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SOLUTIONS AGENCY

LACAHSA CREDIT MEMO

For Funding Recommendations Under LACAHSA's Notice of Funding Availability

Date:	April 24, 2026	
Application No.:	26-01-119	
Project Name:	Sankofa Place at Centinela	
Project Address(es) (Street Address, Zip Code, Census Tract):	400-410 Centinela Avenue, 90302, 6009.02 521 E Warren Lane, 90302, 6009.01	
City:	Inglewood	
Supervisorial District:	2nd District of Los Angeles County	
LACAHSA Zone:	Zone 2	
Jurisdiction:	City of Inglewood	
Project Type(s):	New Construction and Community Facilities	
Unit Count:	120	
Financing type:	LIHTC 4%	
Applicant / Developer:	Linc Housing Corporation	
Co-Developer (if applicable):	Venice Community Housing Corporation Social Justice Learning Institute	
LACAHSA Program(s) funding debt / capital:	**PROGRAM TYPE**	**AWARDED AMOUNT**
	Residual Receipts Loan	$ 7,596,000.00
	TOTAL	$ 7,596,000.00

This report provides a full funding recommendation for the Sankofa Place at Centinela project, a proposed new construction development located at 400-410 Centinela Avenue, Inglewood, CA 90302 and 521 E Warren Lane, Inglewood, CA 90302. Staff recommends a funding award of $7,596,000 from the requested LACAHSA Programs (Residual Receipts Loan) to support the new construction of 120 units. The project will support 12 units restricted to extremely low-income households and 106 restricted to low-income households. This award covers 7.6% of the project's estimated $99,746,995 Total Development Cost (TDC).

The project has a projected construction start date of August 1, 2026 and permanent conversion anticipated by August 10, 2029.

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1. PROJECT DESCRIPTION

This project is a proposed New Construction and Community Facilities of 120 units, located at 400-410 Centinela Avenue, Inglewood, CA 90302 and 521 E Warren Lane, Inglewood, CA 90302.

Total number of units and unit mix:

The project will feature a total of 120 units, including 40 Studio units, 48 1-Bedroom units, 15 2-Bedroom units, 15 3-Bedroom units, and 2 1-Bedroom manager units.

Affordability restrictions:

The development complies with the minimum affordability restrictions, with 10% of units restricted at or below 30% AMI, 10% of units restricted at or below 50% AMI, and 80% of units restricted at 80% AMI.

Key scope elements:

The scope includes demolition of existing structures and construction of two structures totaling 120 units. One will be 7 stories containing 76 units and the other 4 stories containing 44 units. Half of the units will be dedicated to Permanent Supportive Housing targeting Transition Age Youth. A robust services program is included with significant anticipated funding from Los Angeles County's Housing for Health Program.

Site conditions and surrounding neighborhood context:

The site is currently occupied by a church building and surface parking lot, located in a mixed-use moderately resourced area. The surrounding context is older mixed-use with commercial, industrial and residential uses adjacent or in close proximity. There is superior accessibility to transportation, parks, and shopping, with express bus and metro lines offering connectivity throughout the region via stations within a short walk of the site. No significant site-specific development challenges are noted.

Amenities or services offered:

On-site amenities will include two community rooms, common laundry facilities, secure bike parking, and a variety of outdoor spaces including two roof decks. Comprehensive supportive services, managed by Venice Community Housing, will be provided, providing case management services as well as physical and mental health services, support for obtaining and retaining benefits, and educational and job readiness programming.

2. BORROWER / OWNERSHIP STRUCTURE AND EXPERIENCE

Legal entity of the borrower:

The Borrower is Sankofa Place, LP., a LIHTC partnership contolled by 501(c)(3) entities, located at 3590 Elm Avenue, Long Beach,CA 90807. Linc Sankofa LLC is the Co-Managing General Partner whose member is Linc Housing Corporation, and Linc is the Lead Developer and Co-Sponsor. Creating Thriving Communities LLC ("CTC") is the Co-Managing General Partner of the Borrower LP. CTC members are 1) Venice Community Housing Corporation, the Co-Sponsor/Developer, Property Management Agent, and Lead Service Provider; and 2) SJLI - Co-Sponsor/Developerand and the lessee of the commercial/community benefit facility that is co-located on-site.

Ownership percentages:

Linc Sankofa LLC, whose sole member is Linc Housing Corp., holds a 0.333% interest. Creating Thriving Communities LLC (which is composed of Venice Community Housing and Social Justice Learning Institute, who each hold a 50% interest), holds a 0.667% interest and the to-be-defined Limited Partner will hold a 99.99% interest.

Linc Housing Corporation is the Applicant and lead developer for Sankofa Place. The Borrower and eventual owner is Sankofa Place, LP., which has 2 Co-Managing General Partners. One Co-GP is Creating Thriving Communities LLC, which itself has 50% representation from Venice Community Housing Corp and the Social Justice Learning Institute. The other Co-Gp is Linc Sankofa LLC, whose sole member is Linc Housing Corp. Linc Housing Corporation will serve as Guarantor and Linc's financial health is strong based on audits submitted. Venice Community Housing will be the Property Management Agent and lead services provider.

Staff has conducted a review of the financial statements and overall fiscal health of Linc Housing Corporation. As of December 31, 2025, the sponsor demonstrates adequate financial capacity, reporting a net worth of $125,245,758 and liquid assets totaling $8,654,979. The entity's audited financial statements for the most recent fiscal years indicate stable operations.

Project meets the liquidity and net worth requirements (See "Financial Narrative" Appendix).

The attached financial spreads and related narrative reflect only the primary developer/guarantor presented in this Credit Memo. Financial narratives and spreads for the additional developer(s), co-developer(s), and/or guarantor(s) associated with the ownership structure of this project are not included as attachments to this memo; however, such materials were reviewed by LACAHSA as part of its underwriting and evaluation process.

Developer, Manager and Service Provider Experience:
The developer has 40 years experience in Los Angeles County and has completed a total of 19 affordable multihousing rental projects in Los Angeles County over the past 15 years. The management company has 31 years experience in managing income restricted properties in California and has managed a total of 17 income restricted projects in California over the past 15 years. The service provider has 31 years experience in California and has served a total of 19 projects in California over the past 15 years.

Any planned changes in ownership at closing:
Upon construction loan conversion to permanent, the LIHTC investor will be admitted to the partnership as a Limited Partner. The general partners will remain as indicated.

3. PROJECT FINANCE SUMMARY

The total development cost (TDC) is estimated at $99,746,995.

Primary sources include: Federal Low Income Housing Tax Credits, a Tax-Exempt permanent loan from Citibank, an HCD AHSC loan, an HCD-IIG Grant, a LACDA NPLH loan, a City of Inglewood HOME ARP loan, deferred developer fee, and GP Capital from SJLI. In addition to a conventional tax-exempt and taxable construction loan from Citibank, the sponsor has also secured a $15 million construction loan from Century. LACAHSA is requested to provide $7,596,000 from the requested LACAHSA Programs (Residual Receipts Loan) to fill the remaining funding gap.

SOURCES	TOTAL
LACAHSA Residual Receipts Loan	$ 7,596,000.00

Key financial milestones:

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The project development is projected to start on August 1, 2026. Completion of the project is expected for July 31, 2028. Permanent conversion is anticipated by August 10, 2029.

4. PERMANENT FUNDING SOURCES

SOURCES	TOTAL	% TOTAL
Federal Low Income Housing Tax Credits	$ 36,706,135.00	37%
Citi - Tax-Exempt perm	$ 7,079,000.00	7%
LACAHSA Residual Receipts Loan	$ 7,596,000.00	8%
Deferred Fee	$ 4,921,000.00	5%
HCD AHSC AHD LOAN	$ 29,500,000.00	30%
LACDA NPLH	$ 5,120,000.00	5%
Inglewood HOME ARP	$ 2,800,000.00	3%
HCD-IIG (GP Contr)	$ 4,324,760.00	4%
GP Capital - SJLI	$ 1,700,000.00	2%
GP Capital	$ 100.00	0%
TOTAL PERMANENT SOURCES	$ 99,746,995.00	

5. CONSTRUCTION FUNDING SOURCES

SOURCES	TOTAL	% TOTAL
Federal Low Income Housing Tax Credits	$ 5,505,920.00	6%
Citi - Tax-Exempt	$ 26,276,000.00	26%
Citi - Taxable	$ 25,181,581.00	25%
LACAHSA Residual Receipts Loan	$ 6,836,400.00	7%
Inglewood CBA funds as construction loan from Century	$ 15,000,000.00	15%
Deferred Fee	$ 4,921,000.00	5%
LACDA NPLH	$ 5,043,200.00	5%
Inglewood HOME ARP	$ 2,800,000.00	3%
HCD-IIG (GP Contr)	$ 4,324,760.00	4%
GP Capital - SJLI	$ 1,700,000.00	2%
GP Capital	$ 100.00	0%
Costs Deferred Until Conversion	$ 2,158,034.00	2%
TOTAL CONSTRUCTION SOURCES	$ 99,746,995.00	

6. USES OF FUNDS

USES	TOTAL	% TOTAL
Acquisition Related Costs	$ 7,314,710.00	7%
Hard Construction Costs	$ 65,352,183.00	66%
Construction Related Costs	$ 5,755,439.00	6%
Construction Financing Costs	$ 4,174,192.00	4%
Permanent Financing Costs	$ 576,990.00	1%

Soft Costs	$	2,946,034.00	3%
Developer Fee	$	7,421,000.00	7%
Reserves	$	6,206,447.00	6%
TOTAL USES OF FUNDS	$	99,746,995.00	

7. INCOME RESTRICTED UNITS

AMI	STUDIO	1-BDR	2-BDR	3-BDR	4-BDR	TOTAL	TOTAL%
10%	-	-	-	-	-	-	0%
20%	-	-	-	-	-	-	0%
30%	10	2	-	-	-	12	10%
40%	-	-	-	-	-	-	0%
50%	-	12	-	-	-	12	10%
60%	-	-	-	-	-	-	0%
70%	-	-	-	-	-	-	0%
80%	30	34	15	15	-	94	80%
90%	-	-	-	-	-	-	0%
100%	-	-	-	-	-	-	0%
110%	-	-	-	-	-	-	0%
120%	-	-	-	-	-	-	0%
Not LIHTC Qual.	-	-	-	-	-	-	0%
TOTAL	40	48	15	15	-	118	

Total Restricted Units:	118
Affordability Period (years):	99
Target population:	Homeless and Transition Age Youth

8. PROJECT COST JUSTIFICATION

The Project's Adjusted Total Development Cost ("ATDC") is consistent with its peers. Pursuant to the standards described in Exhibit C of NOFA #1, the Project's ATDC is $99,746,995.00, or $691.44/sq. ft., compared to $828.34/sq. ft. for New Construction projects that applied in this NOFA. This ATDC falls in the 41% percentile of peer applicants, which we view as consistent with the median and ranks 42 out of the 102 New Construction projects competing for funding under NOFA #1.

9. COMPLIANCE WITH LACAHSA'S UNDERWRITING REQUIREMENTS

The project is being recommended for an award; however, there were some underwriting observations that must be taken into account, subject to LACAHSA's review of additional and/or updated due diligence documentation.

ITEM	PROJECT'S AMOUNT	LACAHSA GUIDELINE	NOTES

Local Public Agency Loan Payments	$7,920,000	Per the United Multifamily Regulations, required payments on local public agency loans must not exceed 0.5% per year of original principal loan amount.	There are two public agency loans proposed for the project in addition to the requested LACAHSA Residual Receipts Loan, one from LACDA and one from City of Inglewood. These loans are not amortizing and do not include "must-pay" debt service payments. Each loan is repaid out of available cash flow after payment of senior debt and project operating expenses. The application workbook indicates that each is paid from 50% of residual cash flow in proportion to loan amount. Per the application workbook proforma, because project revenues are healthy and projected to increase over time, these payments are projected to exceed 0.05% of each of the "soft" loans starting in Year 6 and thereafter. LACAHSA will discuss this matter further with the Applicant.

