RAILROAD COMPANY, BOUNDED AND DESCRIBED AS FOLLOWS: PEGINNING AT A POINT IN THE EAST LINE OF SAID PRESENT RIGHT-OF-WAY, 235 FEET SOUTHERLY FROM THE POINT WHERE SAID RIGHT-OF-WAY LINE INTERSECTS THE NORTH LINE OF SAID SECTION 35 AND RUNNING THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE 889 FLET; THENCE EAST ON A LINE PARALLEL TO SAID NORTH SECTION LINE TO A POINT THAT IS 20.7 c \Box \Box PERPENDICULARLY DISTANT, EASTERLY FROM SAID RIGHT-OF-WAY LINE; THE CE NORTHERLY PARALLEL TO THE SAID RIGHT-OF-WAY LINE 881 FEET TO A POINT OPPOSITE TO THE POINT OF BEGINNING; THENCE WESTERLY AT RIGHT ANGLES 20 FEET TO A WINT OF BEGINNING (EXCEPTING FROM THE ABOVE DESCRIBED TRACT OF LAND THE SOUTH 750 FEET THEREOF) ALSO (EXCEPTING THEREFROM THAT PART OF THE SAUK TRAIL RIGHT-OF-WAY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST 1/4 WITH THE WEST LINE OF THE 4 RODS WIDE PUBLIC HIGHWAY (PRESENT RICHTON SOUARE) AS LAID OUT BY TOWNSHIP COMMISSIONERS ON OCTOBER 15, 1858, SAID WEST LINE BEING THE WEST LINE OF THE EAST 2 RODS OF THE WEST 20 CHAINS OF SAID NORTHWEST 1/4; THENCE SOUTH ON SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 45 FEET OF SAID NORTHWEST 1/4; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 TO A POINT 209 FEET WEST OF AND 45 FEET SOUTH OF THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID NORTHWEST 1/4 (AS MEASURED ON SAID NORTH LINE AND AT RIGHT ANGLES THERETO); THENCE SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF SAID NORTHWEST 1/4 5 FEET; THENCE WEST PARALLEL WITH SAID NORTH LINE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE 200 FOOT ILLINOIS CENTRAL RAILROAD; THENCE NORTHEASTERLY ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE EAST ON SAID NORTH LINE TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

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Exhibit "A" / Schedule "A" (continued)

PARCEL 3:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF, AND APPURTENANT TO, ARC ACILIT.
22-13016, A. AND FORMING.
ILLINOIS.

Tk, Illin PARCELS 1 AND 2 FOR INGRESS AND EGRESS, THE USE OF POOLS AND OTHER RECREATION FACILITIES, DATED JANUARY 23, 1974 AND RECORDED MARCH 14, 1974 AS DOCUMENT 2743016, ALL IN, OVER, AND ALONG, THE LAND DESCRIBED ON EXHIBIT C-1 ATTACHED TO AND FORMING A PART OF SAID DECLARATION OF EASEMENTS, ALL IN COOK COUNTY,

PPN: 31-35-100-002-0000

31-35-100-036-0000

22300 Richton Square Road, Richton Park, Illinois COMMON ADDRESSES:

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10 YEAR NEEDS ASSESSMENT



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TABLE 3a - FUNDING SCHEDULE FOR 37-YEAR REPLACEMENT RESERVE SCHEDULES

Annual Deposit Incrense (31-37)	Adjusted Annual Deposit						Applied Denosir Increase (21-25)	Adjusted Annual Deposit					Annual Deposit Increase (11-15)	Adjusted Annual Deposit						Annual Deposit Increase (5-10)					Annual Deposit Realty:	Initial Deposit Realty:	EBI Project #	Richton Park, Illinois	22300 Richton Square Road	Richton Square Apartments	1 M D C C C C C C C C C C C C C C C C C C
5% Resid						- 1	5%					Resid	5%	110,000					76510						\$ 102,600	\$ 684,000	11110533				0
Realty A mual Deposit: \$ Residual Balance with 2.3% Interest: \$	Realty R Jollars \$		Remainder Lerin (100)	Torra		Residual Balance with 2.5% Interest:	Realty Annual Deposit: \$	Realty RR Dollars \$		Remainder Term (RT)		Residual Balance with 2.5% Interest: \$			Realty RR Dollars \$		Long Term (LT)		Residual Dalarice with 2:3% interest &			Realty RR Dollars \$	Near Term (NT)		\$ 300 /Unit	\$ 2,000 /Unit	Analysis Term: 37	Square feet: 310,093	No. of units: 342	Property Type: Multifamily Apartments	
301,445 \$		3	f ear	31	2042	D 224(633) \$ 1	236,190 \$	335,764 \$	Yea	ir 2	- 2032	560,29/ \$		45,000 \$	153.859 \$	Y ea	r I	1 1			102.600 \$	•	Year l	2012						tments	
316.517 \$ (2.135.333) 5 (Year	32	2043	(1,305,730) \$ 1	247,999 \$	379,298 \$	Yez	ır ?		49 .1/9 \$	- ///	2	227,494 \$	Yea	r l'					120,142 \$	Year 2	w							
(2.355,550) 5 (A9E 107 ★	Year	33	2044	71,40%,164) 5 (260.399 \$	245,561 \$	Ye	ar 2		7034		60	352,259 \$), er	ė i			790,612	₩.	119,556 \$	Year 3	4							
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<i>U</i> : €		780.022 \$	Year	35	2046	11,420,287) 8 (Ye	ar 2		-	÷	176,248 \$	434,759 \$	Ye	ar i			758,984 \$	102,600 \$	151,610 \$	Year.			Ś)			
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TABLE 3 - REPLACEMENT RESERVES

