

COUNTY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION

IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine your firm's eligibility for financing and other assistance from the County of Albany Industrial Development Agency. These answers will also be used in the preparation of papers in this transaction. Accordingly, all questions should be answered accurately and completely by an officer or other employee of your firm who is thoroughly familiar with the business and affairs of your firm and who is also thoroughly familiar with the proposed project. This application is subject to acceptance by the Agency.

TO: COUNTY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY

112 State Street, Room 740  
Albany, New York 12207

This application by applicant respectfully states:

APPLICANT: Capital District Apartments LLC

APPLICANT'S ADDRESS: 641 Lexington Avenue, 15<sup>th</sup> Floor

CITY: New York STATE: NY ZIP CODE: 10022

PHONE NO.: 212-634-6362 FAX NO.: 212-634-6305

E-MAIL: BrianRaddock@Preservationdp.com

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION: Brian Raddock, Francine Kellman

IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:

NAME OF ATTORNEY: Steve Wallace (Nixon Peabody, LLP)

ATTORNEY'S ADDRESS: 799 9th Street, NW Suite 500, Washington, DC 20001

PHONE NO.: 202-585-8714 FAX NO.: 855-590-7885 E-MAIL:

SWallace@NixonPeabody.com

NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 2 HEREOF BEFORE FILLING OUT THIS FORM.

## INSTRUCTIONS

1. The Agency will not approve any application unless, in the judgment of the Agency, said application and the summary contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using "none" or "not applicable" or "N/A" where the question is not appropriate to the project which is the subject of this application (the "Project").
3. If an estimate is given as the answer to a question, put "(est)" after the figure or answer which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, return one (1) copy of this application to the Agency at the address indicated on the first page of this application.
6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project which is the subject of this application.
7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant's competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.
8. The applicant will be required to pay to the Agency all actual costs incurred in connection with this application and the Project contemplated herein (to the extent such expenses are not paid out of the proceeds of the Agency's bonds issued to finance the Project). The applicant will also be expected to pay all costs incurred by general counsel and bond counsel/special counsel to the Agency. The costs incurred by the Agency, including the Agency's general counsel and bond counsel, may be considered as a part of the Project and included as a part of the resultant bond issue.
9. The Agency has established an application fee of One Thousand Five Hundred Dollars (\$1,500) to cover the anticipated costs of the Agency in processing this application. A check or money order made payable to the Agency must accompany each application. **THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.**
10. The Agency has also established an administrative fee equal to (A) one percent (1%) of the cost of the Project in the case of an Agency Straight Lease Transaction, and (B) one percent (1%) of the aggregate principal amount of the bonds to be issued by the Agency in the case of an Agency Bond Transaction. The Agency has also established an

administrative fee for the issuance of refunding bonds for Agency Bond Transactions. The formula for the calculation of the administrative fee for the issuance of refunding bonds is outlined in the Agency's Policy Manual. THESE FEES ARE PAYABLE ON THE CLOSING DATE.

FOR AGENCY USE ONLY

1. Project Number	
2. Date application Received by Agency	, 20
3. Date application referred to attorney for review	, 20
4. Date copy of application mailed to members	, 20
5. Date notice of Agency meeting on application posted	, 20
6. Date notice of Agency meeting on application mailed	, 20
7. Date of Agency meeting on application	, 20
8. Date Agency conditionally approved application	, 20
9. Date scheduled for public hearing	, 20
10. Date Environmental Assessment Form ("EAF") received	, 20
11. Date Agency completed environmental review	, 20
12. Date of final approval of application	, 20



D. Value of Mortgage Recording Tax Exemption Sought \$158,875.00

Provide estimates for the following:

Number of Full Time Employees at the Project Site before IDA Status: 2  
Estimate of Jobs to be Created:                       
Estimate of Jobs to be Retained: 2  
Average Estimated Annual Salary of Jobs to be Created:

Annualized Salary Range of Jobs to be Created:  
Estimated Average Annual Salary of Jobs to be Retained:

---

---

I. INFORMATION CONCERNING THE PROPOSED OCCUPANT OF THE PROJECT (HEREINAFTER, THE "COMPANY")

A. Identity of Company:

1. Company Name: Capital District Housing Development Fund Corp

Present Address: 641 Lexington Avenue, 15<sup>th</sup> Floor, New York, NY

Zip Code: 10022

Employer's ID No.: TBD

2. If the Company differs from the Applicant, give details of relationship:

This company is the Nominal Fee Owner/Borrower in the transaction.

3. Indicate type of business organization of Company:

a.  Corporation (If so, incorporated in what country?)

What State: New York

Date Incorporated: TBD

Type of Corporation: HDFC

Authorized to do business in New York:  Yes  No

b.  Partnership  
If so, indicate type of partnership: \_\_\_\_\_

c.  Limited liability company  
Date created: \_\_\_\_\_

d.  Sole proprietorship

4. Is the Company a subsidiary or direct or indirect affiliate of any other organization(s)? If so, indicate name of related organization(s) and relationship:

**Organizational Chart Attached**

B. Management of Company:

1. List all owners, officers, members, directors and partners (complete all columns for each person):

NAME (First, Middle, Last)	OFFICE HELD	OTHER PRINCIPAL BUSINESS
Brandon Baron	Director/President	
Donald Capoccia	Director/Treasurer	
Brian Raddock	Director/Secretary	

--	--	--

2. Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation? Yes \_\_\_; No X.
3. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? Yes \_\_\_; No X.
4. Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt? Yes \_\_\_; No X.  
(If yes to any of the foregoing, furnish details in a separate attachment).
5. If the answer to any of questions 2 through 4 is yes, please, furnish details in a separate attachment.

C. Principal Owners of Company:

1. Principal owners of Company: Is Company publicly held? Yes \_\_\_; No X

Brian Raddock	641 Lexington Avenue New York, NY 10022	25%
Francine Kellman	641 Lexington Avenue New York, NY 10022	25%
Brandon Baron	150 Myrtle Avenue, Suite 2 Brooklyn, NY 11201	16.67%
Donald Capoccia	150 Myrtle Avenue, Suite 2 Brooklyn, NY 11201	16.67%
Joseph Ferrara	150 Myrtle Avenue, Suite 2 Brooklyn, NY 11201	16.67%

--	--	--

2. \_\_\_\_\_. If yes, list exchanges where stock traded:

3. If no, list all stockholders having a 5% or more interest in the Company:

D. Company's Principal Bank(s) of account:

## II. DATA REGARDING PROPOSED PROJECT

A. Summary: (Please provide a brief narrative description of the Property.)

The Hudson Shores Apartments project is the proposed acquisition and rehabilitation of 137 Senior and Handicapped Section 8 units in Watervliet, Albany County. Rehabilitation will consist, but not be limited to the following: New compactor equipment, resurfaced parking, upgraded security systems, landscaping, replacement of all windows, repaired roofing system, extensive upgrades to apartment interiors (specifically the bathrooms, kitchens and appliances.) New Mechanical systems will also be put into place including, new efficient boilers, all circuit breaker panels, new GFI outlets, energy efficient lighting, and upgrades to all elevator cabs and controls.

