

Exhibit "E"
Guaranty for Capital Improvements

GUARANTY FOR CAPITAL NEEDS IMPROVEMENTS

THIS GUARANTY (Guaranty) is entered by SP Grand Resources, LLC, a Limited Liability Company on August _____, 2019, (Guarantor), in favor of and for the benefit of the CITY OF FRESNO, CALIFORNIA, a municipal corporation (City), in pursuit of the parties' capital needs improvements upon the Geneva Village Apartments, Tanager Springs I Apartments, and Tanager Springs II Apartments.

WHEREAS:

- A. Guarantor is a holding company for the Geneva Village Apartment, Tanager Springs I Apartments, and Tanager Springs II Apartments.
- B. As a condition of receipt of payoffs of the HOME Investment Partnerships (HOME) Program loans for Geneva Village Apartment, Tanager Springs I Apartments, and Tanager Springs II Apartments, Guarantor and City desire that Guarantor guarantee actions of capital needs improvements obligations on the properties with this fully executed and enforceable Guaranty.

NOW, THEREFORE, in consideration of the above recitals and for other good and valuable consideration, it is hereby agreed as follows:

- 1. Guarantor hereby guarantees unconditionally, irrevocably and absolutely to the City, its successors and assigns, that SP Grand Resources shall fully perform those capital improvements at the Geneva Village Apartment, Tanager Springs I Apartments, and Tanager Springs II Apartments properties as a condition of loan principal reductions and waiver of interest.
- 2. This Guaranty shall not be affected by any deviation from or alteration of the terms, covenants or conditions of the payoff terms. If the Guaranty is modified in any respect by agreement between Geneva Village Apartment, Tanager Springs I Apartments, and Tanager Springs II Apartments, the obligations hereunder of Guarantor shall extend and apply with respect to the full and faithful performance of the capital needs improvements at the property as outlined in the Capital Needs Assessment final cost attached as Exhibit "A". Guarantor shall complete these capital improvements on or before December 31, 2025.

Guarantor shall provide, as required by law, licensed contractors to perform the improvements set forth in the Capital Needs Assessment. Guarantor and its subcontractors, if any, shall perform the improvements set forth in Exhibit "A" in a workmanlike manner, compliant with all applicable code standards using high quality reliable materials.

- 3. The liability of Guarantor under this Guaranty is exclusive and independent of any insurance, security for or other guarantee or deposit of Guarantor, whether executed by Guarantor or any other party, and the liability of Guarantor under this Guaranty is not affected or impaired by any dissolution, termination, or increase, decrease, or changes of personnel of the Guarantor; or any payment pursuant to court order in any bankruptcy, reorganization, arrangement, moratorium or other proceedings; Guarantor waives any right to the deferral or modification of Guarantor's obligations by virtue of any such proceeding.
- 4. Guarantor shall indemnify, hold harmless and defend City and each of its officers, officials, employees, agents and volunteers from any and all loss, liability, fines,

penalties, forfeitures, costs and damages (whether in contract, tort or strict liability, including but not limited to personal injury, death at any time and property damage) incurred by City, Company or any other person, and from any and all claims, demands and actions in law or equity (including attorney's fees and litigation expenses), arising or alleged to have arisen directly or indirectly out of: (1) Guarantor's compliance with state law; and (2) performance under this Guaranty. Guarantor's obligations under the preceding sentence shall apply regardless of whether City or any of its officers, officials, employees, agents or volunteers are negligent, but shall not apply to any loss, liability, fines, penalties, forfeitures, costs or damages caused solely by the gross negligence, or caused by the willful misconduct, of City or any of its officers, officials, employees, agents or volunteers.

If Guarantor should subcontract all or portion of the work to be performed hereunder, Guarantor shall require each subcontractor to indemnify, hold harmless and defend City and each of its officers, officials, employees, agents, and volunteers in accordance with the terms of the preceding paragraph.

This section shall survive termination or expiration of this Guaranty.