Richton Square Apartments
22300 Richton Square Road
Richton Park, Illinois
EBI Project # 11110533

Site Survey Date: 2/14/2011
Report Date: 2/25/2011
Property Type: Murifamily Apartments
Number of Buildings: 12

Building Area: Number of Units: Property Age: Analysis Term:

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EB1 Project # 11110533 22300 Richton Square Road Richton Square Apartments Richton Park, Illinois TABLE 3 - REPLACEMENT RESERVES

Number of Buildings: 12 Site Survey Date: 2/14/2011 Property Type: Multifamily Apartments Report Date: 2/25/2011

Number of Units:
Property Age:
Analysis Term:

Building Area: 310.093 342 39 to 43 37

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12-14

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220,500 220,500 5,850

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AVERAGE EFFECTIVE

JSEFUL LIFE

TERM

UNIT COST

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had pump and also replacement

od heater replanement

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2.18 6 4 4 10

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\$5.18 \$4,025 \$2,300 \$9,775 \$19.08

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Replace viryl sliding insubted windows (medicini)**

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Name

TPO roof replacement

\$45.000

\$45.000 \$6.85 \$2.07 \$2.82 \$3.28

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Resurface pool

Replace 6' wooden board fence
Replace 6 stastfatuninum fence

Richton Square Apartments TABLE 3 - REPLACEMENT RESERVES

22300 Richton Square Road 11110533

Number of Buildings: 12

Number of Units: Building Area:

Site Survey Date: 2/14/2011 Report Date: 2/25/2011 Property Type: Multifamily Apartments

Property Age: 310.093 342 39 to 43 37

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Richton Park, Illinois EBI Project # 11110533 22300 Richton Square Road Richton Square Apartments TABLE 3 - REPLACEMENT RESERVES

Report Date: 2/25/2011
Property Type: Multifamily Apartments
Number of Buildings: 12 Site Survey Date: 2/14/2011

Number of Units:
Property Age:
Analysis Term:

Building Area: 310,093 342 39 to 43 37

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			Mare	الاغدة	None	Registe common area gas fired AHU, medium	Rephage condensing unit (5.0 - 7.0 tons)	Paphace electric baseboard heaters	Replace electric baseboard heaters	Replace window thru-wall AC unit	Replace window throwall AC unic	Replace window thruwall AC umit	Nume	Repince residential electric water heater (20 - 40 gal.)	Replace residential electric water heater (20 - 40 gal.)	Replace residental electric mater Fratter (20 - 40 gdl.)	Region regidental electric verse: heater (20 - 40 stl.)	Tions	Regisce apartment bethroom varioes (Bldgs, 5, 7, 8)	Replace approment bath, contivarities	Replace spartment kitchen councertops (Bldgs. S. 7, 8)	Replace apartment kitchen cabiners (Bldgs 5, 7, 8)	Replace apardhent kitchen Countertops	Replace apartment kitchen countertops	Rendere apartment kitchen cabinets	Raplace stacked combo washer/dry="	Didhwasher replacement	Dishwasher replacement	Dishwasher Leplacement	Stove replacement	Stove replacement	Stoke replacement	Refugerator replacement	Refrigerator replacement	Refrigerato - replacement	www. the december and separate and separate control (PTF)	Viryl ale hooring replacement apprenent that (VIII)		Carpet replacement - apartment unit (NF)	Viryl ple facing replacement - common area	Replace remains alle flooring	Car pot replacement - common area	Ņ١	GFCONNENDED WORK
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						28-29	16-17	25-29	2.6		5-9	T	1	J,	10-14	5-9	2.4		32-33	15-19	32-35	32-35	20-22	15.19	20-22	5-19	5.9	5.9	2-4	13-17	S - 2	1,7	5-9	5.9	2.4	11-12	-10	7 9	5	6-7	23-24	5-6		remaining USEFUL GF
SHE						2		218	1.928	348	648	225		66	2 2	327	444		a	4/6	66	\$	102	174	102	174	355	355	204	138	4 0	6 8	221	533	951	156	435	445	1,032	10,800	2,850	51.750		TOTAL QUANTITY OVER TERM
J. 24. 25.21						2	2	218	964	174	249	75		34	126	126	i de la la la la la la la la la la la la la			2/6	32 56	\$	102	174	102	174	3/1	137	68	69	20,5	3 4	85	205	\$2	52	45	145	177	3,600	2.850	11,500		approximate quanti
Registration 150			-			\$2.60	\$2,900	\$75.00	\$75 00	\$320.00	\$320.00	\$320.00		\$228.00	\$228.00	\$228.00	\$228.00		+	ן י	356	\$1.6	\$ 65.0	\$365.00	\$1,616	\$1,616	\$190.00	\$190.00	\$190.00	\$236.00	\$236.00	\$236,00	\$370.00	\$370.00	\$370.00	\$252.00	\$252.00	\$252.00	00.1294	\$1.45	\$5.48	\$2.67		UNIT COST
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	4 12 13	- 1							T	\$11.200	2000				\$5,700	,											\$1,379			\$3.304								\$8.410		\$26,703		5) 65.		YEAR 13
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21.0 g Of 91	A 572 90												1	60.00	\$3.876						\$18.040		1	\$14,700		\$65,065	\$1,379			\$3,304								\$8,410	\$26,703					YLAR 15
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73+34 (V) AB-17	0	.:							1				\$8,000				\$11.248	+			\$28040		+	314,700	-	\$65,065		1	\$4,370	+			1		\$6.2%		\$8,410				\$3,006			YEAR IB
\$ C. T.			1 1				1	+	1			-	\$B,000	İ	1		211,245	1			\$18,368			514.200	+	\$63,226			54.180				+	+	36.660	+	\$8.410		Н	-	\$3,006	1		YEAR 19
THERE FER STAR	7.0	-		+						-		\$16,000			-		\$6.700						1	\$14.280	\$63,406	-		\$5.139	55 - 36				\$8,024	\$6,790	215 170		\$8.410	\vdash		\$26.703			-	YEAR 20
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TABLE 3 - REPLACEMENT RESERVES