10. PROJECT TIMELINE

Estimated start of contruction / rehabilitation:	August 1, 2026
Expected completion (TCO):	July 31, 2028
Expected permanent conversion:	August 10, 2029

11. STAFF FUNDING RECOMMENDATION

Staff recommends full funding for the Sankofa Place at Centinela project, with a recommended award amount of $7,596,000. This award covers 8% of the project's Total Development Cost (TDC) via LACAHSA funds.

All projects receiving funding under this NOFA must adhere to SB 679, Measure A, the Program Guidelines, the Annual Expenditure Plan, and any other policies and guidelines adopted by the Board. The funding amount is subject to modification based on LACAHSA's review and approval of all required due diligence materials and the project's continued compliance with program requirements. Any outstanding compliance and/or underwriting issues must be resolved to LACAHSA's satisfaction prior to proceeding to subsequent phases of financing or closing.

The approval is subject to several key conditions. These conditions include but are not limited to the following:

- Review and approval of an appraisal commissioned by LACAHSA.
- Review and approval of all required environmental reports.
- Provision and approval of a current ALTA survey.
- Provision of a preliminary title report dated within 90 days of closing, evidencing clean and insurable title acceptable to LACAHSA.

• Execution and approval of a General Contractor contract.
• Verification of the availability and commitment of all equity sources.
• Review of updated financial information evidencing no material adverse change in financial wherewithal.
• Issuance of an acceptable title policy.
• Negotiation and execution of a LACAHSA regulatory agreement.
• Execution and delivery of all legal documents in form and substance satisfactory to LACAHSA.

12. APPENDICES

- Proforma
- Site map and photos
- Parcel map and architectural drawings
- Scoring letter to the applicant
- Financial Narrative

Prepared by:	Kevin Griffith & Liz Tracey
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Los Angeles County Affordable Housing Solutions Agency	Linc Housing Corporation
Financing Application	Sankofa Place at Centinela
Residential Proforma	New Construction
	120 Units

Direct Inputs for Applicant
Automatically Calculated
Link to Information Elsewhere in Application
LACAHSA Inputs
Automatically Generated / Not Applicable

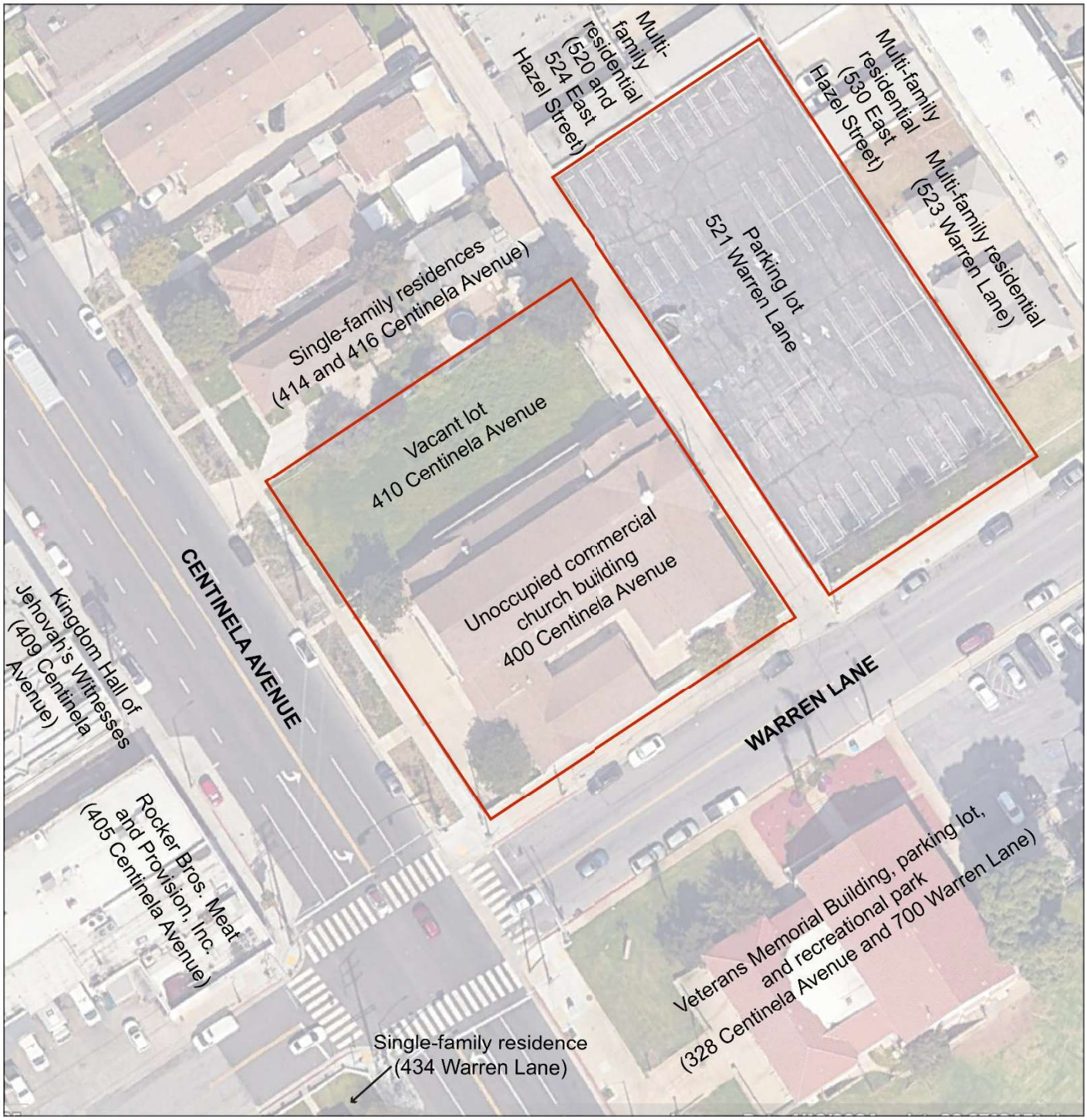
INCOME	Inflator	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
LACAHSA Subsidy Request	2.50%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LACAHSA Subsidy Request - PSH	2.50%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Income Restricted Unit	2.50%	$1,241,784	$1,272,829	$1,304,649	$1,337,266	$1,370,697	$1,404,965	$1,440,089	$1,476,091	$1,512,993	$1,550,818	$1,589,589	$1,629,328	$1,670,061	$1,711,813	$1,754,608	$1,798,473	$1,843,435	$1,889,521	$1,936,759	$1,985,178	$2,034,808	$2,085,678	$2,137,820	$2,191,265	$2,246,047	$2,302,198	$2,359,753	$2,418,747	$2,479,216	$2,541,196
Income Restricted Unit - PSH	2.50%	$1,437,468	$1,473,405	$1,510,240	$1,547,996	$1,586,696	$1,626,363	$1,667,022	$1,708,698	$1,751,415	$1,795,201	$1,840,081	$1,886,083	$1,933,235	$1,981,566	$2,031,105	$2,081,882	$2,133,929	$2,187,278	$2,241,959	$2,298,008	$2,355,459	$2,414,345	$2,474,704	$2,536,571	$2,599,986	$2,664,985	$2,731,610	$2,799,900	$2,869,898	$2,941,645
Manager Units	2.50%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Market Rate Units	2.50%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Rental Vacancy Loss		-$236,881	-$242,803	-$248,873	-$255,094	-$261,472	-$268,009	-$274,709	-$281,577	-$288,616	-$295,831	-$303,227	-$310,808	-$318,578	-$326,543	-$334,706	-$343,074	-$351,651	-$360,442	-$369,453	-$378,689	-$388,156	-$397,860	-$407,807	-$418,002	-$428,452	-$439,163	-$450,142	-$461,396	-$472,931	-$484,754
Parking Income	2.50%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other Income (laundry, etc)	2.50%	$7,250	$7,431	$7,617	$7,807	$8,003	$8,203	$8,408	$8,618	$8,833	$9,054	$9,281	$9,513	$9,750	$9,994	$10,244	$10,500	$10,763	$11,032	$11,308	$11,590	$11,880	$12,177	$12,481	$12,793	$13,113	$13,441	$13,777	$14,122	$14,475	$14,836
Other Income Vacancy Loss		-$544	-$557	-$571	-$586	-$600	-$615	-$631	-$646	-$663	-$679	-$696	-$713	-$731	-$750	-$768	-$788	-$807	-$827	-$848	-$869	-$891	-$913	-$936	-$960	-$983	-$1,008	-$1,033	-$1,059	-$1,086	-$1,113
Effective Gross Income		**$2,449,078**	**$2,510,305**	**$2,573,062**	**$2,637,389**	**$2,703,323**	**$2,770,907**	**$2,840,179**	**$2,911,184**	**$2,983,963**	**$3,058,562**	**$3,135,026**	**$3,213,402**	**$3,293,737**	**$3,376,081**	**$3,460,483**	**$3,546,995**	**$3,635,670**	**$3,726,561**	**$3,819,725**	**$3,915,218**	**$4,013,099**	**$4,113,426**	**$4,216,262**	**$4,321,669**	**$4,429,710**	**$4,540,453**	**$4,653,964**	**$4,770,313**	**$4,889,571**	**$5,011,811**