5. The City may institute suit or exhaust any of its legal remedies against Guarantor in order to enforce this Guaranty after the City has given Notice to Guarantor that the repairs have not been complete and has given the Guarantor a reasonable opportunity to make repairs. Thereafter, this Guaranty may be immediately enforced against Guarantor.
6. Guarantor agrees that if either party is required to commence any proceeding or legal action to enforce or interpret any term, covenant or condition of this Guaranty, the prevailing party in such proceeding or action shall be entitled to recover from the other party its reasonable attorney's fee and legal expenses.
7. No right or power of City under this Guaranty shall be deemed to have been waived by any act to conduct on the part of the City, or by any neglect to exercise that right or power, or by a delay in so doing; and every right or power shall continue in full force and effect until specifically waived or released by an instrument in writing executed by City.
8. This Guaranty and the liability and obligations of Guarantor hereunder are binding on Guarantor and its respective successors and assigns, and inure to the benefit of and are enforceable by City and its successors, transferees and assigns.
9. This Guaranty, and all of the terms hereof, shall inure to the benefit of the City, its successors and assigns, and shall be binding upon Guarantor. No assignment of this Guaranty shall be effective without the prior written consent of City.
10. This Guaranty shall be deemed made under, interpreted in accordance with, and governed by, the substantive and procedural law of the State of California in all respects, including matters of construction, validity, and performance, and its terms and provisions may not be waived, altered, modified, or amended except in writing duly signed by an authorized agent of City and by Guarantor.
11. Guarantor represents and warrants that this Guaranty has been duly authorized by all necessary action and formality on Guarantor's part, has been duly executed and

delivered by a duly authorized officer, and constitutes Guarantor's valid and legally binding agreement in accordance with this term.

12. The Guaranty shall be effective from the date set forth above and shall continue in effect until issuance of City's Certificate of Completion.

SP Grand Resources, LLC
a California Limited Liability Company

By: 

Name: Young S. Kim

Title: Manager

(Attach notary certificate of acknowledgment)

Date: 8/5/2019

Attachment: Capital Needs Assessment



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PROPERTY CONDITION REPORT

PROPERTY REFERENCE:

Geneva Village
1550 East Church Avenue
Fresno, California



Section VI: Capital Needs Over the Loan Term

Freddie Mac loan number	Report date	Property name	Building age
	July 17, 2019	Geneva Village	12
Seller/Service name	Inspection date	Address	Mortgage term
Berkadia Commercial Mortgage	July 2, 2019	1550 East Church Avenue	10 +2
Seller/Service number		City, State, Zip	Number of units
154671		Fresno, CA	142

Complete the quantity, unit and per item costs for the applicable items listed below. Indicate the projected expenditures for those items in each year of the loan term plus two years up to a maximum of 12 years.

SITE

Item	Quantity	Unit of Measure	Per Item Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Total
Carpets																
Garages																
Maintenance structures																
Trash enclosures																
Roadways/Parking lots																
Asphaltic concrete																
Seal coat	163,800	SF	\$0.12			\$9,828.00					\$9,828.00					\$19,656.00
Concrete paving																
Other paving:																
Striping																
Curb and gutter																
Interior gutter (swale)																
Pedestrian paving/hardscape																
Signage																
Site utilities																
Site water lines																
Site sanitary lines																
Site lighting																
Site drainage (storm drainage)																
Landscaping																
Irrigation																
Site fences																
Tennis courts																
Swimming pool and/or spa																
Pool and/or spa plaster/liner	1	LS	\$7,500.00													\$7,500.00
Pool and/or spa heating equipment																
Pool and/or spa filtration equipment	1	LS	\$1,950.00			\$1,950.00										\$1,950.00
Pool and/or spa deck surface																
Sauna																
Recreation/Play area and equipment																
Other																
Other																

Freddie Mac loan number	Report date July 17, 2019	Property name Geneva Village	Building age 12
Seller/Service name Berkadia Commercial Mortgage	Inspection date July 2, 2019	Address 1550 East Church Avenue	Mortgage term 10 +2
Seller/Service number 154671		City, State, Zip Fresno, CA	Number of units 142

STRUCTURAL, BUILDING ENVELOPE AND COMMON AREA FURNITURE, FIXTURES AND EQUIPMENT

Item	Quantity	Unit of Measure	Per Item Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Total
Foundation (structural)																
Foundation (waterproofing)																
Building slab (structural)																
Exterior walls/roof (structural)																
Exterior walls (paint/finish)	142	EA	\$300.00			\$42,600.00										\$42,600.00
Doors and frames																
Windows and frames																
Stairs (structural/finish)																
Fire escapes																
Balconies/handrails/guardrails																
Decks																
Patio slabs																
Unit fencing (patio fencing)																
Roof coverings																
Roof drainage (gutters, drains, etc.)																
Building mounted lighting																
Common area improvements																
Common area floors																
Community facilities kitchen																
Community facilities appliances																
Community washing machines																
Community clothes dryers																
Stairwell Carpeting																
Other																
Other																
Other																
Other																