EBI Project # 11110533 Richton Park, Illinois Richton Square Apartments . 22300 Richton Square Road

Property Type: Muttanily Aparaments Number of Buildings: 12

Building Area:
Number of Units:
Property Age:
Analysis Term:

Site Survey Date: 2/14/2011 Report Date: 2/25/2011

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		9.757	23.280	3,960	20.375	1.2		77	76	- - - - -	133	127	215		195	331	228	7,760	14.944	33.755	14,945	16,775						123	27.0	2 -	. -	- -	5,850		20,5,00	220,000	2000		AI	· PROXIMATE QUANT	אקנ
	-	\$2.85	\$2.45	\$1.80	\$5.95	\$40.000	645.000	\$1.219	\$186.00	\$185.00	\$186.00	\$800.00	\$800.00	\$1.000	\$300.00	\$300.00	\$170.00	\$2.28	. B.	9.0	\$1.9	\$1.80		ľ	1			944.00	# 10.00	92.719	002.00	93,300	¥1.52	3	\$0.72	1000	25.035		17	NIT COST	
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+		linear foot	1	1	Ļ.		-	-	+					٦) each	-	_	square foot	square foot	square foot	square foot	SCHARL SOCI					+		The second	linear for	une sum	mile division	incar rook	linear foor	400	cause foot	source foot			INIT DESCRIPTION	
	1	\$32,002	T	t	40.02	1	\$540,000	\$100,944	\$16,264	\$28,462	\$29,462	\$101,600	\$172,000	\$57.000	\$58.500	\$97.500	\$44.688	\$20,409	Γ		Τ	Ţ	T						\$ 325	0.017	\$9,775	\$2.300	25	101 A.S		\$191,835	\$63,945			estimated cost	
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-							-	+	GC3 0 1 9	+	+	-+-	+	\$34.400								\$6.576					ļ						-		<u> </u>		\$21.315			YLAR 28	4101
		[\$9,197	-	+	+	\$1947B	+			\$34.400				\$19.500					\$6,576						-						ļ			\$21.315	†		YLAR 29	36-35
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*	100	\$	·	\$ 52.520	\$ 8.197			ļ	\$ 78.512	HA .	ţa.	1	1	\$ 172,000	\$ 11,000			ł	\$ 20,409	\$ 14,346	+,А	\$ 26.303	59	~	10	T	-50	v	\$ 6.323	\$ 10,017			\$ 4.025	721.8		1/	5 127.870		•	RECOMMUNIDED 7 OVER 21-30 YR TE	

1123618059 Page: 17 of 19

\$ 1,006 \$ 105,570 \$ 42,050 \$ 25,730 \$ 15,060 \$ 60,680 \$ 25,160

RECOMMENDED TOTAL OVER 21-30 YR TERM

\$ 8.024 \$ 48.180

\$ 20.900 \$ 20.900 \$ 20.900 \$ 4.137 \$ 126.412 \$ 126.412

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Richton Park, Illinois EBI Project# 11110533 22300 Richton Square Road Richton Square Apartments TABLE 3 - REPLACEMENT RESERVES