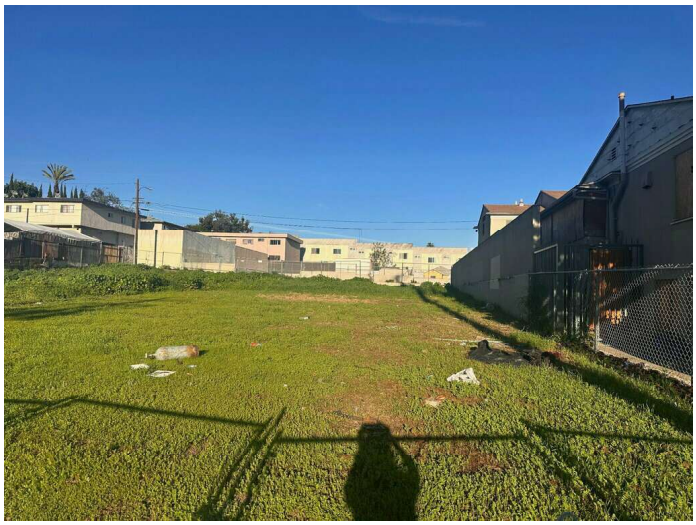
EXPENSES	Inflator	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Administrative Expenses																															
Conventions & Meetings	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Management Consultants	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Advertising & Marketing	0.00%	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500	$3,500
Apartment Resale Expenses (Coops)	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other Renting Expenses	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Office Salaries	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Office Expenses	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Office or Model Apartment Rent	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Management Fee	0.00%	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200	$106,200
Manager or Superintendent Salaries	0.00%	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200	$124,200
Administrative	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Legal Expense (Project)	0.00%	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120	$15,120
Audit Expense	0.00%	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400	$15,400
Bookkeeping Fees/Accounting Services	0.00%	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000	$14,000
Telephone and Answering Services	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Bad Debts	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Tax Credit Monitoring Fee ($45.00/LIHTC unit)	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LACAHSA Annual Monitoring Fee	2.00%	$3,798	$3,874	$3,951	$4,030	$4,111	$4,193	$4,277	$4,363	$4,450	$4,539	$4,630	$4,722	$4,817	$4,913	$5,011	$5,112	$5,214	$5,318	$5,424	$5,533	$5,644	$5,757	$5,872	$5,989	$6,109	$6,231	$6,356	$6,483	$6,612	$6,745
Miscellaneous Administrative Expenses	0.00%	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207	$66,207
Inglewood Density Bonus Monitoring	0.00%	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500	$20,500
LACDA Compliance Monitoring Fee	0.00%	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512	$7,512
Total Administrative Expenses		**$376,437**	**$376,513**	**$376,590**	**$376,669**	**$376,750**	**$376,832**	**$376,916**	**$377,002**	**$377,089**	**$377,178**	**$377,269**	**$377,361**	**$377,456**	**$377,552**	**$377,650**	**$377,751**	**$377,853**	**$377,957**	**$378,063**	**$378,172**	**$378,283**	**$378,396**	**$378,511**	**$378,628**	**$378,748**	**$378,870**	**$378,995**	**$379,122**	**$379,251**	**$379,384**
Utility Expenses *(paid by owner)*																															
Fuel Oil	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electricity	0.00%	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000	$45,000
Water	0.00%	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200	$107,200
Gas	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sewer	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other (Describe)	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Utility Expenses		**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**	**$152,200**
Operating and Maintenance Expenses																															
Payroll	0.00%	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480	$84,480
Supplies	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Contracts	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Operating & Maintenance Rent Free Unit	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Garbage & Trash Removal	0.00%	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120	$54,120
Security Payroll/ Contracts	0.00%	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640	$77,640
Security Rent Free Unit	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Repairs & Maintenance	0.00%	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560	$206,560
Landscaping	0.00%	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840	$27,840
Vehicle/Maint. Equip. Operation & Repair	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Miscellaneous Operating & Maintenance	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
0	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other (Describe)	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Operating and Maintenance Expenses		**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**	**$450,640**
Taxes and Insurance																															
Real Estate Tax	2.00%	$18,250	$18,615	$18,987	$19,367	$19,754	$20,149	$20,552	$20,964	$21,383	$21,810	$22,247	$22,692	$23,145	$23,608	$24,080	$24,562	$25,053	$25,554	$26,065	$26,587	$27,119	$27,661	$28,214	$28,778	$29,354	$29,941	$30,540	$31,151	$31,774	$32,409
Payroll Taxes (project share)	0.00%	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430	$58,430
Property & Liability Insurance	0.00%	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000	$384,000
Fidelity Bond Insurance	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Workmen's Compensation	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Health Insurance & Other Benefits	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Misc. Taxes, Licenses, Permits & Insurance	0.00%	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600	$2,600
AHSC 0.42%	0.00%	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900	$123,900
Other (Describe)	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Taxes and Insurance		**$587,180**	**$587,545**	**$587,917**	**$588,297**	**$588,684**	**$589,079**	**$589,482**	**$589,894**	**$590,313**	**$590,740**	**$591,177**	**$591,622**	**$592,075**	**$592,538**	**$593,010**	**$593,492**	**$593,983**	**$594,484**	**$594,995**	**$595,517**	**$596,049**	**$596,591**	**$597,144**	**$597,708**	**$598,284**	**$598,871**	**$599,470**	**$600,081**	**$600,704**	**$601,339**
Residential Services																															
Payroll	0.00%	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800	$76,800
Supplies	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Contract	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Residential Services		**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**	**$76,800**

SUB-TOTAL OPERATING EXPENSE	Inflator	1,643,257	1,643,698	1,644,148	1,644,607	1,645,074	1,645,552	1,646,039	1,646,535	1,647,042	1,647,558	1,648,085	1,648,623	1,649,171	1,649,730	1,650,301	1,650,883	1,651,476	1,652,082	1,652,699	1,653,329	1,653,971	1,654,626	1,655,295	1,655,976	1,656,672	1,657,381	1,658,105	1,658,842	1,659,595	1,660,363
Reserve for Replacement	0.00%	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000	$60,000
Operating Reserve	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL OPERATING EXPENSES		**1,703,257**	**1,703,698**	**1,704,148**	**1,704,607**	**1,705,074**	**1,705,552**	**1,706,039**	**1,706,535**	**1,707,042**	**1,707,558**	**1,708,085**	**1,708,623**	**1,709,171**	**1,709,730**	**1,710,301**	**1,710,883**	**1,711,476**	**1,712,082**	**1,712,699**	**1,713,329**	**1,713,971**	**1,714,626**	**1,715,295**	**1,715,976**	**1,716,672**	**1,717,381**	**1,718,105**	**1,718,842**	**1,719,595**	**1,720,363**
NET OPERATING INCOME		**745,821**	**806,607**	**868,914**	**932,782**	**998,249**	**1,065,355**	**1,134,141**	**1,204,648**	**1,276,922**	**1,351,004**	**1,426,941**	**1,504,779**	**1,584,566**	**1,666,350**	**1,750,182**	**1,836,112**	**1,924,193**	**2,014,480**	**2,107,026**	**2,201,890**	**2,299,128**	**2,398,800**	**2,500,967**	**2,605,692**	**2,713,038**	**2,823,072**	**2,935,860**	**3,051,471**	**3,169,976**	**3,291,448**

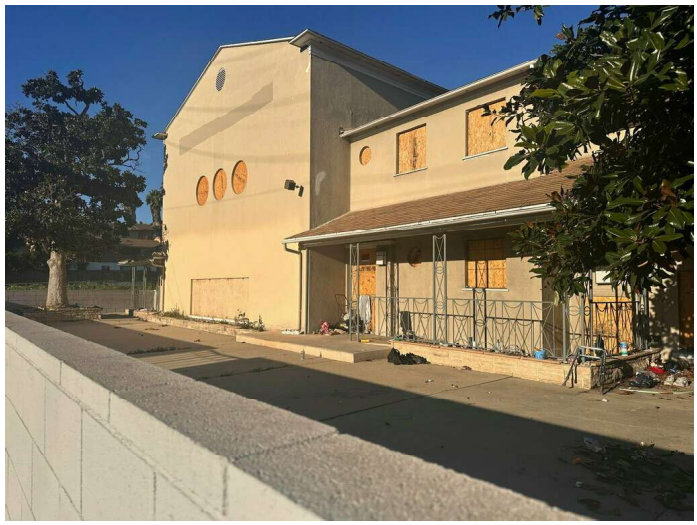
DEBT SERVICE AND FEES	Principal		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Senior Permanent Loan	$0		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Citi - Tax-Exempt perm	$7,079,000		$637,859	$637,859	$637,859	$637,859	$637,859	$637,859	$637,859	$637,859	$637,859	$637,859	$637,859	$637,859	$637,859	$637,859	$637,859	$637,859	$637,859	$637,859	$637,859	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$ -	$0		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Debt Service (Must Pay)			**$637,859**	**$637,859**	**$637,859**	**$637,859**	**$637,859**	**$637,859**	**$637,859**	**$637,859**	**$637,859**	**$637,859**	**$637,859**	**$637,859**	**$637,859**	**$637,859**	**$637,859**	**$637,859**	**$637,859**	**$637,859**	**$637,859**	**$637,859**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Cash Flow (after Must Pay Debt)			**$107,962**	**$168,748**	**$231,056**	**$294,924**	**$360,391**	**$427,496**	**$496,282**	**$566,790**	**$639,063**	**$713,145**	**$789,083**	**$866,921**	**$946,707**	**$1,028,492**	**$1,112,323**	**$1,198,253**	**$1,286,335**	**$1,376,621**	**$1,469,168**	**$1,564,031**	**$2,299,128**	**$2,398,800**	**$2,500,967**	**$2,605,692**	**$2,713,038**	**$2,823,072**	**$2,935,860**	**$3,051,471**	**$3,169,976**	**$3,291,448**
Debt Service Coverage Ratio			**1.17**	**1.26**	**1.36**	**1.46**	**1.57**	**1.67**	**1.78**	**1.89**	**2.00**	**2.12**	**2.24**	**2.36**	**2.48**	**2.61**	**2.74**	**2.88**	**3.02**	**3.16**	**3.30**	**3.45**	-	-	-	-	-	-	-	-	-	-

Asset Management Fees		Inflator																														
LP Fee		0%	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
GP Fee	No	0%	$0	$0	$0	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000
Deferred Fee	############	100%	$102,962	$163,748	$226,056	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total			**$107,962**	**$168,748**	**$231,056**	**$25,000**	**$25,000**	**$25,000**	**$25,000**	**$25,000**	**$25,000**	**$25,000**	**$25,000**	**$25,000**	**$25,000**	**$25,000**	**$25,000**

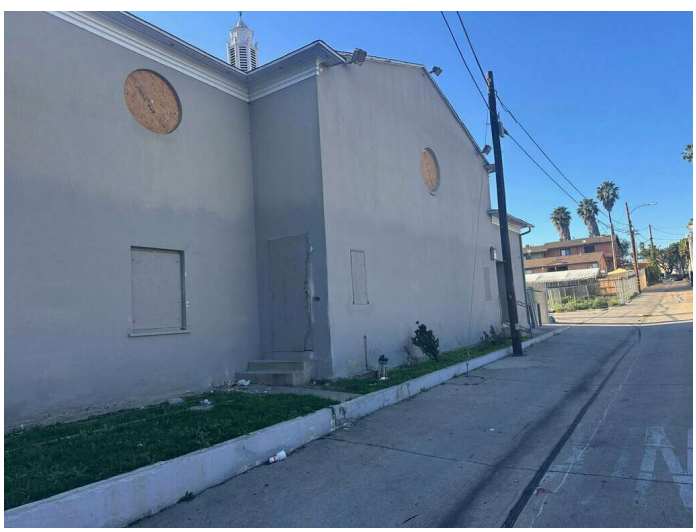

Multi-family residential (520 and 524 East Hazel Street)
Multi-family residential (530 East Hazel Street)
Multi-family residential (523 Warren Lane)
Parking lot 521 Warren Lane
Single-family residences (414 and 416 Centinela Avenue)
Vacant lot 410 Centinela Avenue
Unoccupied commercial church building 400 Centinela Avenue
CENTINELA AVENUE
WARREN LANE
Kingdom Hall of Jehovah's Witnesses (409 Centinela Avenue)
Rocker Bros. Meat and Provision, Inc. (405 Centinela Avenue)
Veterans Memorial Building, parking lot, and recreational park (328 Centinela Avenue and 700 Warren Lane)
Single-family residence (434 Warren Lane)



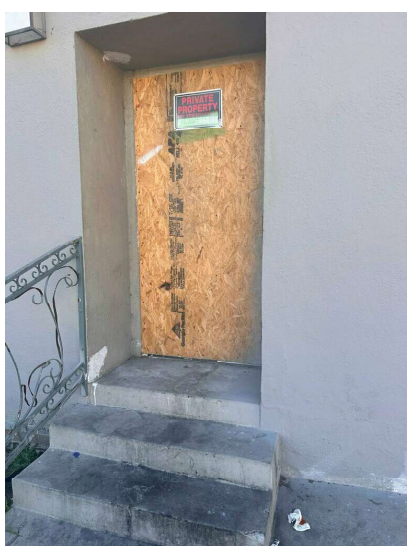
1. View of the subject property vacant lot, facing northeast



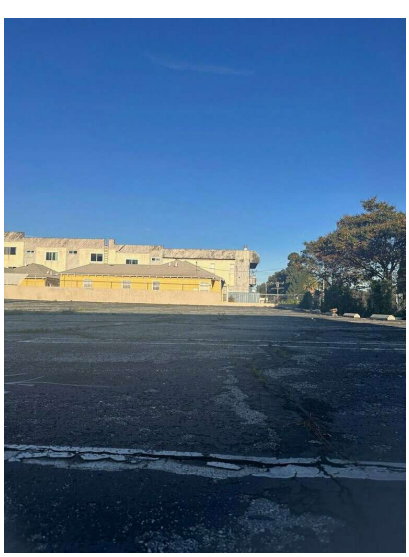
2. View of the subject property building, facing north