Freddie Mac loan number	Report date July 17, 2019	Property name Geneva Village	Building age 12
Seller/Service name Berkadia Commercial Mortgage	Inspection date July 2, 2019	Address 1550 East Church Avenue	Mortgage term 10 + 2
Seller/Service number 154671		City, State, Zip Fresno, CA	Number of units 142

MECHANICAL AND ELECTRICAL

Item	Quantity	Unit of Measure	Per Item Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Total
Mechanical/Plumbing																
Hot and cold water distribution																
Domestic water boilers																
Domestic water boiler peripherals																
Domestic water heaters	114	EA	\$250.00	\$2,366.67	\$2,366.67	\$2,366.67	\$2,366.67	\$2,366.67	\$2,366.67	\$2,366.67	\$2,366.67	\$2,366.67	\$2,366.67	\$2,366.67	\$2,366.67	\$28,400.00
Domestic water pumps																
Sanitary waste and vent (sewer)																
Mechanical/HVAC																
Heating system (electric)																
Cooling system	95	EA	\$850.00	\$6,705.56	\$6,705.56	\$6,705.56	\$6,705.56	\$6,705.56	\$6,705.56	\$6,705.56	\$6,705.56	\$6,705.56	\$6,705.56	\$6,705.56	\$6,705.56	\$80,466.67
Electrical																
Building power/wiring																
Switchgear/metering																
Emergency lighting/generator																
Smoke and fire detection																
Buzzer/intercom (security)																
Fire suppression																
Elevators																
Security																
Other																
Other																
Other																
Other																
Other																

Freddie Mac loan number	Report date	Property name	Building age
	July 17, 2019	Geneva Village	12
Seller/servicer name	Inspection date	Address	Mortgage term
Berkadia Commercial Mortgage	July 2, 2019	1550 East Church Avenue	10 +2
Seller/servicer number		City, State, Zip	Number of units
154671		Fresno, CA	142

DWELLING UNITS

Item	Quantity	Unit of Measure	Per Item Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Total
Unity entry door(s) and frame(s)																
Patio doors																
Smoke/fire detector																
Buzzer/intercom (security)																
Window covering																
Flooring																
Carpet	170	EA	\$750.00	\$10,650.00	\$10,650.00	\$10,650.00	\$10,650.00	\$10,650.00	\$10,650.00	\$10,650.00	\$10,650.00	\$10,650.00	\$10,650.00	\$10,650.00	\$10,650.00	\$127,800.00
Resilient flooring (vinyl)	71	EA	\$600.00	\$3,550.00	\$3,550.00	\$3,550.00	\$3,550.00	\$3,550.00	\$3,550.00	\$3,550.00	\$3,550.00	\$3,550.00	\$3,550.00	\$3,550.00	\$3,550.00	\$42,800.00
Other																
Cabinetry																
Kitchen																
Bathrooms																
Other																
Countertops and sinks																
Kitchen																
Bathrooms																
Other																
Appliances																
Refrigerator	114	EA	\$391.00	\$3,701.47	\$3,701.47	\$3,701.47	\$3,701.47	\$3,701.47	\$3,701.47	\$3,701.47	\$3,701.47	\$3,701.47	\$3,701.47	\$3,701.47	\$3,701.47	\$44,417.60
Range/stove	114	EA	\$350.00	\$3,313.33	\$3,313.33	\$3,313.33	\$3,313.33	\$3,313.33	\$3,313.33	\$3,313.33	\$3,313.33	\$3,313.33	\$3,313.33	\$3,313.33	\$3,313.33	\$39,760.00
Range vent																
Dishwasher	114	EA	\$325.00	\$3,076.67	\$3,076.67	\$3,076.67	\$3,076.67	\$3,076.67	\$3,076.67	\$3,076.67	\$3,076.67	\$3,076.67	\$3,076.67	\$3,076.67	\$3,076.67	\$38,920.00
Disposal																
Microwave																
Clothes washer																
Clothes dryer																
Bathroom improvements																
Toilet																
Tub/shower and enclosures																
Accessories																
Other																