Number of Buildings: 12 Site Survey Date: 2/14/2011 Report Date: 2/25/2011 Property Type: Multifamily Apartments

Building Area: Number of Units: Property Age: Analysis Term:

310.093 342 39 to 43

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					Date	Hoad		L	1		- 1		E	12.60 Yes	Sugar, e	Sach to	P	BLUI DING SYSTEMS	4.10 M-3	450 & C 111	And & Core	\$150 S.C. 30.	45518 (156	App' \$ 5	Appl & Com	451 8 COM	300 \$ (171	370° \$ Cats	Apol & Cons	3-54 & C.55		Appl & Cars			April & Chris	April & Co.	5-18-0-X	Provide Carry	- Miles F & C	Interior F.A.C	\$40.00 F & C	18 2 to 21	tronier f & C	Pariet F&C	4.9.1 Income: F & C	IOR FINISHE	sec	TION NAME	
			None	-kare	Replace common area gradined APO, medium	Replace concensing unit (5.9 - 7.0 talks)	Replace electric baseboard heater's	Replace electric baseboni diheaters	Replace withdow thru-wall AC unit	Replace Supply of the Party of	Barding indox the wall AC unit."	Replace window dira-wall AC quit	Zone	Replace residencel efectric water heater (20 - 40 gal.)	Replace residential electric water heater (20 - 40 gal.)	Replace residential electric water heater (20 - 40 gal.)	Replace residential electric water heater (20 - 40 gal.)	_	None	Replace apartment bathroom varities (Bldgs. 5, 7, 8)	Replace approment badic poni vandass	Replace apartment kitchen counterrops (Bldgs S. J. 8)	Replace apartment kitchen cabinets (BMgs. 5, 7, 8)	Replace apartment kitchen countertops	Paphice sparment Fitcher rountercops	Replace apartment kitchen cabinets	Replace apartment kitchen erbinets	Replace stacked combo washer dryer	Oishwasher replacement	Dishwasher replacement	Dish washer replacement	Scare replacement	Stave replacement	Stove replacement	Stove replacement	Refuger replacement	Refragarate replacement	Parameter replacement	Viryline flooring replacement - sparrement out of the	17.	Carpet replacement - apartment unit (Mg)	Corper replacement - sparsment unit (PIF) -	Viryl tile flooring replacement - common area	Replace commo de flooring	Carpet replacement - common area	NTERIOR FINISHES & COMPONENTS	RECONNECNOED WORK		
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ì				4	10.1	20 00	2027	25.70	, ,	0-14	5.9	-	7	35	10-14	5.9	2.4		F	32-35	15-19	32-55	32-35	20-22	3 17	20-22	15-17	3-15	\$ 50	5.9	2-4	13-17	8-12	3-7	2	5-9	5.9	24	11.12	2	. 2		+	+	Ť	1	-	MAINING USEFU	
District					,	٠ .	4 6	3 2	92	348	648	225		89	2 52	ا ا	444			66	276	8	\$ 66	2	100	174	3	Δ	Š	3 5	204	138	410	68	68	221	533	-56	156	1 5	35.0	250,1	0.800	1,850	51,750			OTAL QUANTITY C	- V
ALRECOON						2	ء ا	316	964	174	249	7.5	•	34	126	126	148			0	2/6	g	66	102	3 3	174	5 5	74	3 5	137	89	69	205	34	34	85	205	522	52	4 3	46	277	310	2,000	11.500		AF	PPROXIMATE QUA	N
TENDATIO		Millo				\$2,605	\$2,900	\$75.00	\$75.00	\$320.00	\$320.00	\$320.00	<u></u>	\$228.00	\$228.00	\$228.00	\$228.00			7 \$785.00	1 200	1			2 45	\$365.00	4	41.17	\$1,00.00	\$190.00	\$190.00	\$236.00	\$236.00	\$236.0	\$236.00	\$370.00	\$370.00	\$370.00	\$252.00	\$252.00	\$252.00	\$671.00	60 FG	24 13	\$2.00	*	C/I	NIT COST	
ATHER SELV	a Nither Via	GOSE WE			-	+	+	+	\$87.00	-	3320.00	+-	╀	\$223.00	+	+-	┿	1		00.0224	+	+	\dagger	₩		0 0	1	\$1.85	+	4 190 00	╁	+	╁	╁╌	╁	H	-	-	\dashv	+	+	+	+	\$1.67	55.07	\$107		NIT COST wi R5 /	40
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WHOLAT RECOUNTENDATIONS, BUFLATED & ZODO AFTER YEAR ONE	HILLY HUNEVOLOSI IN DESCRIPTIONS FOR	CHANNA DECOMMENDATIONS INMINISTRATED	!			1	1	4	\$83,868	\$55,680		ŀ		+	\$77.874	1	-			+	+		\$27,720	\$ 22.694	\$42,840	\$73.080	\$19.618	+	+	+	1	+	17	\$8,024	\$8.0.	\$31 450	\$75.500	\$19,240	\$15,080	\$42,050	\$42,050	\$78,867		T	417.984	7	2	STIMATED COST	
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F-4 8 57%	Ţ.	9 - V 2000					_	_			\$16,000	+			-	+	\$5,700	-	-	+		-		+	514.280	\dashv	5 \$63.206			+	\$5.130	-		700,16		+	\$15,170	+		\$8,410		\$26,70	-		+	\$17,653	,	EAR 27	
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TOTAL TOTAL OF THE DESCRIPTION OF THE PROPERTY			*			6 \$2,775	+-	8 \$5.654	t	+	368.315					0 \$5,928										-			9 \$1,379					5 59,676							\$8,410	H	3 \$26.703	<u></u>	<u> _ </u>	\$17.653		YEAR 19	_
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\$ 63.680 \$ 55.680 \$ 18.966