B. Location of Proposed Project:

1. Street Address: 1545 Broadway
2. City of: Watervliet
3. County of: Albany

C. Project Site:

1. Approximate size (in acres or square feet) of Project site: 2 Acres  
Is a map, survey, or sketch of the project site attached? Yes ; No \_\_\_\_.
2. Are there existing buildings on project site? Yes ; No \_\_\_\_.
- a. If yes, indicate number and approximate size (in square feet) of each existing building: 85,000 Square Feet
- b. Are existing buildings in operation? Yes ; No \_\_\_\_.  
If yes, describe present use of present buildings:  
Affordable Senior & Handicapped Section 8 Housing
- c. Are existing buildings abandoned? Yes \_\_\_\_; No .

About to be abandoned? Yes \_\_\_\_; No X.

If yes, describe:

- d. Attach photograph of present buildings.

3. Utilities serving project site:

Water-Municipal: Local municipality provides water service at each location  
Other (describe):

Sewer-Municipal: Local municipality provides water service at each location  
Other (describe):

Electric-Utility: Niagara Mohawk  
Other (describe):

Heat-Utility: Direct Energy  
Other (describe):

4. Present legal owner of project site: LAS Redevelopment Company, LLC

a. If the Company owns project site, indicate date of purchase: N/A,  
20    ; Purchase price: \$                     .

b. If Company does not own the Project site, does Company have option signed  
with owner to purchase the Project site? Yes X; No     .  
If yes, indicate date option signed with owner:      April                     , 2016;  
and the date the option expires:      November                     , 2016

c. If the Company does not own the project site, is there a relationship legally or by  
common control between the Company and the present owners of the project  
site? Yes     ; No X.  
If yes, describe:

5. a. Zoning District in which the project site is located: N/A, Permissible Use  
and Occupancy

b. Are there any variances or special permits affecting the site? Yes     ; No  
X. If yes, list below and attach copies of all such variances or special  
permits:

D. Buildings:

1. Does part of the Project consist of a new building or buildings?  
Yes     ; No X.

If yes, indicate number and size of new buildings:

2. Does part of the Project consist of additions and/or renovations to the existing  
buildings? Yes X; No     .

If yes, indicate the buildings to be expanded or renovated, the size of any

expansions and the nature of expansion and/or renovation:

Renovations are limited to the following and will not expand the site:

Rehabilitation will consist, but not be limited to the following: Scope and Jet of All House Traps, New Compactor Equipment, Resurfaced and Striped Parking Surface, Sidewalk replacement, Site Landscaping, an upgrade to security cameras, and an upgrade to the Fire Alarm Panels. The building will be power washed, and all windows will be replaced. The Roof will be repaired and encapsulated. All Common areas (Hallways and Community rooms) will be painted and receive new floor finishes. All Apartments will receive new entry and closet doors as needed, All Appliances will be replaced with energy efficient, new alternatives and all kitchens and bathrooms will be repainted. A complete overhauls of the bathrooms include: Removal & Disposal of existing toilets and vanities, Installation of new toilets, new wall hung sinks, demolition of existing tile at the shower body, removal of the existing shower bodies and installation of new shower bodies. Bathroom wall repairs will be done, and new acrylic custom tub covers and custom walls will be done around the tubs. Regarding Cabinets, all existing cabinets and countertops will be removed, walls behind old cabinets will be repaired, new kitchen cabinets, Formica countertops, stainless steel sinks and lever faucets will be installed. A new, Efficient Boiler Control System will be installed. All Circuit breaker panels will be replaced, as well as all GFI Outlets. Inspection and replacement of defective will be conducted as well as new energy efficient lighting. All Elevator cabs and cab controls will be upgraded.

3. Describe the principal uses to be made by the Company of the building or buildings to be acquired, constructed, or expanded:

Continued Use as Senior/Handicapped, low income Section 8 Housing with a 40 year agreement to maintain the housing as low income.

E. Description of the Equipment:

1. Does a part of the Project consist of the acquisition or installation of machinery, equipment or other personal property (the "Equipment")? Yes \_\_\_; No X.

If yes, describe the Equipment: \_

2. With respect to the Equipment to be acquired, will any of the Equipment be Equipment which has previously been used? Yes \_\_\_; No X.

If yes, describe the Equipment: \_

3. Describe the principal uses to be made by the Company of the Equipment to be acquired or installed:

N/A

F. Project Use:

1. What are the principal products to be produced at the Project?

N/A

2. What are the principal activities to be conducted at the Project?

Senior & Handicapped Section 8 Housing

3. Does the Project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities?  
Yes \_\_\_; No X.

If yes, please provide detail:

N/A

4. If the answer to question 3 is yes, what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project? \_\_\_%

N/A

5. If the answer to question 3 is yes, and the answer to question 4 is more than 33.33%, indicate whether any of the following apply to the Project:

a. Will the Project be operated by a not-for-profit corporation?  
Yes \_\_\_; No \_\_\_\_. If yes, please explain:

N/A

b. Is the Project likely to attract a significant number of visitors from outside the economic development region in which the Project will be located?  
Yes \_\_\_; No \_\_\_\_. If yes, please explain:

N/A

c. Would the Project occupant, but for the contemplated financial assistance from the Agency, locate the related jobs outside the State of New York?  
Yes \_\_\_; No \_\_\_\_. If yes, please explain:

N/A

d. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the city, town or village within which the Project will be

located, because of a lack of reasonably accessible retail trade facilities offering such goods or services? Yes \_\_\_; No \_\_\_. If yes, please provide detail:

N/A

- e. Will the Project be located in one of the following: (i) an area designed as an economic development zone pursuant to Article 18-B of the General Municipal Law; or (ii) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (x) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (y) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates? Yes X; No \_\_\_. If yes, please explain:

The Project is located in a Qualified Census Tract

6. If the answers to any of subdivisions c. through e. of question 5 is yes, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? Yes X; No \_\_\_.

If yes, please explain:

This Project will preserve current employment at the property.

7. Will the completion of the Project result in the removal of a plant or facility of the Company or another proposed occupant of the Project (a "Project Occupant") from one area of the State of New York to another area of the State of New York? Yes \_\_\_; No X. If yes, please explain:

8. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Company located in the State of New York? Yes \_\_\_; No X. If yes, please provide detail:

9. If the answer to either question 7 or question 8 is yes, indicate whether any of the following apply to the Project:

- a. Is the Project reasonably necessary to preserve the competitive position of the Company or such Project Occupant in its industry? Yes \_\_\_; No \_\_\_. If yes, please provide detail:

N/A

- b. Is the Project reasonably necessary to discourage the Company or such Project Occupant from removing such other plant or facility to a location outside the State of New York? Yes \_\_\_; No \_\_\_.