TOTALS	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
Total (uninflated)	\$40,863.69	\$33,363.69	\$67,741.69	\$33,363.69	\$33,363.69	\$33,363.69	\$43,191.69	\$33,363.69	\$33,363.69	\$33,363.69	\$33,363.69	\$33,363.69
Inflation factor @ 3%	100.00%	103.00%	106.09%	109.27%	112.55%	115.93%	119.41%	122.99%	126.68%	130.48%	134.39%	138.42%
Total inflated	\$40,863.69	\$34,364.60	\$83,085.16	\$36,457.40	\$37,551.13	\$38,677.66	\$39,837.99	\$42,284.12	\$43,532.05	\$44,838.01	\$46,183.15	\$47,572.28
Total expenditures (uninflated)	\$472,070.27											
Total expenditures (inflated)	\$550,775.28											
Total expenditures per unit per year (uninflated)	\$277.04											
Total expenditures per unit per year (inflated)	\$323.22											



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PROPERTY CONDITION REPORT

PROPERTY REFERENCE:

Tanager Springs I
2151-2187 South Maple Avenue
Fresno, California 93725



Section VI: Capital Needs Over the Loan Term

Freddie Mac loan number	Report date	Property name	Building age
	July 17, 2019	Tanager Springs I	10
Seller/Service name	Inspection date	Address	Mortgage term
Berkadia Commercial Mortgage	July 2, 2019	2151-2187 South Maple Avenue	10 +2
Seller/Service number		City, State, Zip	Number of units
154671		Fresno, CA	234

Complete the quantity, unit and per item costs for the applicable items listed below. Indicate the projected expenditures for those items in each year of the loan term plus two years up to a maximum of 12 years.

SITE

Item	Quantity	Unit of Measure	Per Item Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Total
Carports																
Garages																
Maintenance structures																
Trash enclosures																
Roadways/Parking lots																
Asphaltic concrete																
Seal coat	163,800	SF	\$0.12			\$9,828.00										\$19,656.00
Concrete paving																
Other paving:																
Stiping																
Curb and gutter																
Interior gutter (swale)																
Pedestrian paving/hardscape																
Signage																
Site utilities																
Site water lines																
Site sanitary lines																
Site lighting																
Site drainage (storm drainage)																
Landscaping																
Irrigation																
Site fences																
Tennis courts																
Swimming pool and/or spa																
Pool and/or spa plasterliner																
Pool and/or spa heating equipment																
Pool and/or spa filtration equipment																
Pool and/or spa deck surface																
Sauna																
Recreation/Play area and equipment																
Other																
Other																
Other																

Freddie Mac loan number	Report date	Property name	Building age
	July 17, 2019	Tanager Springs I	10
Seller/Service name		Address	Mortgage term
Berkadia Commercial Mortgage		2151-2187 South Maple Avenue	10 +2
Seller/Service number	Inspection date	City, State, Zip	Number of units
154671	July 2, 2019	Fresno, CA	234

STRUCTURAL, BUILDING ENVELOPE AND COMMON AREA FURNITURE, FIXTURES AND EQUIPMENT

Item	Quantity	Unit of Measure	Per Item Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Total
Foundation (structural)																
Foundation (waterproofing)																
Building slab (structural)																
Exterior walls/roof (structural)																
Exterior walls (paint/finish)	234	EA	\$250.00					\$58,500.00								\$58,500.00
Doors and frames																
Windows and frames																
Stairs (structural/finish)																
Fire escapes																
Balconies/handrails/guardrails																
Decks																
Patio slabs																
Unit fencing (patio fencing)																
Roof coverings																
Roof drainage (gutters, drains, etc.)																
Building mounted lighting																
Common area improvements																
Common area floors																
Community facilities kitchen																
Community facilities appliances																
Community washing machines																
Community clothes dryers																
Stairwell Carpeting																
Other																
Other																
Other																
Other																

Freddie Mac loan number	Report date	Property name	Building age
	July 17, 2019	Tanager Springs I	10
Seller/Service name		Address	Mortgage term
Berkadia Commercial Mortgage		2151-2187 South Maple Avenue	10 +2
Seller/Service number	Inspection date	City, State, Zip	Number of units
154671	July 2, 2019	Fresno, CA	234