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TABLE 3 - REPLACEMENT RESERVES

Number of Buildings: 12 Number of Buildings: 12 Number of Buildings: 12 Number of Buildings: 13 Number of Buildi	Richtor 22300 l Richtor	ton Sq 0 Rich	Richton Square Apartments 22300 Richton Square Road Richton Park, Illinois	tnients • Road	Site Survey Date: 2/14/2011 Report Date: 2/25/2011 Property Type: Multifamily Apartments	14/2011 25/2011 ultifamily Apart	Leur	Numbe Pro	Building Area: Number of Units: Property Age:	310,093 342 39 to 43))))		
CONDITIONS	2	rojec	ct #	11110533	Number of Buildings: 12	ļ		Anai	ysis term.		ų	;	٠	,						
CONDITIONS					Number of Floors: 3										n n n a	nnual Cost	nnual Cost	anual Costs	nnual Costs	nnual Costs
CANDITIONS Property Section Models Property Property Property Section Propert	ON NUMBER		DN NAME		FULLIFE RAGE SFECTIVE AGE IAINING USEFUL LIFE TAL QUANTITY OVER	ROXIMATE QUANTITY	IT COST		HT DESCRIPTION		TIMATED COST	TIMATED COST		7 31	7.31 [5]	7.7.31 25 25 25 25 25 25 25 25 25 25 25 25 25	AR 32 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	AAR 32	AAR 32	AR 32 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
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re residentification (Menter)	_	_	(Fly	Asphala overlay (2.5')	11-13 12-14	220.300	201/2	40.04		4	П.	П.	П.	П.	П.	П.	П.	П.		
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Trestor replacement: 15			300	Pool prosp and fixer replacement	6	- -	\$3,500	\$1,023	on o			7	7	7	7	\$2,300	\$2,300	\$2,300	\$2,300	\$2,300 \$ 2,300
In the Reposition of Particle Received			00	2001 Frater replacement	=	-	000.83	\$9.775	15 Juni	3	1	1	1	1	1	1	1	1	\$9,775	\$9,775
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The Receit Frenchstand Ferrice 40 15 25 425 425 425 425 425 426 426 426 426 426 426 426 426 426 426			2000	Replace 6' wooden board force	10	525	310.07	317.00		1	1	1	1	1	1	1	1	1	\$ 275.08	\$6,325
The Teach of the Control of the Cont			24	Replace 6 steel aluminum fence	15 25	125	\$44.00	, , 000	10 11 10 %		1	1	1	1	1	1	1	1	1	and the second s
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State Stat	-	5 50	× 1	None						_									5	\$
Command repairs brich 20 20 20 20 20 20 20 2	-	-	1	Var.o							\$74.774	\$34.774	¢34.734	¢34.738	¢34734	¢14.774	634774	\$34.774	5	5
Paginite viriyi sider 20 20 20 21 21 22 23 23 23 23 23	_	_	3	Clean and repoirs brick	32:36 4-8	16.775	38 15	,07¢	square foot		\$3)879	\$3) 879	\$3) 879	\$33,879	\$3)879	\$33,879	\$3) 879	\$3)879	\$	\$ 26,103
Personal Personal Principle (Noted Salling 20 11.5 67.510 17.5 57.510 17.5 57.510 17.5 57.510 57			ď.	Replace vinyl siding	1-10 20-29	14,945	2 2	27.77	square foot		\$78 987	\$78.987 \$15.797	\$15,797	\$15,797	\$15,797 \$15,797	\$15,797 \$15,797 \$15,797 \$15,797	\$15,797 \$15,797 \$15,797	\$15,797 \$15,797 \$15,797 \$15,797	\$15,797 \$15,797 \$15,797 \$15,797 \$15,797	\$15,797 \$15,797 \$15,797 \$15,797 \$