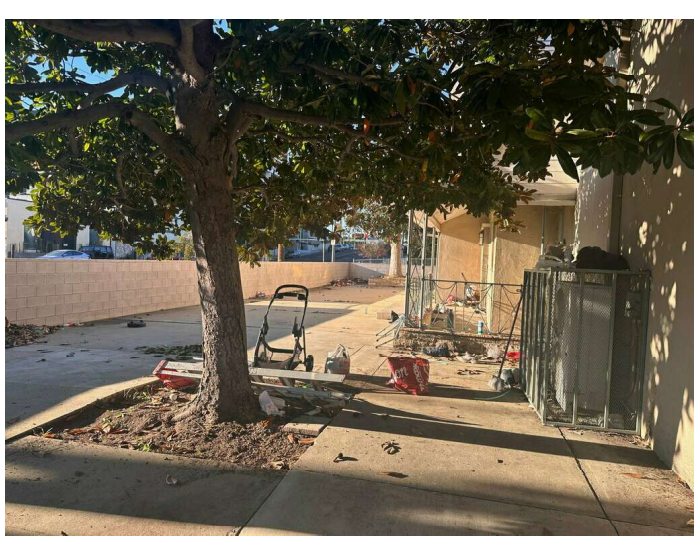
3. View of the rear of the subject property building, facing east



4. View of boarded up rear entrance to the subject property building, facing northwest

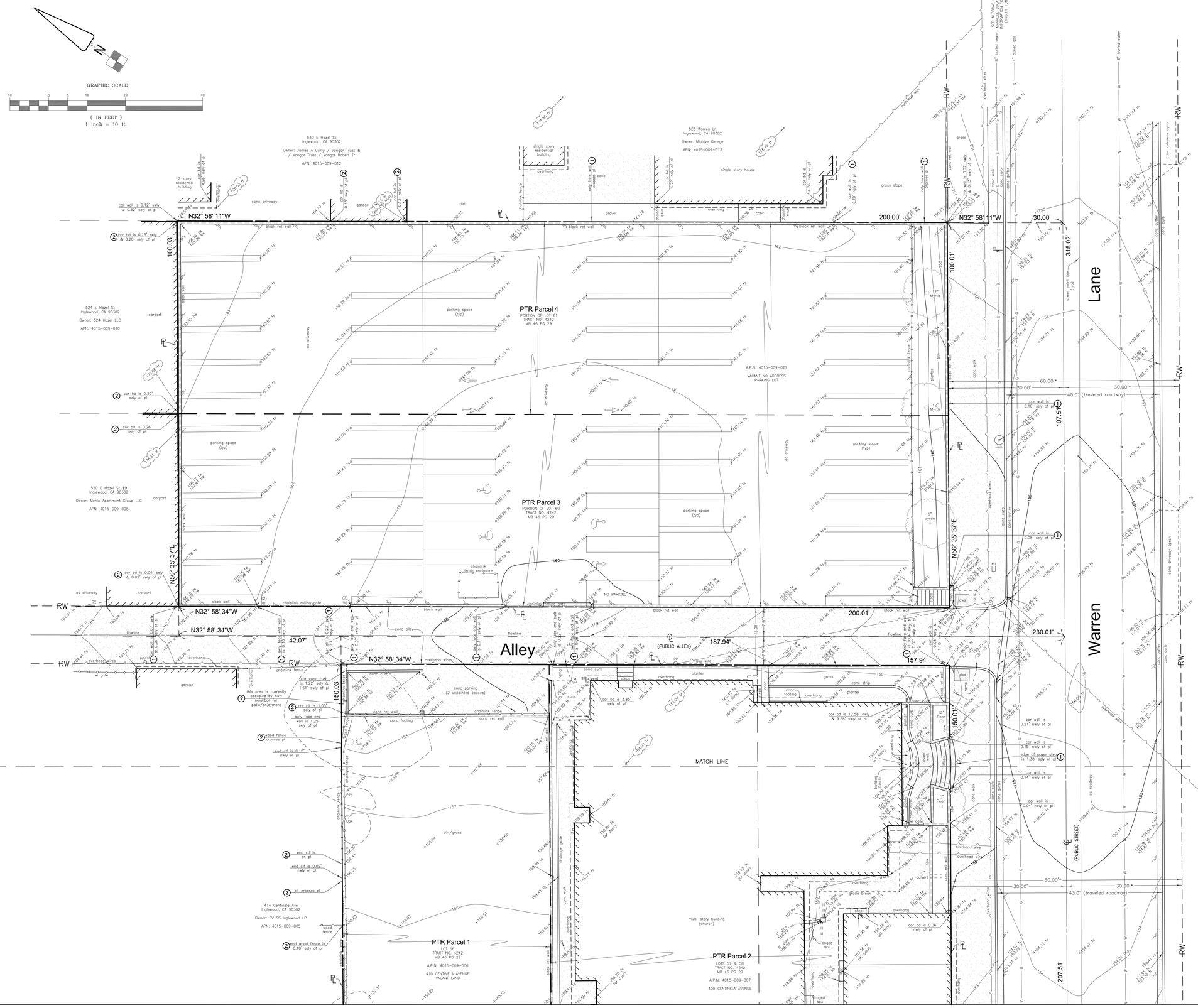


5. View of the subject property parking lot with the adjoining property to the northeast (beyond), facing northeast



6. View of a courtyard on the southwestern portion of the subject property, facing northwest

A.L.T.A. / N.S.P.S. Land Title Survey



Surveyor's Notices:

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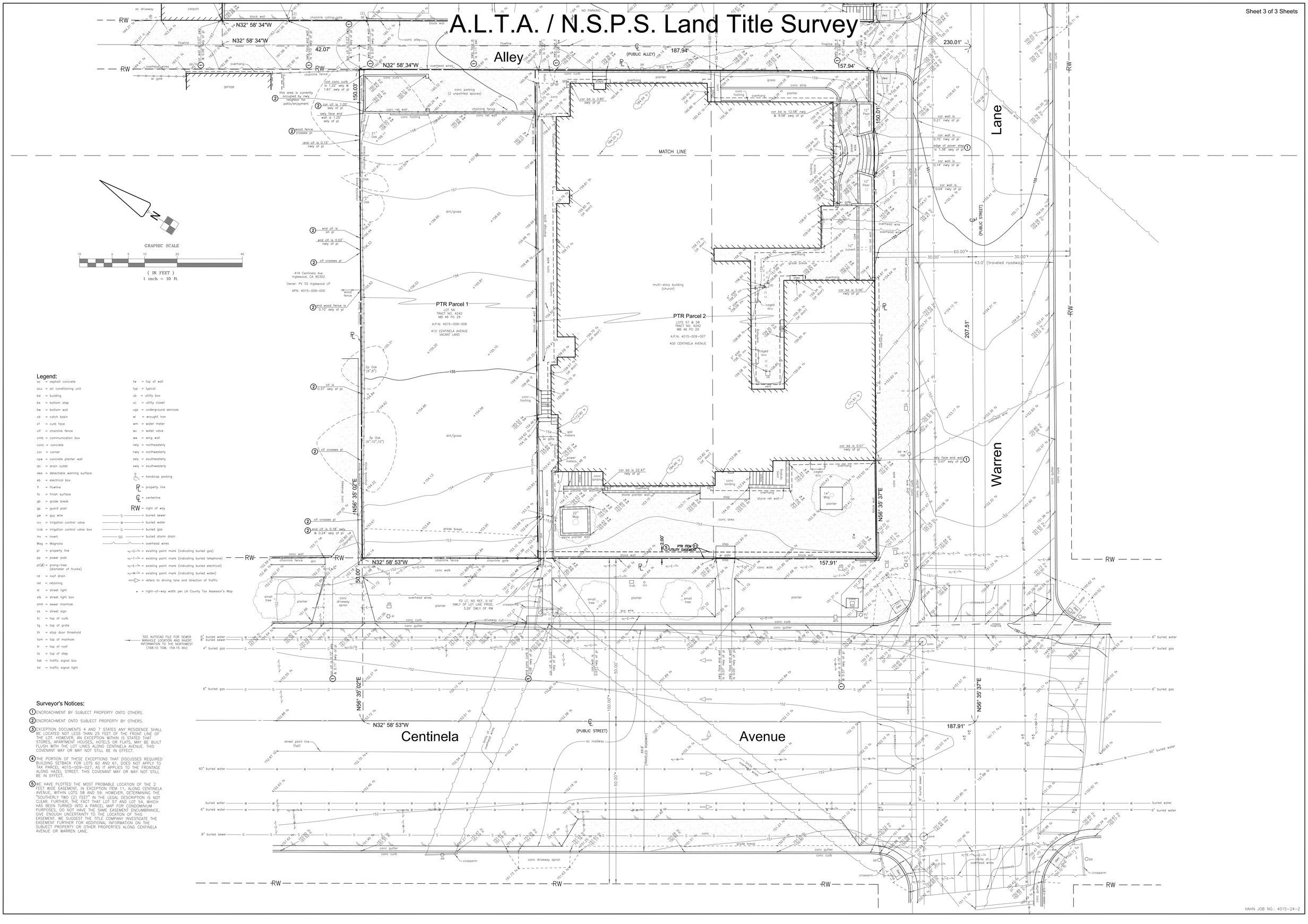
2. ENCROACHMENT ONTO SUBJECT PROPERTY BY OTHERS.
3. EXCEPTION DOCUMENTS 4 AND 7 STATES ANY RESIDENCE SHALL BE LOCATED NOT LESS THAN 25 FEET OF THE FRONT LINE OF THE LOT. HOWEVER, AN EXCEPTION WITHIN IS STATED THAT STORES, APARTMENT HOUSES, HOTELS OR FLATS, MAY BE BUILT FLUSH WITH THE LOT LINES ALONG CENTINELA AVENUE. THIS COVENANT MAY OR MAY NOT STILL BE IN EFFECT.
4. THE PORTION OF THESE EXCEPTIONS THAT DISCUSSES REQUIRED BUILDING SETBACK FOR LOTS 60 AND 61, DOES NOT APPLY TO TAX PARCEL 4015-009-027, AS IT APPLIES TO THE FRONTAGE ALONG HAZEL STREET. THIS COVENANT MAY OR MAY NOT STILL BE IN EFFECT.
5. WE HAVE PLOTTED THE MOST PROBABLE LOCATION OF THE 2 FEET WIDE EASEMENT, IN EXCEPTION ITEM 11, ALONG CENTINELA AVENUE, WITHIN LOTS 58 AND 59. HOWEVER, DETERMINING THE "SOUTHERLY TWO (2) FEET" IN THE LEGAL DESCRIPTION IS NOT CLEAR. FURTHER, THE FACT THAT LOT 57 AND LOT 54, WHICH HAS BEEN TURNED INTO A PARCEL MAP FOR CONDOMINIUM PURPOSES, DO NOT HAVE THE SAME EASEMENT ENCUMBRANCE, GIVE ENOUGH UNCERTAINTY TO THE LOCATION OF THIS EASEMENT. WE SUGGEST THE TITLE COMPANY INVESTIGATE THE EASEMENT FURTHER FOR ADDITIONAL INFORMATION ON THE SUBJECT PROPERTY OR OTHER PROPERTIES ALONG CENTINELA AVENUE OR WARREN LANE.