MECHANICAL AND ELECTRICAL

Item	Quantity	Unit of Measure	Per Item Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Total
Mechanical/Plumbing																
Hot and cold water distribution																
Domestic water boilers																
Domestic water boiler peripherals																
Domestic water heaters	187	EA	\$250.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$468,800.00
Domestic water pumps																
Sanitary waste and vent (sewer)																
Mechanical/HVAC																
Heating system (electric)																
Cooling system: Roof top Condenser	140	EA	\$650.00	\$9,945.00	\$9,945.00	\$9,945.00	\$9,945.00	\$9,945.00	\$9,945.00	\$9,945.00	\$9,945.00	\$9,945.00	\$9,945.00	\$9,945.00	\$9,945.00	\$119,340.00
Electrical																
Building power/wiring																
Switchgear/metering																
Emergency lighting/generator																
Smoke and fire detection																
Buzzer/intercom (security)																
Fire suppression																
Elevators																
Security																
Other																
Other																
Other																
Other																
Other																

Freddie Mac loan number	Report date	Property name	Building age
	July 17, 2019	Tanager Springs I	10
Seller/Service name	Inspection date	Address	Mortgage term
Berkadia Commercial Mortgage	July 2, 2019	2151-2187 South Maple Avenue	10 +2
Seller/Service number		City, State, Zip	Number of units
154871		Fresno, CA	234

DWELLING UNITS

Item	Quantity	Unit of Measure	Per Item Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Total
Unity entry door(s) and frame(s)																
Patio doors																
Smoke/fire detector																
Buzzer/intercom (security)																
Window covering																
Flooring																
Carpet	281	EA	\$750.00	\$17,550.00	\$17,550.00	\$17,550.00	\$17,550.00	\$17,550.00	\$17,550.00	\$17,550.00	\$17,550.00	\$17,550.00	\$17,550.00	\$17,550.00	\$17,550.00	\$210,600.00
Resilient flooring (vinyl)	140	EA	\$600.00	\$7,020.00	\$7,020.00	\$7,020.00	\$7,020.00	\$7,020.00	\$7,020.00	\$7,020.00	\$7,020.00	\$7,020.00	\$7,020.00	\$7,020.00	\$7,020.00	\$84,240.00
Other																
Cabinetry																
Kitchen																
Bathrooms																
Other																
Countertops and sinks																
Kitchen																
Bathrooms																
Other																
Appliances																
Refrigerator	140	EA	\$391.00	\$4,574.70	\$4,574.70	\$4,574.70	\$4,574.70	\$4,574.70	\$4,574.70	\$4,574.70	\$4,574.70	\$4,574.70	\$4,574.70	\$4,574.70	\$4,574.70	\$54,886.40
Ranger/stove	140	EA	\$350.00	\$4,095.00	\$4,095.00	\$4,095.00	\$4,095.00	\$4,095.00	\$4,095.00	\$4,095.00	\$4,095.00	\$4,095.00	\$4,095.00	\$4,095.00	\$4,095.00	\$49,140.00
Range vent																
Dishwasher	140	EA	\$325.00	\$3,802.50	\$3,802.50	\$3,802.50	\$3,802.50	\$3,802.50	\$3,802.50	\$3,802.50	\$3,802.50	\$3,802.50	\$3,802.50	\$3,802.50	\$3,802.50	\$45,630.00
Disposal																
Microwave																
Clothes washer																
Clothes dryer																
Bathroom improvements																
Toilet																
Tub/shower and enclosures																
Accessories																
Other																

TOTALS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
Total (uninflated)	\$50,887.20	\$50,887.20	\$50,715.20	\$50,887.20	\$109,387.20	\$50,887.20	\$50,887.20	\$50,715.20	\$50,887.20	\$50,887.20	\$50,887.20	\$50,887.20
Inflation factor @ 3%	100.00%	103.00%	106.09%	109.27%	112.55%	115.93%	119.41%	122.99%	126.68%	130.48%	134.36%	138.42%
Total inflated	\$50,887.20	\$52,413.82	\$54,412.76	\$55,805.82	\$58,116.26	\$59,992.21	\$60,761.98	\$64,672.04	\$64,462.38	\$68,396.25	\$68,388.14	\$70,439.79
Total expenditures (uninflated)	\$688,802.40											
Total expenditures (inflated)	\$810,546.64											
Total expenditures per unit per year (uninflated)	\$245.30											
Total expenditures per unit per year (inflated)	\$288.66											



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PROPERTY CONDITION REPORT

PROPERTY REFERENCE:

Tanager Springs II
2107-2147 South Maple Avenue
Fresno, California



Section VI: Capital Needs Over the Loan Term

Freddie Mac loan number	Report date	Property name	Building age
	July 17, 2019	Tanager Springs I	10
Seller/servicer name	Inspection date	Address	Mortgage term
Berkadia Commercial Mortgage	July 2, 2019	2107-2147 South Maple Avenue	10 +2
Seller/servicer number		City, State, Zip	Number of units
154671		Fresno, CA	80

Complete the quantity, unit and per item costs for the applicable items listed below. Indicate the projected expenditures for those items in each year of the loan term plus two years up to a maximum of 12 years.

SITE

Item	Quantity	Unit of Measure	Per Item Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Total
Carports																
Garages																
Maintenance structures																
Trash enclosures																
Roadways/Parking lots																
Asphaltic concrete																
Seal coat	86,800	SF	\$0.12		\$5,208.00						\$5,208.00					\$10,416.00
Concrete paving																
Other paving:																
Striping																
Curb and gutter																
Interior gutter (swale)																
Pedestrian paving/hardscape																
Signage																
Site utilities																
Site water lines																
Site sanitary lines																
Site lighting																
Site drainage (storm drainage)																
Landscaping																
Irrigation																
Site fences																
Tennis courts																
Swimming pool and/or spa																
Pool and/or spa plasterliner																
Pool and/or spa heating equipment	1	LS	\$7,500.00						\$7,500.00							\$7,500.00
Pool and/or spa filtration equipment																
Pool and/or spa deck surface	1	LS	\$1,950.00						\$1,950.00							\$1,950.00
Sauna																
Recreation/Play area and equipment																
Other																
Other																

Freddie Mac loan number	Report date July 17, 2019	Property name Tanager Springs I	Building age 10
Seller/Service name Berkadia Commercial Mortgage	Inspection date July 2, 2019	Address 2107-2147 South Maple Avenue	Mortgage term 10 +2
Seller/Service number 154671		City, State, Zip Fresno, CA	Number of units 80

STRUCTURAL, BUILDING ENVELOPE AND COMMON AREA FURNITURE, FIXTURES AND EQUIPMENT

Item	Quantity	Unit of Measure	Per Item Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Total
Foundation (structural)																
Foundation (waterproofing)																
Building slab (structural)																
Exterior walls/roof (structural)																
Exterior walls (paint/finish)	80	EA	\$250.00						\$20,000.00							\$20,000.00
Doors and frames																
Windows and frames																
Stairs (structural/finish)																
Fire escapes																
Balconies/randrails/guardrails																
Decks																
Patio slabs																
Unit fencing (patio fencing)																
Roof coverings																
Roof drainage (gutters, drains, etc.)																
Building mounted lighting																
Common area improvements																
Common area floors																
Community facilities kitchen																
Community facilities appliances																
Community washing machines																
Community clothes dryers																
Stainwell Carpeting																
Other																
Other																
Other																
Other																

Freddie Mac loan number	Report date	Property name	Building age
	July 17, 2019	Tanager Springs I	10
Seller/Service name	Inspection date	Address	Mortgage term
Berkadia Commercial Mortgage	July 2, 2019	2107-2147 South Maple Avenue	10 +2
Seller/Service number		City, State, Zip	Number of units
154671		Fresno, CA	80

MECHANICAL AND ELECTRICAL

Item	Quantity	Unit of Measure	Per Item Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Total
Mechanical/Plumbing																
Hot and cold water distribution																
Domestic water boilers																
Domestic water boiler peripherals																
Domestic water heaters	64	EA	\$250.00	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$1,333.33	\$16,000.00
Domestic water pumps																
Sanitary waste and vent (sewer)																
Mechanical/HVAC																
Heating system (electric)																
Cooling system Roof top Condenser	48	EA	\$650.00	\$3,400.00	\$3,400.00	\$3,400.00	\$3,400.00	\$3,400.00	\$3,400.00	\$3,400.00	\$3,400.00	\$3,400.00	\$3,400.00	\$3,400.00	\$3,400.00	\$40,800.00
Electrical																
Building power/wiring																
Switchgear/metering																
Emergency lighting/generator																
Smoke and fire detection																
Buzzer/intercom (security)																
Fire suppression																
Elevators																
Security																
Other																
Other																
Other																
Other																
Other																