If yes, please provide detail:

N/A

G. Other Involved Agencies:

1. Please indicate all other local agencies, boards, authorities, districts, commissions or governing bodies (including any city, county and other political subdivision of the State of New York and all state departments, agencies, boards, public benefit corporations, public authorities or commissions) involved in approving or funding or directly undertaking action with respect to the Project. For example, do you need a municipal building permit to undertake the Project? Do you need a zoning approval to undertake the Project? If so, you would list the appropriate municipal building department or planning or zoning commission which would give said approvals.

The New York State Housing Finance Agency is issuing bonds towards the project. This project will require a municipal building permit to move forward.

2. Describe the nature of the involvement of the federal, state, or local agencies described above:

The New York State Housing Finance Agency will be issuing bonds to fund to the project.

H. Construction Status:

1. Has construction work on this Project begun? Yes \_\_\_; No X\_\_\_.  
If yes, please discuss in detail the approximate extent of construction and the extent of completion. Indicate in your answer whether such specific steps have been completed as site clearance and preparation; completion of foundations; installation of footings; etc.:

2. Please indicate amount of funds expended on this Project by the Company in the past three (3) years and the purposes of such expenditures:

N/A

3. Please indicate the date the applicant estimates the Project will be completed:  
12/2017

I. Method of Construction After Agency Approval:

1. If the Agency approves the Project which is the subject of this application, there are two methods that may be used to construct the Project. The applicant can construct the Project privately and sell the Project to the Agency upon completion. Alternatively, the applicant can request to be appointed as "agent" of the Agency, in which case certain laws applicable to public construction may apply to the Project. Does the applicant wish to be designated as "agent" of the Agency for purposes of constructing the Project? Yes ; No .
2. If the answer to question 1 is yes, does the applicant desire such "agent" status prior to the closing date of the financing? Yes ; No .

III. INFORMATION CONCERNING LEASES OR SUBLEASES OF THE PROJECT. (PLEASE COMPLETE THE FOLLOWING SECTION IF THE COMPANY INTENDS TO LEASE OR SUBLEASE ANY PORTION OF THE PROJECT).

- A. Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project? Yes ; No .

If yes, please complete the following for each existing or proposed tenant or subtenant:

**The Following is Not Applicable**

1. Sublessee name:  
Present Address:  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Employer's ID No.:  
Sublessee is:  Corporation  Partnership  Sole Proprietorship  
Relationship to Company:  
Percentage of Project to be leased or subleased:  
Use of Project intended by Sublessee:  
Date of lease or sublease to Sublessee:  
Term of lease or sublease to Sublessee:

Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes ; No .

If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

2. Sublessee name:  
Present Address:  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Employer's ID No.:  
Sublessee is:  Corporation  Partnership  Sole Proprietorship  
Relationship to Company:

Percentage of Project to be leased or subleased:

Use of Project intended by Sublessee:

Date of lease or sublease to Sublessee:

Term of lease or sublease to Sublessee:

Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes\_\_\_\_; No\_\_\_\_.

If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

3. Sublessee name:

Present Address:

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Employer's ID No.:

Sublessee is: \_\_\_\_ Corporation \_\_\_\_ Partnership \_\_\_\_ Sole Proprietorship

Relationship to Company:

Percentage of Project to be leased or subleased:

Use of Project intended by Sublessee:

Date of lease or sublease to Sublessee:

Term of lease or sublease to Sublessee:

Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes\_\_\_\_; No\_\_\_\_.

If yes, please provide on a separate attachment (a) details and (b) the answers to questions II(F)(4) through (6) with respect to such sublessee.

B. What percentage of the space intended to be leased or subleased is now subject to a binding written lease or sublease?

IV. Employment Impact

- A. Indicate the number of people presently employed at the Project site and the **additional** number that will be employed at the Project site at the end of the first and second years after the Project has been completed, using the tables below for (1) employees of the Applicant, (2) independent contractors, and (3) employees of independent contractors. (Do not include construction workers). Also indicate below the number of workers employed at the Project site representing newly created positions as opposed to positions relocated from other project sites of the applicant. Such information regarding relocated positions should also indicate whether such positions are relocated from other project sites financed by obligations previously issued by the Agency.

**TYPE OF EMPLOYMENT  
Independent Contractors**

	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time	Managerial	Yes			1
Present Full Time	Professional/Maintenance	Yes			1
Present Part Time	Professional/Maintenance	Yes			2
First Year Full Time					
First Year Part Time					
First Year Seasonal					
Second Year Full Time					
Second Year Part Time					
Second Year Seasonal					

<b>TYPE OF EMPLOYMENT</b>					
<b>Employees of Independent Contractors</b>					
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled	Totals
Present Full Time					
Present Part Time					
Present Seasonal					
First Year Full Time					
First Year Part Time					
First Year Seasonal					
Second Year Full Time					
Second Year Part Time					
Second Year Seasonal					

- B. Indicate below (1) the estimated salary and fringe benefit averages or ranges and (2) the estimated number of employees residing in the Capital Region Economic Development Region for all the jobs at the Project site, both retained and created, listed in the tables described in subsection A above for each of the categories of positions listed in the charge below.

<b>RELATED EMPLOYMENT INFORMATION</b>				
	Professional or Managerial	Skilled	Semi-Skilled	Un-Skilled
Estimated Salary and Fringe Benefit Averages				

or Ranges				
Estimated Number of Employees Residing in the Capital Region Economic Development Region <sup>1</sup>				

- C. Please described the projected timeframe for the creation of any new jobs with respect to the undertaking of the Project:

**Temporary construction jobs will be created from 11/16 through 12/17**

- D. Please prepare a separate attachment describing in detail the types of employment at the Project site. Such attachment should described the activities or work performed for each type of employment.

**Attached**

V. Project Cost and Financing Services

- A. Anticipated Project Costs. State the costs reasonably necessary for the acquisition of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

**Please see attached Sources & Uses.**

- B. Anticipated Project Financing Sources. State the sources reasonably necessary for the financing of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

**Please see attached Sources & Uses.**

---

<sup>1</sup> The Capital Region Economic Development Region consists of the following counties: Albany, Schenectady, Rensselaer, Green, Columbia, Saratoga, Warren and Washington.