Legend:

- ac = asphalt concrete
- acu = air conditioning unit
- bd = building
- bs = bottom step
- bw = bottom wall
- cb = catch basin
- cf = curb face
- clf = chainlink fence
- cmb = communication box
- conc = concrete
- cor = corner
- cpw = concrete planter wall
- do = drain outlet
- dws = detectable warning surface
- eb = electrical box
- fl = flowline
- fs = finish surface
- gb = grade break
- gp = guard post
- gw = guy wire
- icv = irrigation control valve
- icvb = irrigation control valve box
- inv = invert
- Mag = Magnolia
- pl = property line
- pp = power pole
- pt(#) = prong-tree (diameter of trunks)
- rd = roof drain
- ret = retaining
- sl = street light
- slb = street light box
- smh = sewer manhole
- ss = street sign
- tc = top of curb
- tg = top of grate
- th = atop door threshold
- tom = top of manhole
- tr = top of roof
- ts = top of step
- tsb = traffic signal box
- tsl = traffic signal light
- tw = top of wall
- typ = typical
- ub = utility box
- uc = utility closet
- ugs = underground services
- wi = wrought iron
- wm = water meter
- wv = water valve
- ww = wing wall
- nely = northeasterly
- nwly = northwesterly
- sely = southeasterly
- swly = southwesterly
- handicap parking
- PL = property line
- ℄ = centerline
- RW = right of way
- S = buried sewer
- W = buried water
- G = buried gas
- SD = buried storm drain
- overhead wires
- = existing paint mark (indicating buried gas)
- = existing paint mark (indicating buried telephone)
- = existing paint mark (indicating buried electrical)
- = existing paint mark (indicating buried water)
- = refers to driving lane and direction of traffic
- * = right-of-way width per LA County Tax Assessor's Map

A.L.T.A. / N.S.P.S. Land Title Survey



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do = drain outlet	swly = southwesterly
dws = detectable warning surface	= handicap parking
eb = electrical box	= property line
fl = flowline	= centerline
fs = finish surface	RW = right of way
gb = grade break	S = buried sewer
gp = guard post	W = buried water
gw = guy wire	G = buried gas
icv = irrigation control valve	SD = buried storm drain
icvb = irrigation control valve box	= overhead wires
inv = invert	= existing paint mark (indicating buried gas)
Mag = Magnolia	= existing paint mark (indicating buried telephone)
pl = property line	= existing paint mark (indicating buried electrical)
pp = power pole	= existing paint mark (indicating buried water)
pr(#) = prong-tree (diameter of trunks)	= refers to driving lane and direction of traffic
rd = roof drain	* = right-of-way width per LA County Tax Assessor's Map
ret = retaining	
sl = street light	
slb = street light box	
smh = sewer manhole	
ss = street sign	
tc = top of curb	
tg = top of grate	
th = drop door threshold	
tom = top of manhole	
tr = top of roof	
ts = top of step	
tsb = traffic signal box	
tsl = traffic signal light	

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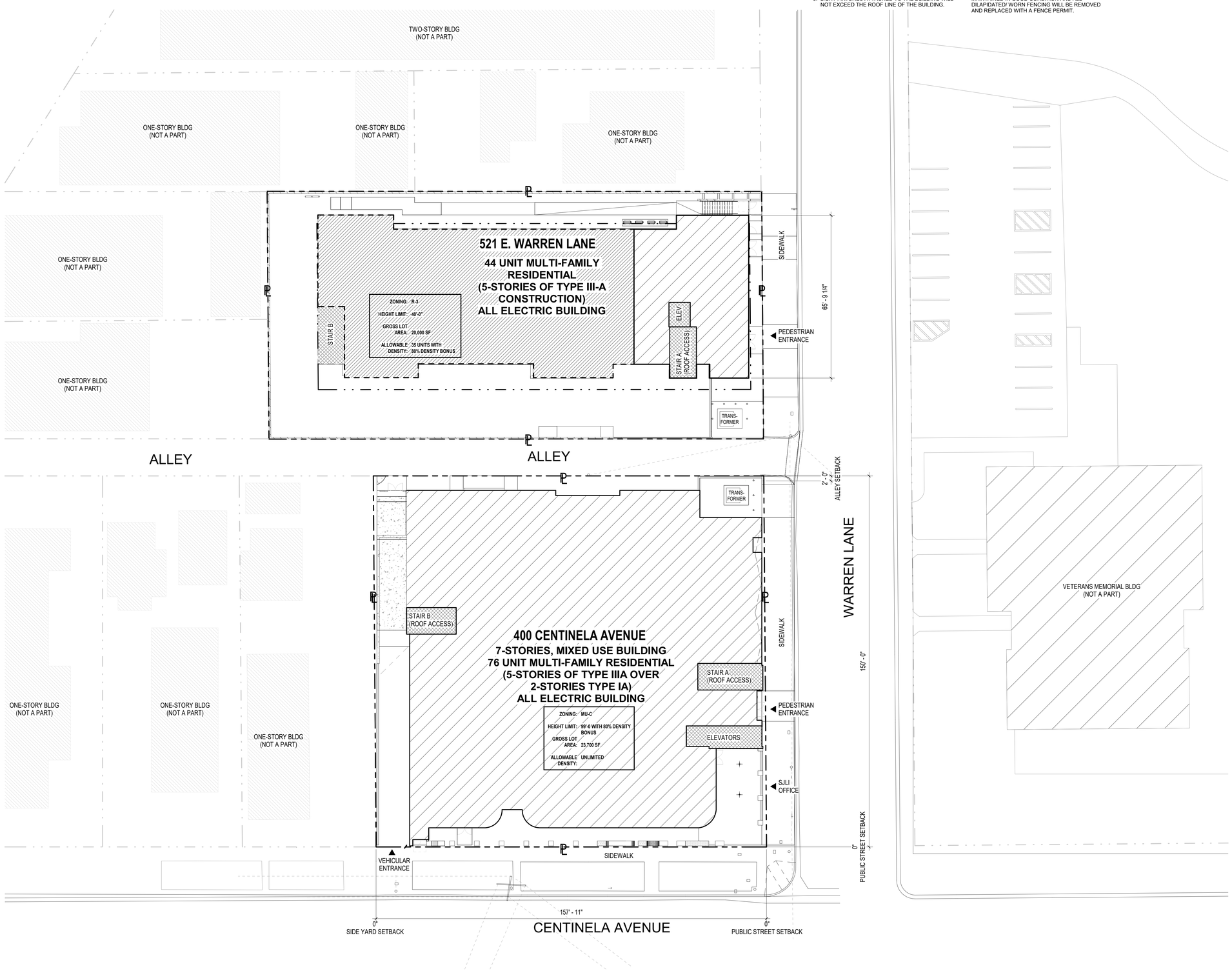

OVERALL SITE PLAN 1
1/16" = 1'-0"

PLANNING NOTES

1. ROOF EAVE PROJECTION WILL NOT PROJECT OR EXTEND INTO ANY REQUIRED FRONT OR REAR YARD NOT MORE THAN THIRTY (30) INCHES AND INTO ANY REQUIRED SIDE YARD NOT MORE THAN TWENTY-FIVE (25%) OF THE REQUIRED SIDE YARD, OR THIRTY (30) INCHES, WHICHEVER IS LESS, PER INGLEWOOD MUNICIPAL CODE (IMC) SECTION 12-13
2. SITE WILL BE CLEANED OFF AND ALL CONSTRUCTION MATERIALS WILL BE REMOVED AND DISPOSED OF PROPERLY.
3. LIGHT FIXTURES ATTACHED TO THE BUILDING WILL NOT EXCEED THE ROOF LINE OF THE BUILDING.
4. LIGHTING WILL BE CONFINED TO THE SITE AND WILL NOT CAUSE ANY GLARE TO ADJACENT PROPERTIES.
5. ALL ILLUMINATION WILL BE CONFINED TO THE SITE.
6. ROOFTOP EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND IF DETERMINED BY THE PLANNING DIVISION, NEW SCREENING WILL BE PROVIDED AFTER UNITS ARE INSTALLED.
7. ALL PROPOSED AND EXISTING FENCING WILL BE MAINTAINED IN GOOD CONDITION AND ALL DILAPIDATED/ WORN FENCING WILL BE REMOVED AND REPLACED WITH A FENCE PERMIT.
8. PRIOR TO ANY PROPOSED FENCE INSTALLATION, OBTAIN A FENCE PERMIT FROM THE PLANNING DIVISION FOR ALL FENCING ABOVE FOUR FEET IN HEIGHT. OBTAIN A BUILDING PERMIT FROM THE BUILDING DIVISION FOR ALL FENCING ABOVE SEVEN FEET IN HEIGHT. MAXIMUM HEIGHT FOR RESIDENTIAL FENCING IS EIGHT FEET.
9. SECURITY CAMERAS TO BE PROVIDED TO COVER PERIMETER OF BUILDING.

GENERAL NOTES

1. EXITS, EXIT ACCESS DOORS AND PATHS OF EGRESS TRAVEL THAT IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS SHALL BE MARKED BY AN APPROVED EXIT SIGN THAT IS READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. BUILDING CODE 1011 NOTE: ADDITIONAL EXITS SIGNS MAY BE REQUIRED AT TIME OF FIELD INSPECTION THE MEANS OF EGRESS TRAVEL SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL. BUILDING CODE 1003.2.9.1.

2. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9

3. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION REASON: CBC 903.2.8 TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.1, 903.3.1.2, 903.3.1.3

4. BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE REQUIREMENTS OF 3002.4.1A THROUGH 3002.4.7A. BUILDING CODE 3002.4A

5. ELEVATORS, ESCALATORS AND MOVING WALKS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN BUILDING CODE CHAPTER 30.

6. ANY PROPOSED CONSTRUCTION OR LAND USE WITHIN 100 FEET OF THE DRIP LINE OF HIGH VOLTAGE TRANSMISSION LINES SHALL BE SUBJECT TO REVIEW BY THE FIRE MARSHAL.

7. THE AREA OF FIRE FIGHTING OPERATIONS, AS DETERMINED BY THE FIRE CODE OFFICIAL, SHALL NOT BE LOCATED UNDERNEATH HIGH VOLTAGE TRANSMISSION LINES. FIRE CODE 503.2.9

8. FIRE APPARATUS ACCESS ROADS AND STRUCTURES LOCATED NEAR HIGH-VOLTAGE TRANSMISSION LINES SHALL BE POSTED WITH APPROVED SIGNS STATING CAUTION OVERHEAD HIGH-VOLTAGE TRANSMISSION LINES AS REQUIRED BY FIRE CODE 503.3.1. SPECIFIC SIGN LOCATIONS SHALL BE DETERMINED BY THE FIRE INSPECTOR

9. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1

10. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR

11. NOT USED

12. PROVIDE AN APPROVED CLASS 1 STANDPIPE SYSTEM AS SET FORTH BY BUILDING CODE AND FIRE CODE 905. SUBMIT PLANS TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. REASON: 905.3.1

13. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS (40.5 CU. FT.) OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3

14. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. BUILDING CODE 1006.3

KEYNOTES

LEGEND

PROPERTY LINE
SETBACK LINE
PATH OF TRAVEL

AGENCY APPROVAL

the architects collective

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PROJECT

SANKOFA PLACE AT CENTINELA

400 CENTINELA AVE. INGLEWOOD, CA 90302

OWNER

CREATING THRIVING COMMUNITIES, LLC

200 LINCOLN BLVD. VENICE, CA 90291

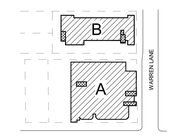
CONSULTANT

STAMP

This document is incomplete and may not be used for regulatory approval, permit or construction.