Same applic fractes (secret hardboard, and servient adding) 8 0 10 177 178 1	_1	_1	ada.	Replace Fiel wood siding	5-9 -1-15		10.74	\$0.96	square foot		\$14.346	4	4	\$4,782	\$4,782	\$4,782 \$4,782	\$4,782 \$4,782	\$4,782 \$4,782	\$4,782 \$4,782 \$4,783	\$4,782 \$4,782 \$4,783 \$ 28.692
Register worst rother Register worst rother 20 1.7 3.19 412 228 \$170.00 \$196.00 \$195.0	4.3	7	i	Paintui epair facades (wood, hardboard, and semens	80 0 10	135	40.00 00.00	3 5	souare foot	- 1	\$20,409	\$20,409								\$ 20.409
Excitor Explorer years Program 20 17 3.14 412 426 300.00 \$100.00	4.3	i X Y	5-4-5	Replace veryl soffits	42-67	970	170.00	\$196.00	caci		\$44,688	\$44,688 \$9,016	4	4	4	\$9,016	4	\$9,016	\$9,016	\$9,016
Number 1999-11 Register unityl idlang instituted inflored (invalunt) 35 24 27-33 32-3			Ma	Balcony repair program	1.17 3.19	37.6	00 000	\$300.00	each	- 1	\$97,500	-	-	\$19,500	\$19,500 \$19,500	\$19,500 \$19,500 \$19,500	\$19,500 \$19,500 \$19,500	\$19,500 \$19,500 \$19,500	\$19,500 \$19,500 \$19,500	\$19,500 \$19,500 \$19,500
Replice vivid filling instituted windows (invadium) 35 1.5 30.1 27 57 51,000 51,000	4		indows Domis	Replace viryl sliding insultated windows (medium)	2-6 29-33	26.	\$300.00	\$300.00	each	- 1	\$58,500	\$58,500	\$58,500			\$19,500 \$	\$19,500 \$19,500	\$19,500 \$	\$19,500 \$19,500 \$	\$19,500 \$19,500 \$
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Accordance Register entries State Stat	4.4	1.	AV Dears	Seplace extensor metal care door.	2-6 24-26	215	\$800.00	\$800.00	each		\$172,000	+	+	+	+	+	+	+		\$ 101,600
Section Replication to total wood door 135 124 137 138	4	-	10 to 10 to	Replace why sliding glass door	-1:1 73-31	127	\$800.00	\$800.00	each		\$101,600	\$101,600 \$20,000	+	+	+	+	+	+	+	#330000
Section Replace Interior table wood door Sidge S.7.6 35 21 33.35 76 76 5186,000 \$214,000 Anniel Corn Replace Interior table wood door Sidge S.7.6 35 21 33.35 76 72 \$1,219 \$14,022 Anniel Corn Replace Interior table wood door Sidge S.7.6 32 4.8 27.31 72 72 \$1,219 \$14,022 Anniel Corn Replace Interior Side South State 32 4.8 27.31 72 72 \$1,219 \$14,022 Anniel Corn Replace Interior 30 1.5 1.5 1.5 1.5 1.5 1.5 1.5 Anniel Corn Replace Interior 30 6.10 20.34 23.260 32.45 32.89 Anniel Corn Replace Interior 30 6.10 20.34 23.260 32.45 32.89 Anniel Corn Replace Interior 30 6.10 20.34 23.260 32.45 32.89 Anniel Corn Replace Interior 30 6.10 20.34 23.260 32.45 32.89 Anniel Corn Replace Interior 30 6.10 20.34 23.260 32.45 32.89 Anniel Corn Replace Interior 30 6.10 20.34 23.260 32.45 32.89 Anniel Corn Replace Interior 30 6.10 20.34 23.260 32.45 32.89 Anniel Corn Replace Interior 30 6.10 20.34 23.260 32.45 32.89 Anniel Corn Replace Interior 30 6.10 20.34 23.260 32.45 32.89 Anniel Corn Replace Interior 30 6.10 20.34 23.260 32.45 32.89 Anniel Corn Replace Interior 30 6.10 20.34 23.260 32.45 32.89 Anniel