## Sources

	Total	
Net Investor Equity	\$ 7,932,626	
Freddie Mac	\$ 12,710,000	\$ 158,875.00
GS Subordinate Debt	\$ 800,000	
Fixed Rate Mortgage (3)	0% \$ -	
Accrual Loan	0% \$ -	
HFA Subsidy	0% \$ -	
Cash Flow Mortgage (4)	0% \$ -	
Deferred Developer Fee	\$ 1,854,763	
<b>TOTAL SOURCES</b>	<b>\$ 23,297,388</b>	

## Uses

	Hudson	Per Unit
Land	\$ 1,286,375.00	\$ 9,389.60
Existing Structure	\$ 11,577,375.00	\$ 84,506.39
<b>Construction Costs</b>		
Construction Contract	\$ 5,362,782.96	\$ 39,144.40
General Conditions, Builder's Profit & Overhead	\$ -	\$ -
Hard Cost Contingency	\$ 536,278.30	\$ 3,914.44
Architect	\$ 69,025.00	\$ 503.83
Engineering	\$ 25,100.00	\$ 183.21
Fees & Permits / Violations	\$ 37,650.00	\$ 274.82
Builders Risk	\$ 6,275.00	\$ 45.80
PNA	\$ 6,275.00	\$ 45.80
Construction Monitoring Fee	\$ 5,020.00	\$ 36.64
Termite Remediation	\$ 5,020.00	\$ 36.64
<b>Financing Fees</b>		
Origination Fees	\$ 133,030.00	\$ 971.02
Application & Due Diligence Fees	\$ 25,100.00	\$ 183.21
Lender Legal	\$ 20,080.00	\$ 146.57
NYS Bond Issuance Charge	\$ 120,178.80	\$ 877.22
Freddie Legal	\$ 20,080.00	\$ 146.57
HFA Mortgage Fee	\$ 143,070.00	\$ 1,044.31
HFA UW Fee	\$ 133,030.00	\$ 971.02
HFA Advisor Fee	\$ 2,510.00	\$ 18.32
HFA Application Fee	\$ 11,295.00	\$ 82.45
<b>Other Soft Costs</b>		
Environmental	\$ 15,060.00	\$ 109.93
Appraisal	\$ 11,295.00	\$ 82.45
Market Study	\$ 10,040.00	\$ 73.28
Survey	\$ 7,530.00	\$ 54.96
Travel	\$ 6,275.00	\$ 45.80
Relocation	\$ -	\$ -
Accounting	\$ 12,550.00	\$ 91.61
Soft Cost Contingency	\$ 62,750.00	\$ 458.03
Legal	\$ 112,950.00	\$ 824.45
Title, Escrow, Recording	\$ 100,400.00	\$ 732.85
Taxes	\$ 164,047.78	\$ 1,197.43
Pre Funded Replacement Reserve	\$ 146,584.00	\$ 1,069.96
Tax Credit Fees	\$ 25,100.00	\$ 183.21
Lender Prorations	\$ 50,200.00	\$ 366.42
Operating Reserve	\$ 650,104.62	\$ 4,745.29
Insurance	\$ 34,718.99	\$ 253.42
Misc.	\$ 5,020.00	\$ 36.64
Tax Credit Certification	\$ 58,633.60	\$ 427.98
Water sewer	\$ -	\$ -
Developer Fee	\$ 2,298,579.25	\$ 16,777.95
<b>Total</b>	<b>\$ 23,297,388.30</b>	<b>\$ 170,053.93</b>

C. Have any of the above expenditures already been made by the applicant?  
Yes \_\_\_\_; No X. If yes, indicate particulars.

---

---

---

D. Amount of loan requested:  
\$ 12,710,000 ; Maturity  
requested: 30 years.

E. Has a commitment for financing been received as of this application date, and if so, from whom? Yes \_\_\_\_; No X. Institution Name: New York State Housing and Finance Agency

Provide name and telephone number of the person we may contact.

Name: Roger Harry, Phone: 212-688-4000

F. The percentage of Project costs to be financed from public sector sources is estimated to equal the following: 58% %

- G. The total amount estimated to be borrowed to finance the Project is equal to the following: \$ 12,710,000

VI. BENEFITS EXPECTED FROM THE AGENCY

A. Financing

1. Is the applicant requesting that the Agency issue bonds to assist in financing the Project?  
Yes \_\_\_; No X. If yes, indicate:
  - a. Amount of loan requested: \_\_\_ Dollars;
  - b. Maturity requested: \_\_\_ Years.
2. Is the interest on such bonds intended to be exempt from federal income taxation? Yes \_\_\_; No \_\_\_.
3. If the answer to question 2 is yes, will any portion of the Project be used for any of the following purposes:
  - a. retail food and beverage services: Yes \_\_\_; No \_\_\_
  - b. automobile sales or service: Yes \_\_\_; No \_\_\_
  - c. recreation or entertainment: Yes \_\_\_; No \_\_\_
  - d. golf course: Yes \_\_\_; No \_\_\_
  - e. country club: Yes \_\_\_; No \_\_\_
  - f. massage parlor: Yes \_\_\_; No \_\_\_
  - g. tennis club: Yes \_\_\_; No \_\_\_
  - h. skating facility (including roller skating, skateboard and ice skating):  
Yes \_\_\_; No \_\_\_
  - i. racquet sports facility (including handball and racquetball court):  
Yes \_\_\_; No \_\_\_
  - j. hot tub facility: Yes \_\_\_; No \_\_\_
  - k. suntan facility: Yes \_\_\_; No \_\_\_
  - l. racetrack: Yes \_\_\_; No \_\_\_
4. If the answer to any of the above questions contained in question 3 is yes, please furnish details on a separate attachment.
5. Is the Project located in the City's federally designated Enterprise Zone?  
Yes \_\_\_; No \_\_\_.
6. Is the applicant requesting the Agency to issue federally tax-exempt Enterprise Zone bonds? Yes \_\_\_; No X.

B. Tax Benefits

1. Is the applicant requesting any real property tax exemption that would not be available to a project that did not involve the Agency? Yes X; No \_\_\_.
2. Is the applicant expecting that the financing of the Project will be secured by one

or more mortgages? Yes X; No \_\_\_\_\_. If yes, what is the approximate amount of financing to be secured by mortgages? \$ 12,710,000.

3. Is the applicant expecting to be appointed agent of the Agency for purposes of avoiding payment of N.Y.S. Sales Tax or Compensating Use Tax? Yes X; No \_\_\_\_\_. If yes, what is the approximate amount of purchases which the applicant expects to be exempt from the N.Y.S. Sales and Compensating Use Taxes? \$ 210,883.49.

4. What is the estimated value of each type of tax-exemption being sought in connection with the Project? Please detail the type of tax-exemption and value of the exemption.

a. N.Y.S. Sales and Compensating Use Taxes: \$ 210,883.49  
b. Mortgage Recording Taxes: \$ 158,875.00  
c. Real Property Tax Exemptions: \$ 10% of effective gross income less utilities, same as previous PILOT for the length of the mortgage.

d. Other (please specify):  
\_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_  
\_\_\_\_\_ \$ \_\_\_\_\_

5. Are any of the tax-exemptions being sought in connection with the Project inconsistent with the Agency's Uniform Tax Exemption Policy? Yes \_\_\_\_; No X. If yes, please explain.

6. Is the Project located in the City's state designated Empire Zone? Yes \_\_\_\_; No X.

C. Project Cost/Benefit Information. Complete the attached Cost/Benefit Analysis so that the Agency can perform a cost/benefit analysis of undertaking the Project. Such information should consist of a list and detailed description of the benefits of the Agency undertaking the Project (e.g., number of jobs created, types of jobs created, economic development in the area, etc.). Such information should also consist of a list and detailed description of the costs of the Agency undertaking the Project (e.g., tax revenues lost, buildings abandoned, etc.).