ISSUE #	DOCUMENT PACKAGE	ISSUE DATE
	25% DESIGN DEVELOPMENT	08/09/2024
	50% DESIGN DEVELOPMENT	09/06/2024
	75% DESIGN DEVELOPMENT	11/01/2024
	100% DESIGN DEVELOPMENT	04/18/2025
	25% CONSTRUCTION DOCUMENTS	07/25/2025
	50% CONSTRUCTION DOCUMENTS	09/26/2025
	PLAN CHECK SUBMITTAL	11/24/2025

KEYPLAN



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PROJECT NO.	22004
PLOT DATE	11/24/2025
SCALE	AS SHOWN

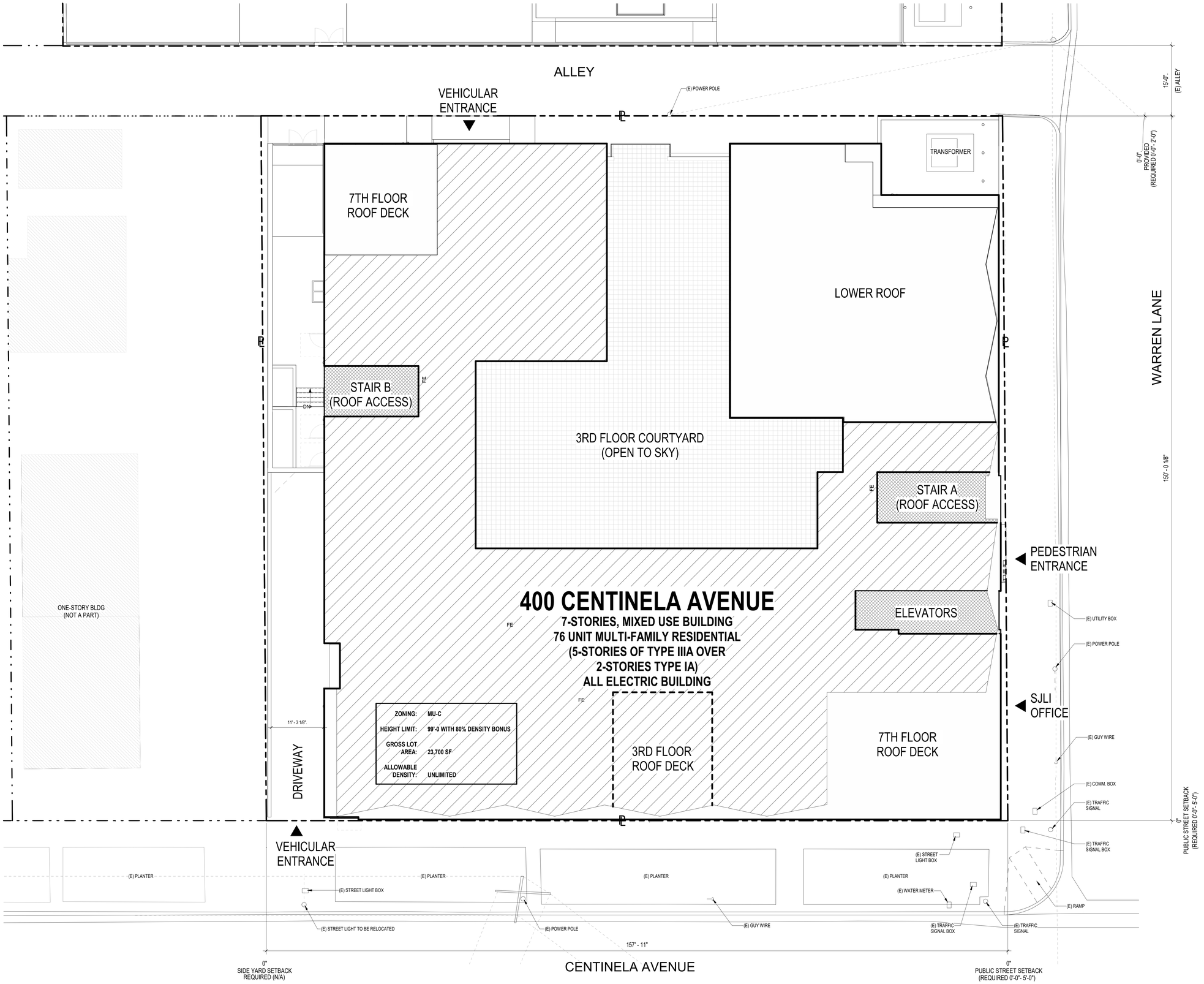
SHEET TITLE

OVERALL SITE PLAN

SHEET NO.

A0.01

11/21/2025 12:53:23 PMA0.01 OVERALL SITE PLAN



PLOT PLAN 1
1/8" = 1'-0"

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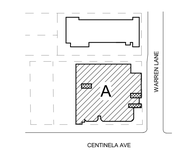
	PLAN CHECK SUBMITTAL	11/24/2025

KEYPLAN



PROJECT NO.	22004
PLOT DATE	11/24/2025
SCALE	AS SHOWN

SHEET TITLE

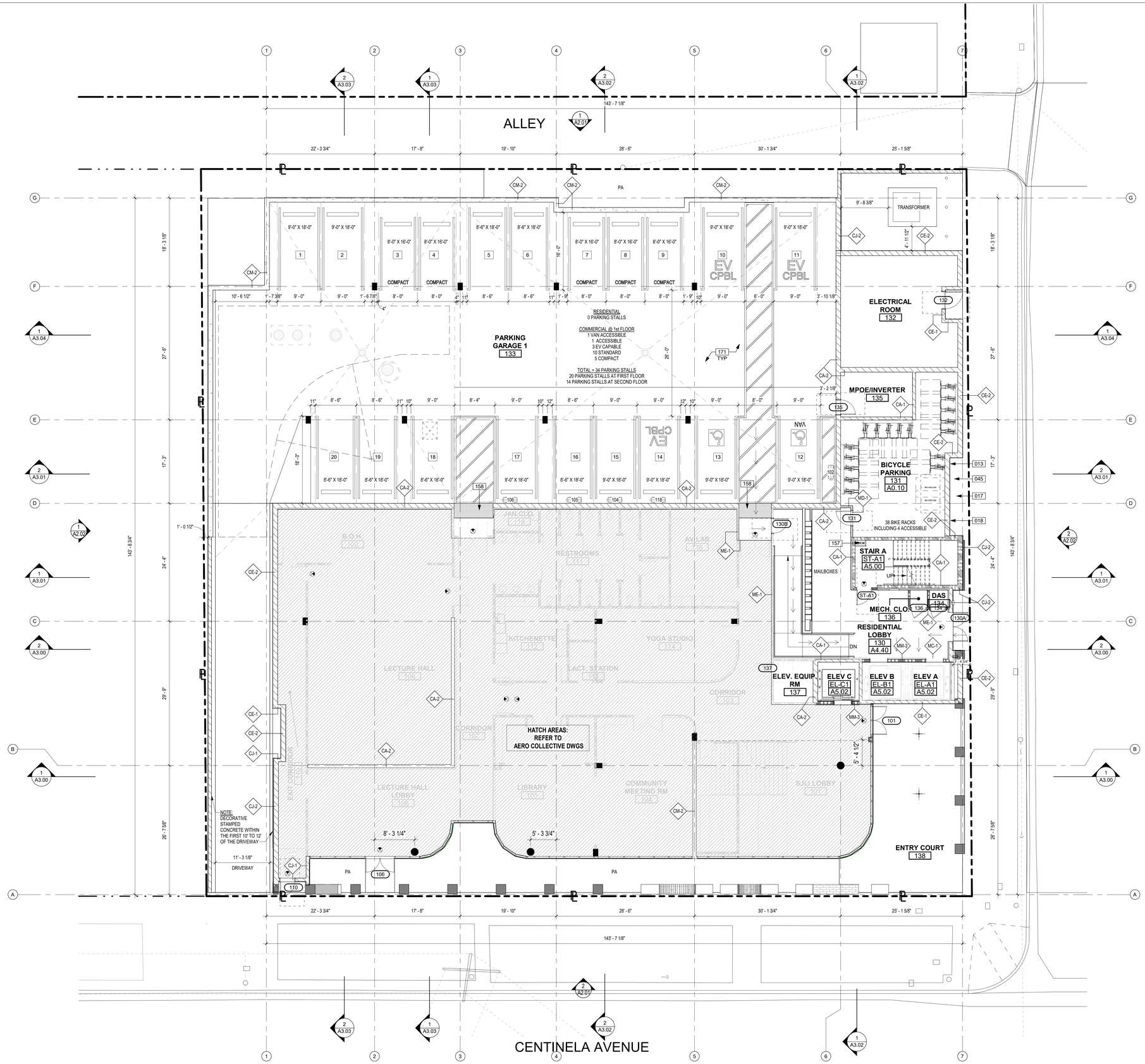
PLOT PLAN

SHEET NO.

A0.02

AGENCY APPROVAL

11/21/2025 12:53:47 PM A0.02 PLOT PLAN



GENERAL NOTES

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4. REFER TO ENLARGED PLANS FOR ADDITIONAL WALL TYPE CALL-OUTS, DIMENSIONS, DOOR, STOREFRONT & WINDOWS TAGS, AND DETAIL

5. TYPICAL DIMENSIONS ARE TO FACE OF STRUCTURE WHICH IS FACE OF CONCRETE FACE OF STUD, OR FACE OF SHEATHING AS OCCURS

6. REFER TO ELECTRICAL PLANS FOR EMERGENCY LIGHTING LAYOUT

7. REFER TO G0.30-G0.37 SHEETS FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS & DETAILS

8. CONSTRUCTION OF THIS BUILDING CONSIST OF THE ASSEMBLY OF PREFABRICATED MODULAR BUILDING UNITS. FINISHES TO BE APPLIED AFTER THE INSTALLATION AND THE CONNECTION OF THE MODULAR UNITS

9. ALL PLUMBING / EQUIPMENT TO BE PROPERLY CLEANED AND PREPARED TO RECEIVE PAINT

10. PROVIDE FIRE PARTITION IN ACCORDANCE WITH CBC 709.0 FOR:
- WALLS SEPARATING DWELLING UNITS
- CORRIDOR WALLS

11. REFER TO A4.50-A4.53 SHEETS FOR CORRIDOR REFLECTED CEILING PLAN

12. REFER TO A7.00 FOR WALL TYPE DETAILS

13. GENERAL CONTRACTOR RESPONSIBLE FOR COORDINATION OF SLAB FRAMING, PLUMBING, MECHANICAL, ELECTRICAL, LANDSCAPE AND ALL OTHER TRADES.

14. REFER TO CIVIL, IRRIGATION, MECHANICAL, PLUMBING AND ELECTRICAL DWGS FOR ADDITIONAL PENETRATIONS.

15. DETAIL CALLOUTS FOR TYPICAL CONDITIONS ARE SHOWN OCCASIONALLY BUT APPLY TO ALL OCCURENCES OF TYPICAL CONDITION

16. PROVIDE SLIP RESISTANCE FLOORING IN ACCORDANCE WITH CBC 11B-302.1

17. ALL ROOF DRAINS TO DRAIN TO DRYWELL. REFER PLUMBING AND CIVIL PLANS FOR DETAILS.

ACCESSIBILITY NOTES

1. PROVIDE SLIP RESISTANT FLOOR FINISH

2. PROVIDE PLUMBING PROTECTION, WRAP & INSULATE SUPPLY AND DRAIN LINES. NO SHARP EXPOSED SURFACES

3. PROVIDE 8'-2" MIN. VERTICAL CLEARANCE AT ACCESSIBLE PARKING STALLS.

KEYNOTES

013	FIRE DEPT CONNECTION (FDC) PER LAFD RQMTS. REFER TO CIVIL DRAWINGS.
017	FIRE WATER METER & BACKFLOW PREVENTER. REFER TO PLUMBING DRAWINGS.
018	DOMESTIC WATER METER & BACKFLOW PREVENTER. REFER TO PLUMBING DRAWINGS.
045	DOUBLE CHECK DETECTOR ASSEMBLY. REFER TO CIVIL DRAWINGS.
157	CLASS I COMBINATION STANDPIPE.
158	TRUNCATED DOMES. 36" MIN. WIDTH.
171	PORTLAND CEMENT CONCRETE FINISH SLAB. SLOPE TO DRAIN. REFER TO STRUCTURAL DRAWINGS.