Corn Replace Interior 30 6.10 20.34 23.260 32.45 32.89 Anniel Corn Replace Interior 30 6.10 20.34 23.260 32.45 32.89 Anniel Corn Replace Interior 30 6.10 20.34 23.260 32.45 32.89 Anniel Corn Replace Interior 30 6.10 20.34 23.260 32.80 32.45 32.80 Anniel Corn Replace Interior 30 6.10 20.34 23.260 32.80 32.45 32.80 Anniel Corn Replace Interior 30 6.10 20.34 23.260 32.80 32.80 32.80 Anniel Corn Replace Interior 30 6.10 20.34 23.260 32.80 32.80 32.80 32.80 32.80 32.80 32.80 32.80 32.80 3		_	- Constitution	Replace interior solid wood door	26-30	133	\$186.00	3214.00	each	T	\$29.462	\$28.462	\$78.467	\$28.462	\$19.467	\$38.467	\$38.4K)	\$38.467	\$28.462	5
cents Corre Replace tenerior solid wood door (Bldgs 5.7.6) 35 76 76 76 76 76 77 \$1,700 \$1,700 \$1,700 \$1,700 \$1,700 \$1,700 \$1,700 \$1,700 \$1,700 \$1,700 \$1,700 \$1,700 \$1,700 \$1,800	4		Heat Draw	Replace interior solid wood door	21., 5 10-14	1 33	20000	00 F174	each	1	\$16.764	\$16.764	\$16.764	\$16.764 \$5.350		\$5,350 \$5,350	\$5,350	\$5,350 \$5,350	\$5,350 \$5,350 \$5.564 \$	\$5,350 \$5,350 \$5,564 \$ 16,264
Period Cests Period Fresh Fresh (9 x7) 2 4,8 27.3 72 72 45.000 545.000	4		Indians Ditors	Replace interior solid wood door (Slogs S. 7. 8)	33-35	76	\$120,00	COV 13	6365	1	\$100.944	\$100.944 \$22,432	+	\$22,432	\$22,432	\$22,432	\$22,432	\$22,432	\$22,432	\$22,432 \$ 100,944
Pro real rephresents 20 12 15.00 20 12 20 20 20 20 20	4	_	Andows Depris	Peplace residented metal garage door (9' x7')	4.8 27-31	72	\$17.14	204.10	huilding	7	\$540.000	+	+	+	+		\$135,000	\$135.000 (\$135.000	\$135,000 (\$135,000 \$90,000 \$	\$135,000 \$135,000 \$90,000 \$ 360,000
Inch Inch	3		ą.	ТРО год герізсенчегії	1-5 15-19	12	\$45,000	\$45,000	Sunta foot	т.	\$139.569	\$139.569 \$27.914	4	\$27.914	\$27.914 \$27,914	\$27.914 \$27,914 \$27,914	\$27.914 \$27,914 \$27,914	\$27.914 \$27,914 \$27,914	\$27,914 \$27,914 \$27,914 \$27,914	\$27.914 \$27.914 \$27.914 \$27.914 \$
Section				EPOM roof replacement	6-10 10-14	20,375	\$5.95	\$6.63	Square foot	Т	48197	+	-						S	\$ 8,197
Authorized shingle coof replacement 30 6-10 20-24 23280 23280 52.45 52.92 62.41 62.02 62.0	. 6			Phoeni cap sheet replacement	14	3,960	\$1.80	\$2.07	square foot	\neg	\$8,197	78.197	\$8.197	\$6 (50)	\$8,177	\$6.197	\$6.197	\$8.197	12	
Source Source and downspace replacement 20 1-5 15-19 15-611 9,757 \$2.85 \$3.28	i		. 6	Architectural shingle roof replacement	6.10 20.24	23.280	\$2.45	\$2.82	square foot	_	365,650	\$65,650	\$63,630	\$65,650	\$65,650	56.	\$6,400 \$6	\$6,400 \$6,400 \$6	\$6,400 \$6,400 \$.400 \$	\$6,400 \$6,400 \$6,400
Stores Stores	: #			State of Anymarput replacement	1-5 15-19	9,757	\$2.85	\$3.28	linear foot		\$32,002	\$32,002	\$32,002	\$32,002	\$32,002					
5::::-	4.5			Commence and State of the Commence of the Comm															S	
Butter 15 Charles	4.6	·	Stea	Name			1													
	4.7		Source Colombia	Napro					i											