VII. REPRESENTATIONS BY THE APPLICANT. The applicant understands and agrees with the Agency as follows:

A. Job Listings. Except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOC") and with the administrative entity (collectively with the DOC, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA"), as replaced by the Workforce Investment Act of 1998 (Public Law 105-220), in which the Project is located.

B. First Consideration for Employment. In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining

agreements, where practicable, the applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

- C. City Human Rights Law. The applicant has reviewed the provisions of Chapter 48, Article III of the City Code, entitled "The Omnibus Human Rights Law" and agrees to comply with such provisions to the extent that such provisions are applicable to the applicant and the Project.
- D. Annual Sales Tax Filings. In accordance with Section 874(8) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the applicant.
- E. Annual Employment Reports. The applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the Project site, including (1) the NYS-45 – Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return – for the quarter ending December 31 (the "NYS-45"), and (2) the US Dept. of Labor BLS 3020 Multiple Worksite report if applicable. The applicant also agrees, whenever requested by the Agency, to provide and certify or cause to be provided and certified such information concerning the participation of individuals from minority groups as employees or applicants for employment with regard to the project.
- F. Local Labor Information. The applicant is aware of and understands the provisions of Part 24 of the Policy Manual of the Agency. Pursuant to Part 24 of the Policy Manual of the Agency, the applicant agrees to provide information, in form and substance satisfactory to the Agency, relating to construction activities for projects; specifically: (i) the Company's contact person responsible and accountable for providing information about the bidding for and awarding of construction contracts relative to this Application and the Project, (ii) the nature of construction jobs created by the Project, including the number, type, and duration of construction positions; and (iii) submit to the Agency a "Construction Completion Report" listing the names and business locations of prime contractors, subcontractors, and vendors who were engaged in the construction phase of the Project.
- G. Additional Fee for Low Income Housing/Tax Credit (9% only) Projects. An annual administrative fee equal to \$10,000 shall be payable annually by the applicant on each January 1 for a term equal to ten (10) years. This annual administrative fee is in addition to the standard administrative fee for Agency Straight Lease Transactions and Agency Bond Transactions and is applicable to Projects which provide for low income housing/tax credit (9% only) projects.
- H. Project Benefits Agreement. The applicant agrees to enter into a project benefits agreement with the Agency where the applicant agrees that (1) the amount of Financial Assistance to be received shall be contingent upon, and shall bear a direct relationship to the success or lack of success of such project in delivering certain described public benefits (the "Public Benefits") and (2) the Agency will be entitled to recapture some or all of the Financial Assistance granted to the applicant if the project is unsuccessful in whole or in part in delivering the promised Public Benefits.
- I. Assignment of Agency Abatements. In connection with any Agency Straight Lease Transaction or Agency Bond Transaction, the Agency may grant to the applicant certain

exemptions from mortgage recording taxes, sales and use taxes and real property taxes. The

applicant understands that the grant of such exemptions by the Agency is intended to benefit the applicant. Subsequently, if the applicant determines to convey the Project and, in connection with such conveyance to assign such exemptions to the purchaser, the applicant understand that any such assignment is subject to review and consent by the Agency, together with the satisfaction of any conditions that may be imposed by the Agency.

J. Post-Closing Cost Verification. The applicant agrees (1) the scope of the Project will not vary significantly from the description in the public hearing resolution for the project and (2) to deliver to the Agency within sixty (60) days following the completion date of a project an affidavit providing the total costs of the project. In the event that the amount of the total project costs described in the affidavit at the completion date exceeds the amount described in an affidavit provided by the applicant on the closing date of the project, the applicant agrees to adjust the amounts payable by the applicant to the Agency by such larger amount and to pay to the Agency such additional amounts. In the event that the amount described is less, there shall not be any adjustment to the Agency fees.

K. Representation of Financial Information. Neither this Application nor any other agreement, document, certificate, project financials, or written statement furnished to the Agency or by or on behalf of the applicant in connection with the project contemplated by this Application contains any untrue statement of a material fact or omits to state a material fact necessary in order to make the statements contained herein or therein not misleading. There is no fact within the special knowledge of any of the officers of the applicant which has not been disclosed herein or in writing by them to the Agency and which materially adversely affects or in the future in their opinion may, insofar as they can now reasonably foresee, materially adversely affect the business, properties, assets or condition, financial or otherwise, of the applicant.

L. Agency Financial Assistance Required for Project. The Project would not be undertaken but for the Financial Assistance provided by the Agency or, if the Project could be undertaken without the Financial Assistance provided by the Agency, then the Project should be undertaken by the Agency for the following reasons:

M. Compliance with Article 18-A of the General Municipal Law: The Project, as of the date of this Application, is in substantial compliance with all provisions of article 18-A of the General Municipal including, but not limited to, the provisions of Section 859-a and subdivision one of Section 862; and the provisions of subdivision one of Section 862 of the General Municipal Law will not be violated if Financial Assistance is provided for the Project.

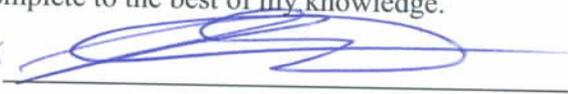
N. Compliance with Federal, State, and Local Laws. The applicant is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

O. False or Misleading Information. The applicant understands that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.

P. Absence of Conflicts of Interest. The applicant acknowledges that the members, officers and employees of the Agency are listed on the Agency's website. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Q. Additional Information. Additional information regarding the requirements noted in this Application and other requirements of the Agency is included the Agency's Policy Manual which can be accessed at [www.albanyida.com](http://www.albanyida.com).

I affirm under penalty of perjury that all statements made on this application are true, accurate and complete to the best of my knowledge.

X 

Applicant

By: Brian O'Riordan

Title: Manager

-----  
NOTE: APPLICANT MUST ALSO COMPLETE THE APPROPRIATE VERIFICATION APPEARING ON PAGES 26 THROUGH 29 HEREOF BEFORE A NOTARY PUBLIC AND MUST SIGN AND ACKNOWLEDGE THE HOLD HARMLESS AGREEMENT APPEARING ON PAGE 30  
-----

VERIFICATION

(If applicant is limited liability company)

STATE OF New York )  
 ) SS:  
COUNTY OF New York )

Brian Reddick, deposes and says  
(Name of Individual)

that he is one of the members of the firm of \_\_\_\_\_,  
(Limited Liability Company)

the limited liability company named in the attached application; that he has read the foregoing application and knows the contents thereof; and that the same is true and complete and accurate to the best of his knowledge. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his duties as a member of and from the books and papers of said limited liability company.

  
\_\_\_\_\_  
(name of individual)

Sworn to before me this  
5 day of October, 2016.