LEGEND - FLOOR PLAN

- 1 HOUR FIRE RESISTIVE CONSTRUCTION (FIRE PARTITION)
- 2 HOUR FIRE RESISTIVE CONSTRUCTION (FIRE BARRIER)
- 272.25' FS — FINISH FLOOR ELEVATION
- FE — FIRE EXTINGUISHER
- X — WALL TYPE DESIGNATION
- ACCESSIBLE PATH OF TRAVEL
- CONCRETE TOPPING
- DRAIN LOCATION
- DRAINAGE SLOPE
- EXIT SIGN
- WATER CURTAIN
- PH — DOOR W/ PANIC HARDWARE

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SANKOFA PLACE AT CENTINELA

400 CENTINELA AVE. INGLEWOOD, CA 90302

OWNER

CREATING THRIVING COMMUNITIES, LLC

200 LINCOLN BLVD. VENICE, CA 90291

CONSULTANT

STAMP

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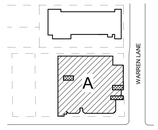


PROJECT NO.	22004
PLOT DATE	11/24/2025
SCALE	AS SHOWN

SHEET TITLE

FIRST FLOOR PLAN

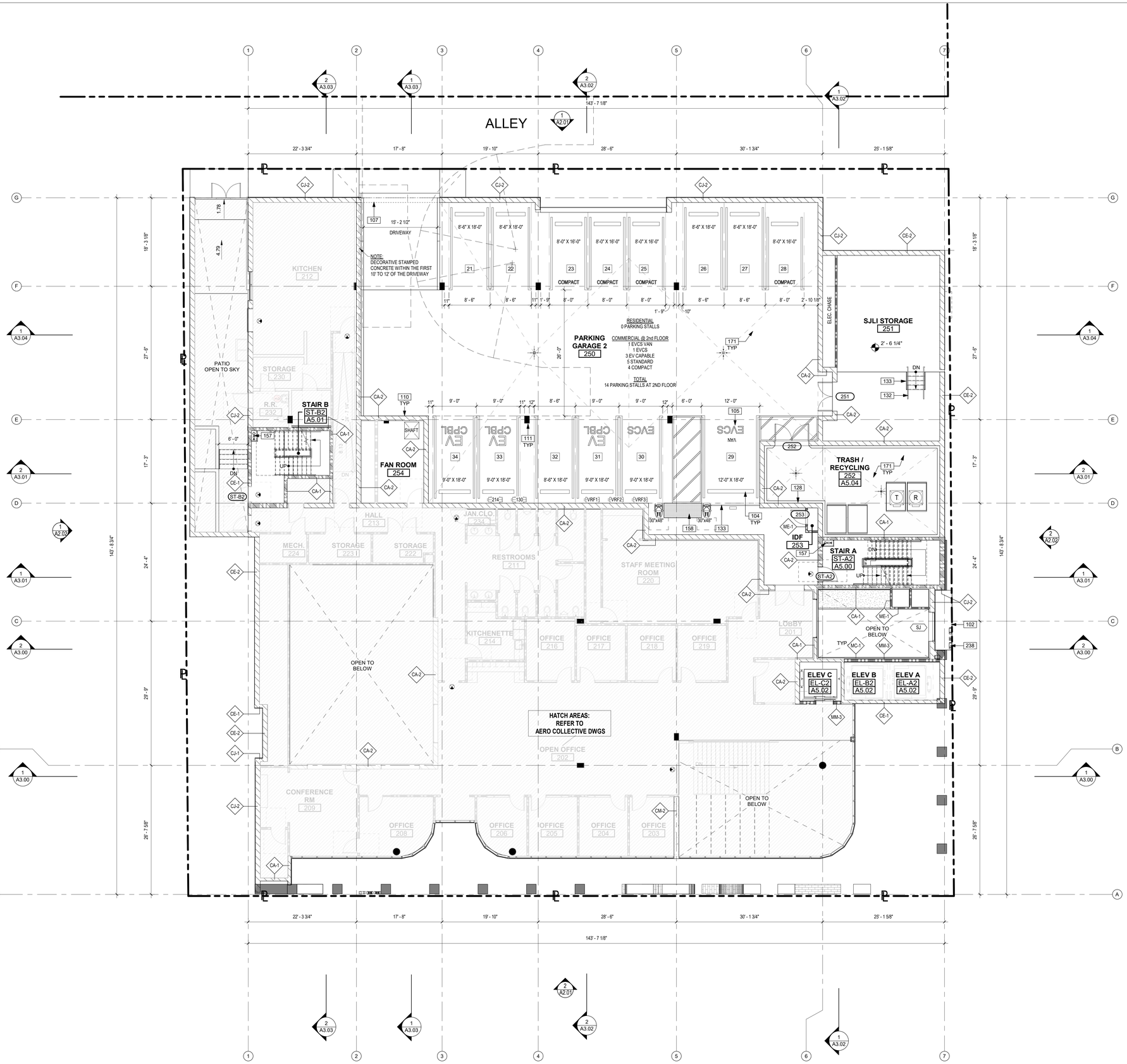
SHEET NO.

A1.10

AGENCY APPROVAL

FIRST FLOOR PLAN 1
1/8" = 1'-0"

11/21/2025 12:55:27 PMA1.10 FIRST FLOOR PLAN



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3. PROVIDE 6'-2" MIN. VERTICAL CLEARANCE AT ACCESSIBLE PARKING STALLS.

KEYNOTES

102	LINE OF METAL CANOPY.
104	6' LONG x 6" HIGH. CONCRETE WHEEL STOP.
105	ACCESSIBLE PARKING STALL.
107	OVERHEAD METAL COILING GRILLE, MOTORIZED.
110	CMU WALL. REFER TO STRUCTURAL DRAWINGS.
111	COLUMN. REFER TO STRUCTURAL DRAWINGS.
128	HOSE BIB, VANDAL-RESISTANT. REFER TO PLUMBING DRAWINGS.
132	36" HT. HANDRAIL.
133	42" MIN. HT. GUARDRAIL.
157	CLASS I COMBINATION STANDPIPE.
158	TRUNCATED DOMES. 36" MIN. WIDTH.
171	PORTLAND CEMENT CONCRETE FINISH SLAB. SLOPE TO DRAIN. REFER TO STRUCTURAL DRAWINGS.
238	BUILDING ADDRESS NUMBER SIGN W/ 12" LETTERS.

LEGEND - FLOOR PLAN

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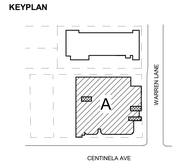


PROJECT NO.	22004
PLOT DATE	11/24/2025
SCALE	AS SHOWN

SHEET TITLE

SECOND FLOOR PLAN

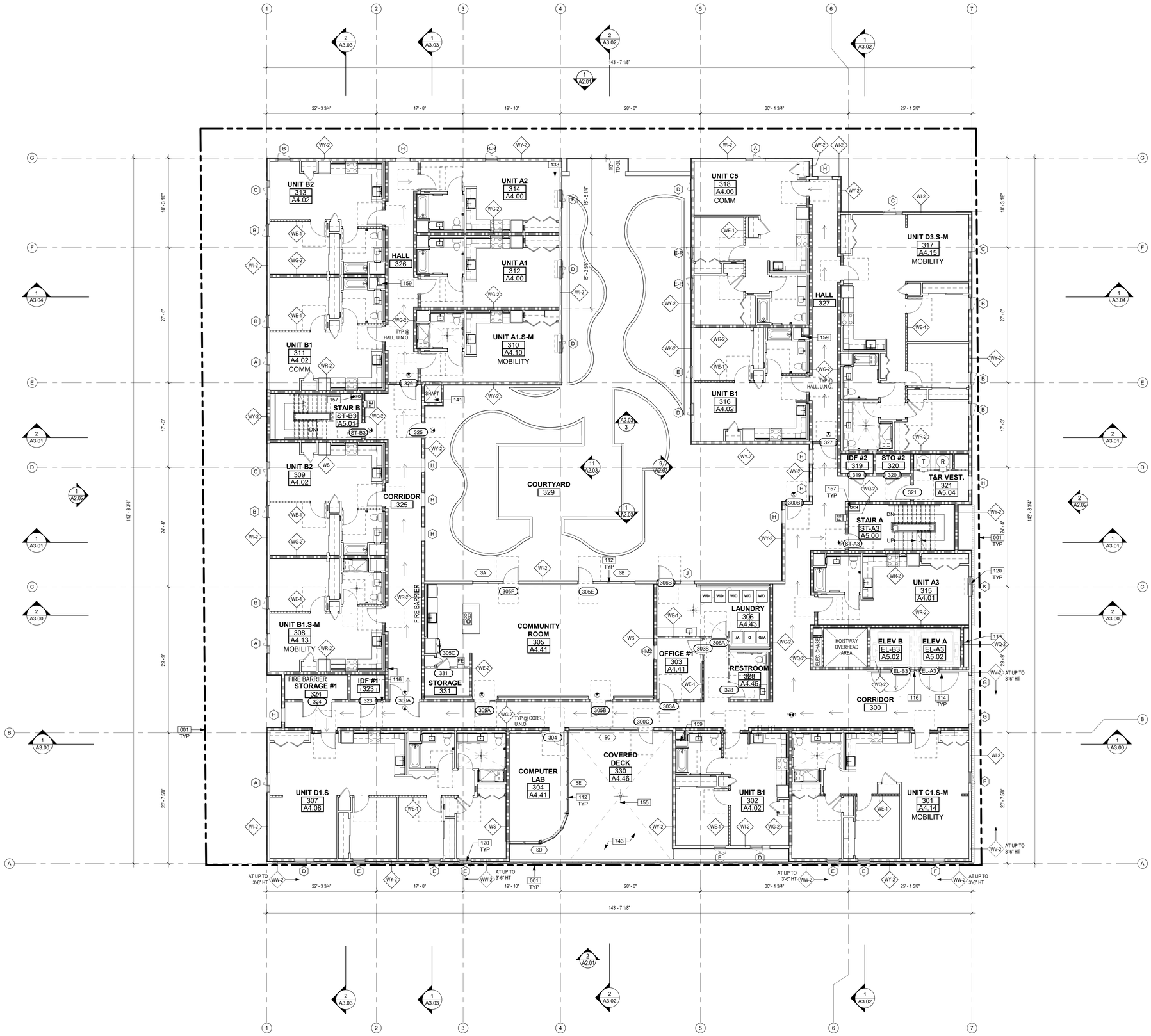
SHEET NO.

A1.20

AGENCY APPROVAL

SECOND FLOOR PLAN 1
1/8" = 1'-0"

11/21/2025 12:55:56 PMA1.20 SECOND FLOOR PLAN



THIRD FLOOR PLAN
1/8" = 1'-0"

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KEYNOTES

001	PROPERTY LINE.
112	ALUMINUM STOREFRONT GLAZING SYSTEM. REFER TO STOREFRONT SCHEDULE.
113	2 HOUR FIRE RESISTIVE DAS SHAFT UP TO ROOF.
114	FIRE RESISTIVE ELEVATOR DOOR.
116	TWO-WAY COMMUNICATION SYSTEM. REFER TO DETAIL ON SHEET G0.64.
120	VINYL WINDOW, BLACK FINISH, DUAL GLAZED W/ CLEAR LOW-E GLASS. REFER TO WINDOW SCHEDULE.
133	42" MIN. HT. GUARDRAIL.
141	GARAGE EXHAUST AIR DUCT. REFER TO MECHANICAL DRAWINGS.
155	ROOF DRAIN AND OVERFLOW. REFER TO PLUMBING DRAWINGS.
157	CLASS I COMBINATION STANDPIPE.
159	2-HR FIRE RESISTIVE MECHANICAL SHAFT. REFER TO MECHANICAL DRAWINGS.
743	RUBBER PLAY SURFACING. (REFER TO LANDSCAPE DRAWINGS).