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Richton Square Apartments TABLE 3 - REPLACEMENT RESERVES

EBI Project # 11110533 22300 Richton Square Road Richton Park, Illinois

Report Date: 2/75/2011
Property Type: Multianily Aparonous
Number of Buildings: 12

Site Survey Date: 2/14/2011

Number of Units:
Property Age:
Analysis Term: Building Area:

LEBI

T	T		5.5	5.	5	5.2		5.2	5.2					- 1	n U	_ i_		BUILL	4.10	4.9.2	9.4	4.4.2	4.4.2	4.4.2				4.9.2	4.9.2	4.9.2	4.9.2				4.7.2		6	4.9.1	1.6.1		4.9.1	-7	- 1		4.9.1	z Z	ECTION NUMBER
			27.0.75	Maps 1.5	Firetro	11/42	DATH	HAAC	11.45	1		100	Section 8	D		S. C. M. Co.	2 CH	BUILDING STSTEMS	6.4	Appl & Carr	100	200	4000 0 4750	10 M 10 M	Appl & Copy	Appra Coss	Appl & Cros	Appl & Char	ALC: WILLIAM	Anni & Cass	And \$ Cox	Appl & Caps	Appl & Con	And & Care	Applia Cabo	Applie Capy	and & Cass	Toront & C	2 8 a 124444	D.R. J. Charles	Table to S. W. C.	7.75-F & C	egenor F & C	place and	P. S. S. S. S. S. S. S. S. S. S. S. S. S.	N TERIOR FINISHES	SECTION NAME
			Plane	None	Vigne	Replace common area gas-fired AHU, medium	Replace condensing unit (5.0 - 7.0 cons)	Replace electric baseboard heaters	Replace electric coverpour directors	The state of the s	Penting sindow throwall AC unit	Parties window throwall AC cold	Besides window throws AC unit	Vone	Rephase residential efectivity water heater (20 - 40 gall)	Recommendated electric water heater (20 - 40 gal.)	Dephase residencial electric water heater (20 - 40 gal)			September of the second	populate appropriate for happing over vanishes (Blogs, 5, 7, 8)	Poplace spanning but to control of the	Dealers approximate bitcher (c) greatens (Bides 5, 7, 8)	Report approximate bischen Cabiners (Bldgs 5, 7, 8)	Replace apartment victored counter-copy	Replace aparament kitchen rabinets	Replace aparcowns kitchen cabinets	Replace stacked combo washer/dayer	Dishwasher replacement	Dishwasher replacement:	Dishwasher replacement	Stove rapidconvent	Scove : epilacement	Stove replacement	From replacement	Pedrogram or Inclineration	Retrige afor replacement	Virial isle flooring replacement - sparsitions unit (ME)	Veryl tile flooring replacement - apartment unit (MF)	Vinyl tile flooring replacement - apartmetit unit (MF)	,	Carper replacement - apartment unst (MF)	Varyl ale flooring replacement - common area	Replace ceramic tile flooring	Carper replacement - common area	<u>ب</u> ا∝	RECONNENDED WORK
						30		1		를 j	2	15			15	-5	- T	55			33	35	35	36	3, 3	# 15	3, 0	- 55	-5	-	15	18	- 50	-8	<u>-</u>	i		7 .	12	12	æ	00	12	35	65		AVERAGE LIFECTIVE USEFUL LIFE
						1.2	-	;	,	24-28	1.5	6-10	1.13	7	=	-	6-10	-13		-+	_	쒸	-			15-10	_		┰	6-10	11-13	1.5		11-15	·6	6-10	٠ : ٥ :	- c	+	+-	0.2	3-7	5.6	11-12	2.3		AVERAGE EFFLCTIVE AGI
			_			28-29	16-17	12.23	75,79	2-6	0-14	5-9	2-4		15	اة 4	Ş	2.4		-	32-35	15-19	32.35	32-35	20-22	77-07	3 2	3-15	5-9	5.9	2-4	13-17	8.12	3-7	2	5.9	5 .	7-4	5 0	5	6-8	5	t	23-24	5-6		REMAINING USEFUL LIF
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rt BECOIN						*	, ,		218	964	174	249	75		34	126	126	148			5		8	64	102	174	3 3	74	. 137	137	8	69	205	34	34	85	205	52	5 J		127	215	3,600	2,850	11.500		APPROXIMATE QUANTI
ROBATION	15881	F.rebes				\$2,603	20,75	\$3,900	\$75.00	\$75.00	\$320.00	\$320.00	\$320.00		\$228.00	\$228.00	\$228.00	\$228.00			\$285.00	\$285.00	\$365.00	\$1.616	\$365.00		2166	\$1.155	\$190.00	\$190.00	\$190.00	\$236.00	\$236:00	\$236.00	\$236.00	\$370.00	\$ 370.00	\$370.00	\$353.00	007574	\$621.00	\$621.00	\$1.45	\$5.48	\$2.67		UNIT COST
S. IMPROTE	SAT HONE	or Section				\$2.7.70	2002	\$3.335	\$87.00	\$87.00	\$320 00	\$320.00	\$320.00		\$228.00	\$228.00	\$228 00	\$228.00			\$328.00	\$328.00	\$420.00	\$1,859	\$420.00	\$420.00	\$1.859	859	1 VIII V	\$190,00	\$190(1)	\$236.00	\$236.00	\$236.00	\$236.00	\$370.00	\$370.00	\$370.00	\$290.00	620000	200.00	\$621.00	\$1.67	\$6.31	\$3.07		IJNIT COST w/ RS Mon Location Factor
4.000	108 12 E	- 12 KM 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				9	8325	each	eacn	eac's	each		ezch		T	each	each	each			each	each	unit	1;tn	1sten	Dri't	ainu:	unit	†	each		7		ea. h	cach	each	each	each	un i	5	UNITED IN	E S	square toot	square foot	square foot		UNIT DESCRIPTION
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168 2 807	1						+								\$3.876			-		-			-	-						+	\dagger	53,504							4	\$8,410	1,000	21	300.00	2000			YEAR 31
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ANTO SOUR	-		2 2 3 3	+	-					\$16,791	+-	H	\$8,000		-			8 \$11,248	1	-	\$4,264	╁	\$5,460	╁	;		Ì	+			\$4.070	+	+		-		<u> </u>	\$6.290	+	\$8.410		+	\$26.703	+		1	YE R 33
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