  
(Notary Public)

**SAMUEL T RICHMAN**  
Notary Public, State of New York  
No. 01RI6339167  
Qualified in Kings County  
Commission Expires March 28, 2020

**SAMUEL T RICHMAN**  
Notary Public, State of New York  
No. 01RI6339167  
Qualified in Kings County  
Commission Expires March 28, 2020

HOLD HARMLESS AGREEMENT

Applicant hereby releases County of Albany Industrial Development Agency and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (i) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the application or the project described therein or the issue of bonds requested therein are favorably acted upon by the Agency, and (ii) the Agency's financing of the Project described therein; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to find buyers willing to purchase the total bond issue requested, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

(Applicant)

BY: 

Sworn to before me this

9 day of October, 2016.



(Notary Public)

**SAMUEL T RICHMAN**  
Notary Public, State of New York  
No. 01RI6339167  
Qualified in Kings County  
Commission Expires March 28, 2020

TO: Project Applicants  
 FROM: County of Albany Industrial Development Agency  
 RE: Cost/Benefits Analysis

In order for the County of Albany Industrial Development Agency (the "Agency") to prepare a Cost/Benefit Analysis for a proposed project (the "Project"), the Applicant must answer the questions contained in this Project Questionnaire (the "Questionnaire") and complete the attached Schedules. This Questionnaire and the attached Schedule will provide information regarding various aspects of the Project, and the costs and benefits associated therewith.

This Questionnaire must be completed before we can finalize the Cost/Benefit Analysis, please complete this Questionnaire and forward it to us at your earliest convenience.

**PROJECT QUESTIONNAIRE**

1. Name of Project Beneficiary ("Company"): Capital District Apartments HDFC, Inc.
2. Brief Identification of the Project:
3. Estimated Amount of Project Benefits Sought:
 

A. Amount of Bonds Sought:	\$ _____
B. Value of Sales Tax Exemption Sought	\$210,883.49 _____
C. Value of Real Property Tax Exemption Sought	\$10% of Effective Gross

 Income less Utilities for the term of the mortgage, same as previous PILOT.
 

D. Value of Mortgage Recording Tax Exemption Sought	\$158,875.00
---	--------------
4. Likelihood of accomplishing the Project in a timely fashion (please explain): Yes  No   
Applicant has undertaken numerous projects of a similar scope and has a great deal of experience in getting the work done in a timely fashion.

**PROJECTED PROJECT INVESTMENT**

- |   |                    |
|---|--------------------|
| A. Land-Related Costs                       |                    |
| 1. Land acquisition                         | \$1,286,375 _____  |
| 2. Site preparation                         | \$ _____           |
| 3. Landscaping                              | \$ _____           |
| 4. Utilities and infrastructure development | \$ _____           |
| 5. Access roads and parking development     | \$ _____           |
| 6. Other land-related costs (describe)      | \$ _____           |
|   |                    |
| B. Building-Related Costs                   |                    |
| 1. Acquisition of existing structures       | \$11,577,375 _____ |
| 2. Renovation of existing structures        | \$5,362,783 _____  |
| 3. New construction costs                   | \$ _____           |
| 4. Electrical systems                       | \$ _____           |

	5.	Heating, ventilation and air conditions	\$ _____
	6.	Plumbing	\$ _____
	7.	Other building-related costs (Hard Cost Contingency)	\$536,278 _____
C.		Machinery and Equipment Costs	
	1.	Production and process equipment	\$ _____
	2.	Packaging equipment	\$ _____
	3.	Warehousing equipment	\$ _____
	4.	Installation costs for various equipment	\$ _____
	5.	Other equipment-related costs (describe)	\$ _____
D.		Furniture and Fixture Costs	
	1.	Office furniture	\$ _____
	2.	Office equipment	\$ _____
	3.	Computers	\$ _____
	4.	Other furniture-related costs (describe)	\$ _____
E.		Working Capital Costs	
	1.	Operating costs	\$ _____
	2.	Production costs	\$ _____
	3.	Raw materials	\$ _____
	4.	Debt service	\$ _____
	5.	Relocation costs	\$ _____
	6.	Skills training	\$ _____
	7.	Other working capital-related costs (describe)	\$ _____
F.		Professional Service Costs	
	1.	Architecture and engineering	\$154,365 _____
	2.	Accounting/legal	\$125,500 _____
	3.	Other service-related costs (Env, Market Research and Land Surveyor )	\$ 43,925 _____
G.		Other Costs	
	1.	<u>Financing Fees</u>	\$608,374 _____
	2.	<u>Other Soft Costs</u>	\$3,602,413 _____
H.		Summary of Expenditures	
	1.	Total Land-Related Costs	\$ 1,286,375 _____
	2.	Total Building-Related Costs	\$ 17,476,436 _____
	3.	Total Machinery and Equipment Costs	\$ _____
	4.	Total Furniture and Fixture Costs	\$ _____
	5.	Total Working Capital Costs	\$ _____
	6.	Total Professional Service Costs	\$ 323,790 _____
	7.	Total Other Cost	\$ 4,210,787 _____

**PROJECTED PROFIT**

I. Please provide projected profit as defined by earnings after income tax but before depreciation and amortization:

YEAR	Without IDA benefits	With IDA benefits
1	\$ 125,347 _____	\$ 122,444 _____
2	\$ 104,773 _____	\$ 101,782 _____
3	\$ 115,797 _____	\$ 112,717 _____
4	\$ 126,826 _____	\$ 123,653 _____
5	\$ 137,851 _____	\$ 134,583 _____

**PROJECTED CONSTRUCTION EMPLOYMENT IMPACT**

Year	Number of Construction Jobs	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year		\$ _____	\$ _____
Year 1	75	\$4,680,000 _____	\$315,900 _____
Year 2	45	\$1,404,000 _____	\$94,770 _____
Year 3		\$ _____	\$ _____
Year 4		\$ _____	\$ _____
Year 5		\$ _____	\$ _____

**PROJECTED PERMANENT EMPLOYMENT IMPACT**

- I. Estimates of the total number of existing permanent jobs to be preserved or retained as a result of the Project are described in the tables in Section IV of the Application.
- II. Estimates of the total new permanent jobs to be created at the Project are described in the tables in Section IV of the Application.
- III. Please provide estimates for the following:
  - A. Creation of New Job Skills relating to permanent jobs. Please complete Schedule A.  
N/A
- IV. Provide the projected percentage of employment that would be filled by County of Albany residents: 100%
  - A. Provide a brief description of how the project expects to meet this percentage:  
Jobs will only be preserved at this site, no new permanent jobs will be created.

**PROJECTED OPERATING IMPACT**

I. Please provide estimates for the impact of Project operating purchases and sales:

Additional Purchases (1<sup>st</sup> year following project completion) \$ 242,170

Additional Sales Tax Paid on Additional Purchase \$ 19,373

Estimated Additional Sales (1<sup>st</sup> full year following project completion) \$ \_\_\_\_\_

Estimated Additional Sales Tax to be collected on additional sales (1<sup>st</sup> full year following project completion) \$ \_\_\_\_\_

II. Please provide estimates for the impact of Project on existing real property taxes and new payments in lieu of taxes ("Pilot Payments"):

Year	Existing Real Property Taxes (without IDA involvement)	New Pilot Payments (with IDA)	Total (Difference)
Current Year	161,151.51	164,048	-2,896.49
Year 1	165,986.06	164,458	1,528.06
Year 2	170,965.64	169,392	1,573.64
Year 3	176,094.61	174,473	1,621.61
Year 4	181,377.44	179,708	1,669.44
Year 5	186,818.77	185,099	1,719.77
Year 6	192,423.33	190,652	1,771.33
Year 7	198,196.03	196,371	1,825.03
Year 8	204,141.91	202,262	1,879.91
Year 9	210,266.17	208,330	1,936.17
Year 10	216,574.15	214,580	1,994.15

III. Please provide a detailed description for the impact of other economic benefits and all anticipated community benefits expected to be produced as a result of the Project (attach additional pages as needed for a complete and detailed response):

**The project, Hudson Shores will not remain viable and maintainable absent a continuation or grant of a tax abatement to coincide with the extension of the HAP Contract. This would enable the Owner, Capital District Apartments, LLC to continue providing affordable housing to its low and very-low income elderly and handicapped residents.**

The Original Tax Abatement has been critical to Hudson Shores' ability to maintain the Project in excellent condition. If Hudson Shores is subject to full taxation, it will not be able to raise Section 8 contract rents to make up for the increased tax burden, and would have insufficient funds to adequately operate and maintain the Project, resulting in the gradual deterioration and default of the Property.

## CERTIFICATION

I certify that I have prepared the responses provided in this Questionnaire and that, to the best of my knowledge; such responses are true, correct, and complete.

I understand that the foregoing information and attached documentation will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information, and such information is true and complete to the best of my knowledge. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to the closing.

I affirm under penalty of perjury that all statements made on this application are true, accurate and complete to the best of my knowledge.

Date Signed: 5 Oct, 2016.

### Name of Person Completing Project Questionnaire on behalf of the Company.

Name: Daniel Rehm

Title: \_\_\_\_\_

Phone Number: 212-634-6365

Address: 641 Lexington Avenue 15<sup>th</sup> Floor  
New York, NY 10022

Signature: [Handwritten Signature]







HUNSON STONES PLAZA

H 5 - Asphalt patch repairs and adjacent crack defects



H 6 - Settlement induced cracks



H 3 - Failed subbase beneath asphalt pavement



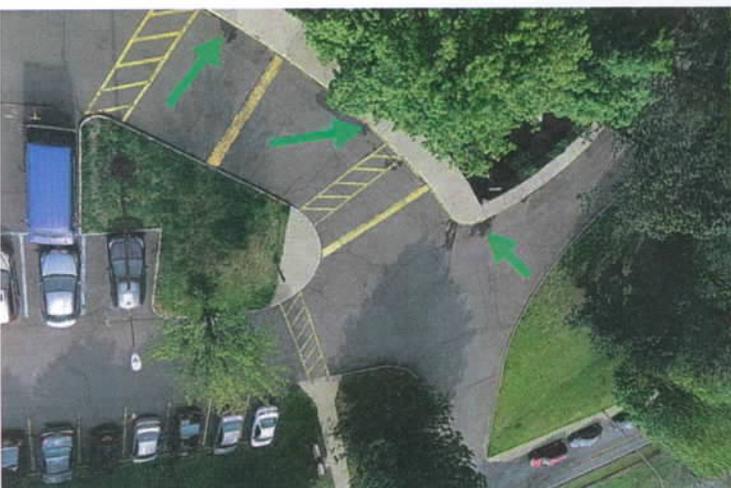
H 4 - Asphalt surface defects



H 1 - Parking overview from roof



H 2 - Entrance drive with surface defects



H 11 - Cellular antennas mounted on stair towers



H 12 - Masonry control joint sealant has deteriorated



H 9 - Courtyard area with fixed seating



H 10 - Wood framed storage building and emergency generator



H 7 - Concrete walkway extends to public sidewalk



H 8 - Walkway to building entrance has curb ramps for wheelchair access



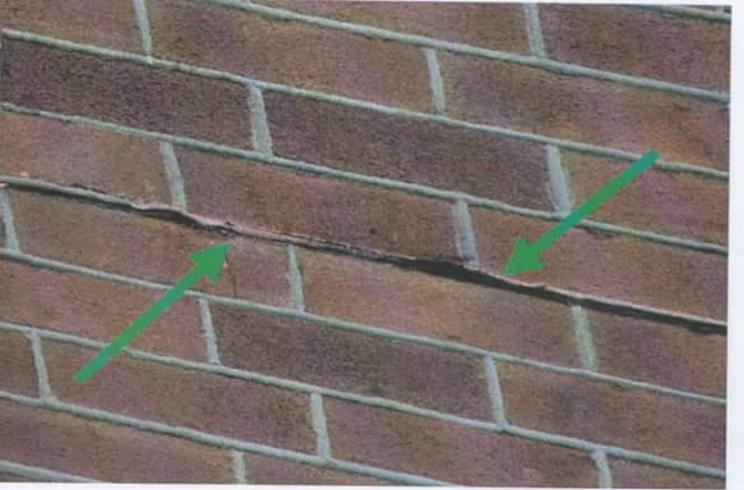
H 17 - Weep slot above window lintel - cracked brick and spalled mortar needs repair



H 18 - Sealant replacement and mortar repairs needed at windows



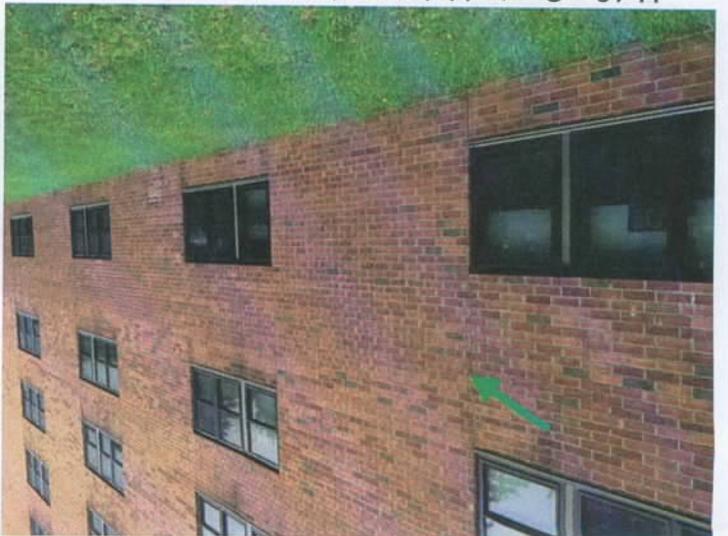
H 15 - Deteriorated sealants evident in horizontal bed joints at shelf angles



H 16 - Weathered sealants in vertical masonry wall control joints



H 13 - Control joint sealant at each window



H 14 - Detail of cellular antenna mounting at roof



H 23 - Prefinished metal parapet wall coping and lighting protection system



H 24 - Weep slots above wall flashing at penthouse



H 21 - Exhaust fans, walkway pads, and lighting protection system



H 22 - Heating boiler exhaust flues



H 19 - Double hung operable window with insulated glazing unit (IGU)



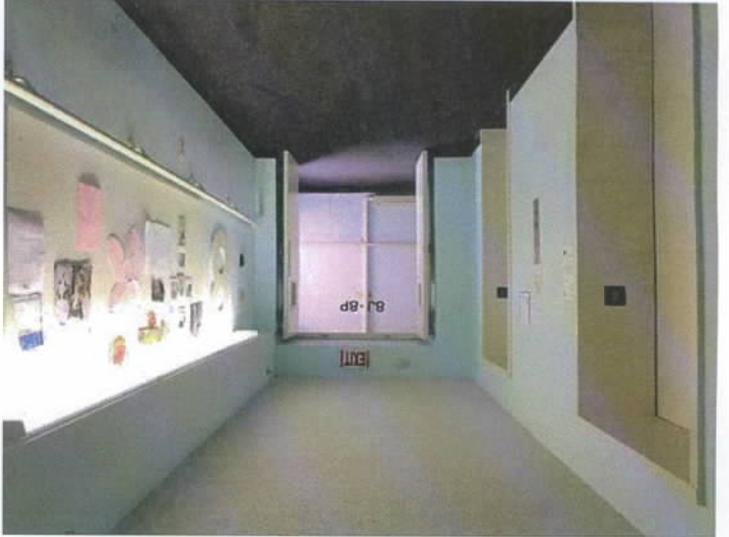
H 20 - Rooftop cellular equipment room and elevator penthouse beyond



H 30 - Upper floor corridor with retrofitted  
baseboard hot water convectors



H 29 - Upper floor elevator lobby



H 28 - Common area restroom fixtures



H 27 - Laundry center



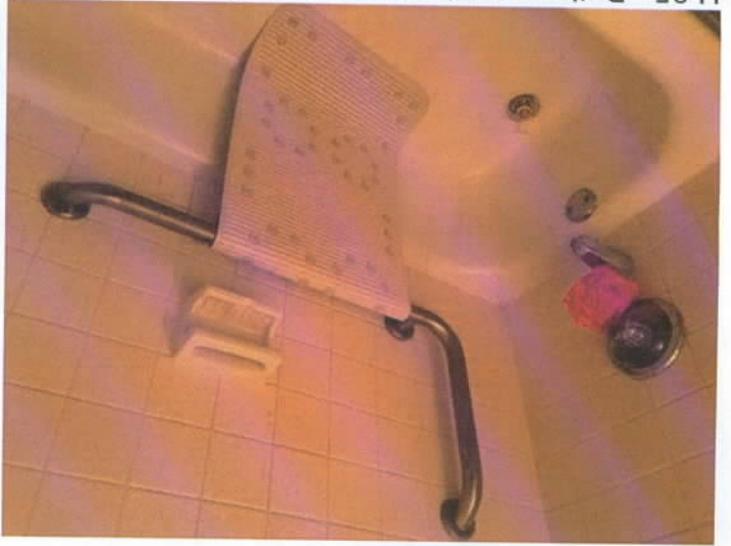
H 26 - Community room



H 25 - First floor lobby with mail boxes



H 35 - Bathroom tub with ceramic tile surround and grab bar



H 36 - Original 1x1 ceramic tile floor



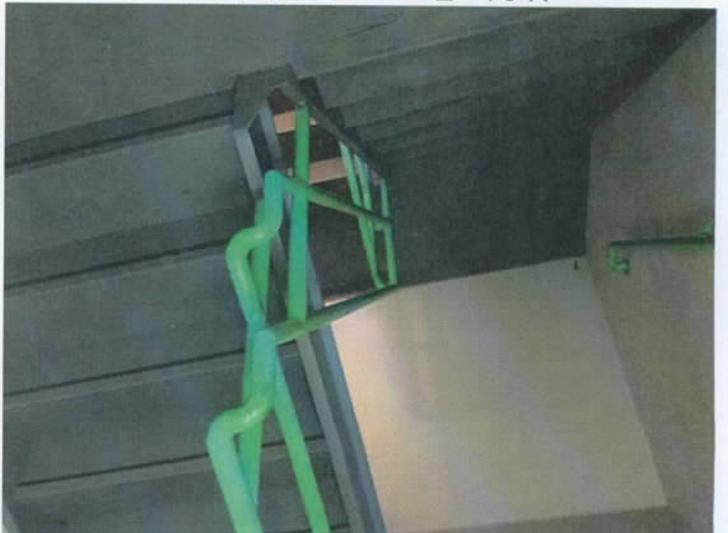
H 33 - Kitchen with newer cabinets



H 34 - Typical kitchen VCT floor



H 31 - Egress stair finishes



H 32 - Kitchen with older cabinets



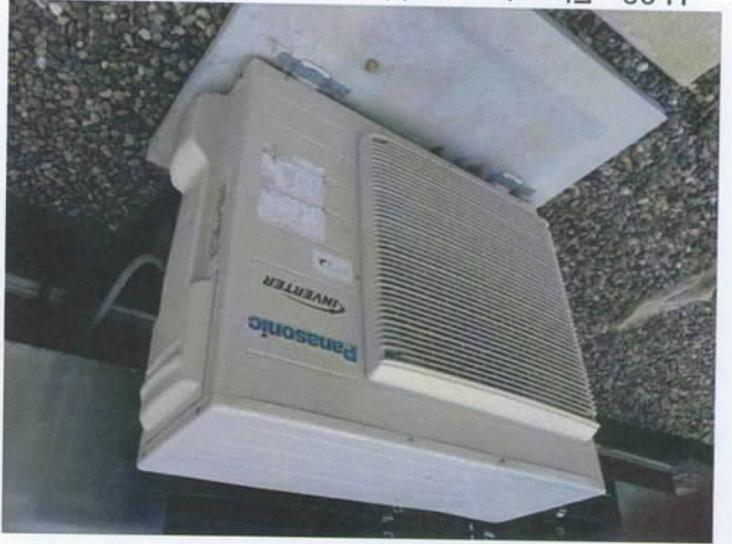
H 41 - Trash compactor



H 42 - Entry vestibule resident access phone



H 39 - Elevator machine room AC split system condenser



H 40 - Package terminal through wall AC unit in community room



H 37 - Heating system boiler in first floor mechanical room



H 38 - Domestic hot water boiler in first floor mechanical room



H 47 - Apartment circuit breaker panel



H 45 - Main electric panel disconnects



H 48 - Fire pump



H 46 - Upper floor electric room with meter bank



H 43 - Fire alarm and resident safety communication panels



H 44 - Upper floor corridor fire doors, alarms, and release mechanism



H 51 - Elevator solid state controller



H 52 - Elevator machine motor



H 49 - Emergency generator



H 50 - Generator diesel fuel tank without catchment basin