LEGEND - FLOOR PLAN

- 1 HOUR FIRE RESISTIVE CONSTRUCTION (FIRE PARTITION)
- 1 HOUR FIRE RESISTIVE CONSTRUCTION (INTERIOR BEARING WALL PER TABLE 601)
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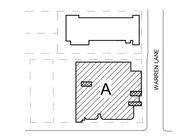


PROJECT NO.	22004
PLOT DATE	11/24/2025
SCALE	AS SHOWN

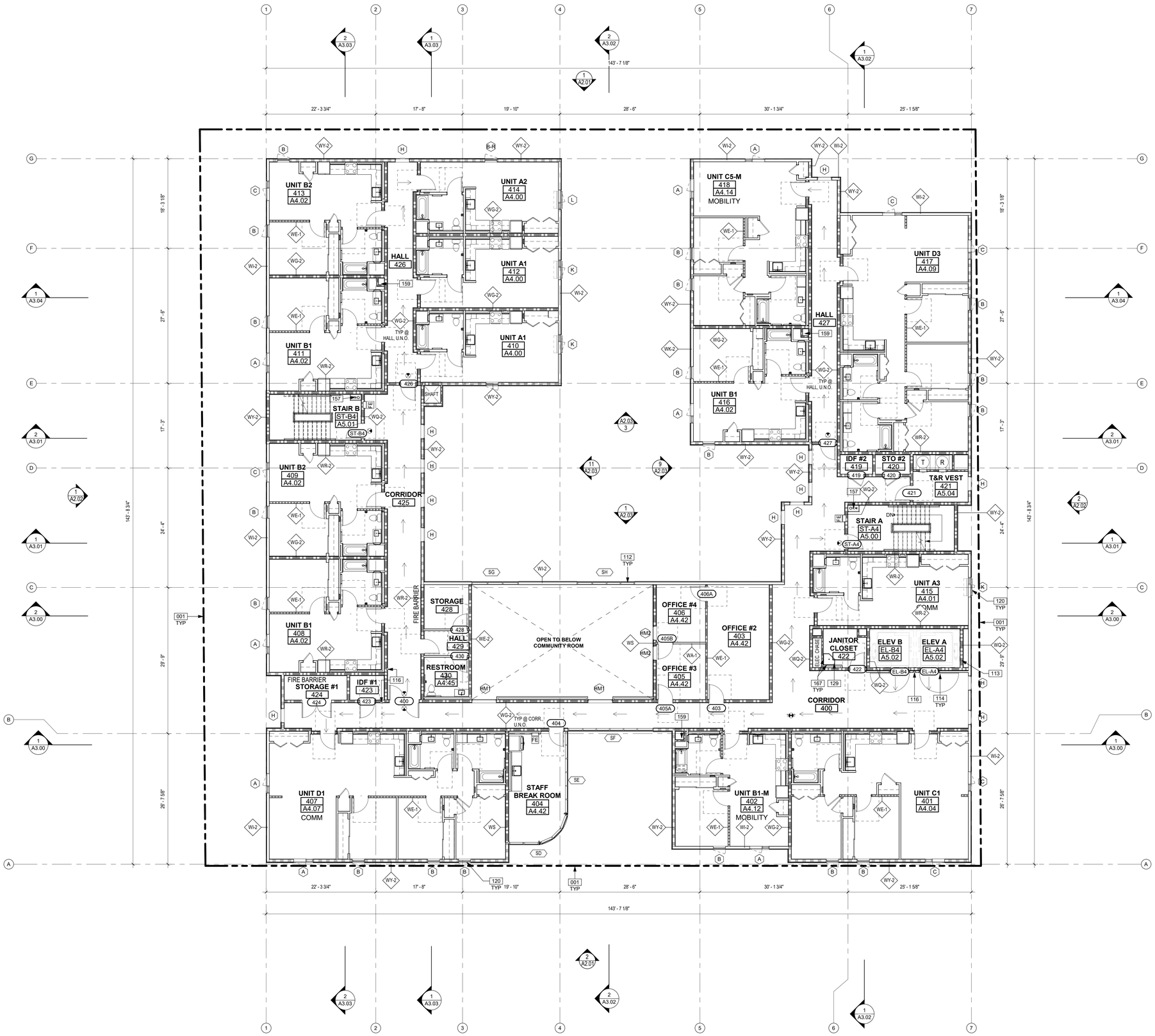
SHEET TITLE

THIRD FLOOR PLAN

SHEET NO.

A1.30

11/21/2025 12:56:06 PMA1.30 THIRD FLOOR PLAN



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120	VINYL WINDOW, BLACK FINISH, DUAL GLAZED W/ CLEAR LOW-E GLASS. REFER TO WINDOW SCHEDULE.
129	MOP SINK. REFER TO PLUMBING DRAWINGS.
157	CLASS I COMBINATION STANDPIPE.
159	2-HR FIRE RESISTIVE MECHANICAL SHAFT. REFER TO MECHANICAL DRAWINGS.
167	FIBERGLASS REINFORCED PLASTIC. COLOR: WHITE.

LEGEND - FLOOR PLAN

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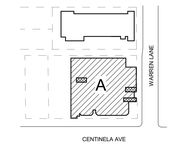


PROJECT NO.	22004
PLOT DATE	11/24/2025
SCALE	AS SHOWN

SHEET TITLE

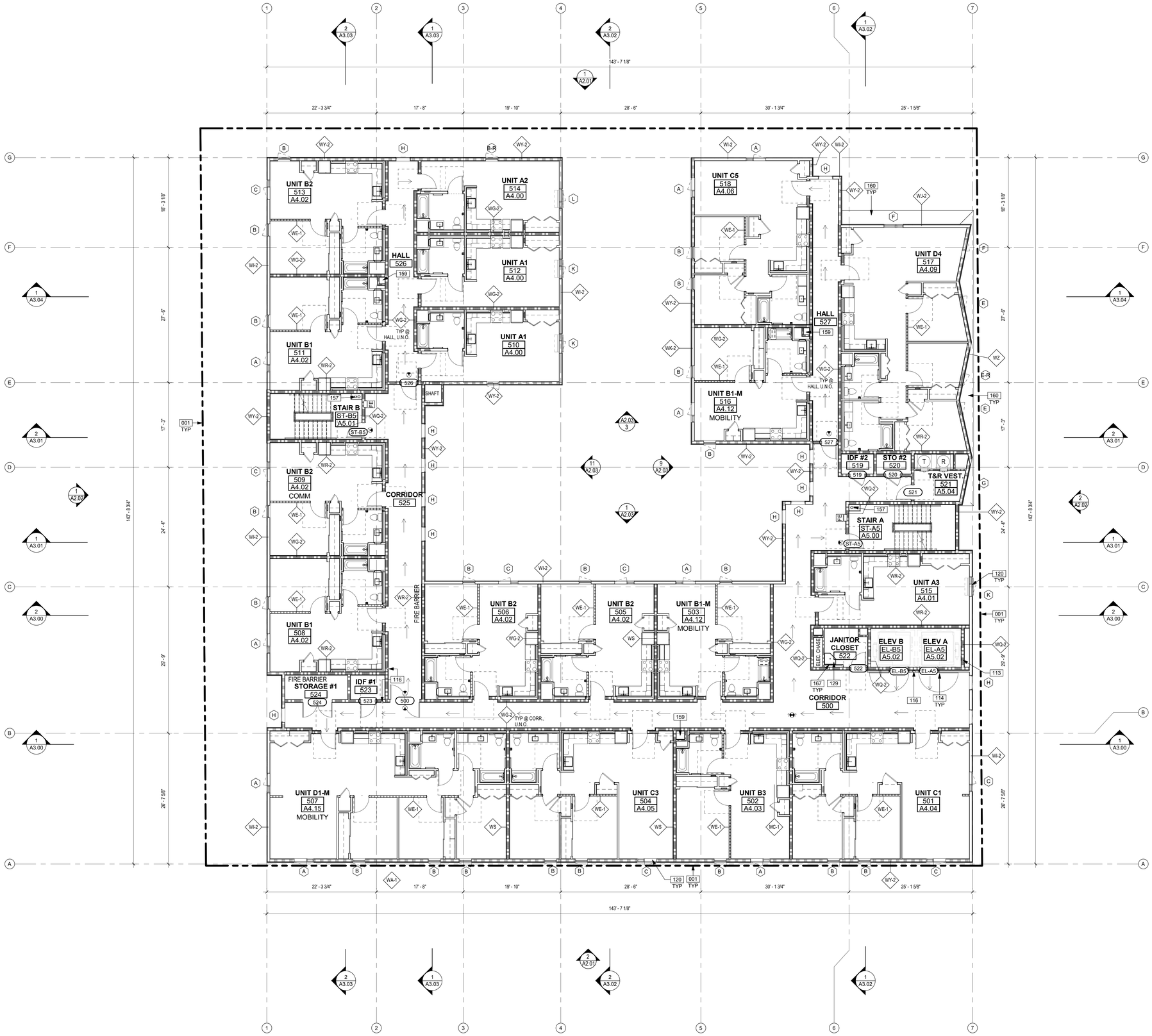
FOURTH FLOOR PLAN

SHEET NO.

A1.40

FOURTH FLOOR PLAN 1
1/8" = 1'-0"

11/21/2025 12:56:36 PMA1.40 FOURTH FLOOR PLAN



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14. REFER TO CIVIL, IRRIGATION, MECHANICAL, PLUMBING AND ELECTRICAL DWGS FOR ADDITIONAL PENETRATIONS.

15. DETAIL CALLOUTS FOR TYPICAL CONDITIONS ARE SHOWN OCCASIONALLY BUT APPLY TO ALL OCCURENCES OF TYPICAL CONDITION

16. PROVIDE SLIP RESISTANCE FLOORING IN ACCORDANCE WITH CBC 11B-302.1

17. ALL ROOF DRAINS TO DRAIN TO DRYWELL. REFER PLUMBING AND CIVIL PLANS FOR DETAILS.

KEYNOTES

001	PROPERTY LINE.
113	2 HOUR FIRE RESISTIVE DAS SHAFT UP TO ROOF.
114	FIRE RESISTIVE ELEVATOR DOOR.
116	TWO-WAY COMMUNICATION SYSTEM. REFER TO DETAIL ON SHEET G0.64.
120	VINYL WINDOW, BLACK FINISH, DUAL GLAZED W/ CLEAR LOW-E GLASS. REFER TO WINDOW SCHEDULE.
129	MOP SINK. REFER TO PLUMBING DRAWINGS.
157	CLASS I COMBINATION STANDPIPE.
159	2-HR FIRE RESISTIVE MECHANICAL SHAFT. REFER TO MECHANICAL DRAWINGS.
160	TPO ROOFING. CLASS "A". REFER TO ROOFING CUTSHEETS.
167	FIBERGLASS REINFORCED PLASTIC. COLOR: WHITE.

LEGEND - FLOOR PLAN

- 1 HOUR FIRE RESISTIVE CONSTRUCTION (FIRE PARTITION)
- 1 HOUR FIRE RESISTIVE CONSTRUCTION (INTERIOR BEARING WALL PER TABLE 601)
- 2 HOUR FIRE RESISTIVE CONSTRUCTION (FIRE BARRIER)
- 2 HOUR FIRE RESISTIVE CONSTRUCTION (EXTERIOR BEARING WALL PER TABLE 601)
- 272.25' FS — FINISH FLOOR ELEVATION
- FE — FIRE EXTINGUISHER
- X — WALL TYPE DESIGNATION
- ACCESSIBLE PATH OF TRAVEL
- CONCRETE TOPPING
- DRAIN LOCATION
- DRAINAGE SLOPE
- EXIT SIGN
- WATER CURTAIN
- PH — DOOR W/ PANIC HARDWARE

AGENCY APPROVAL

the architects collective

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PROJECT

SANKOFA PLACE AT CENTINELA

400 CENTINELA AVE. INGLEWOOD, CA 90302

OWNER

CREATING THRIVING COMMUNITIES, LLC

200 LINCOLN BLVD. VENICE, CA 90291

CONSULTANT

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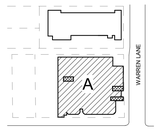
	PLAN CHECK SUBMITTAL	11/24/2025

KEYPLAN



PROJECT NO.	22004
PLOT DATE	11/24/2025
SCALE	AS SHOWN

SHEET TITLE

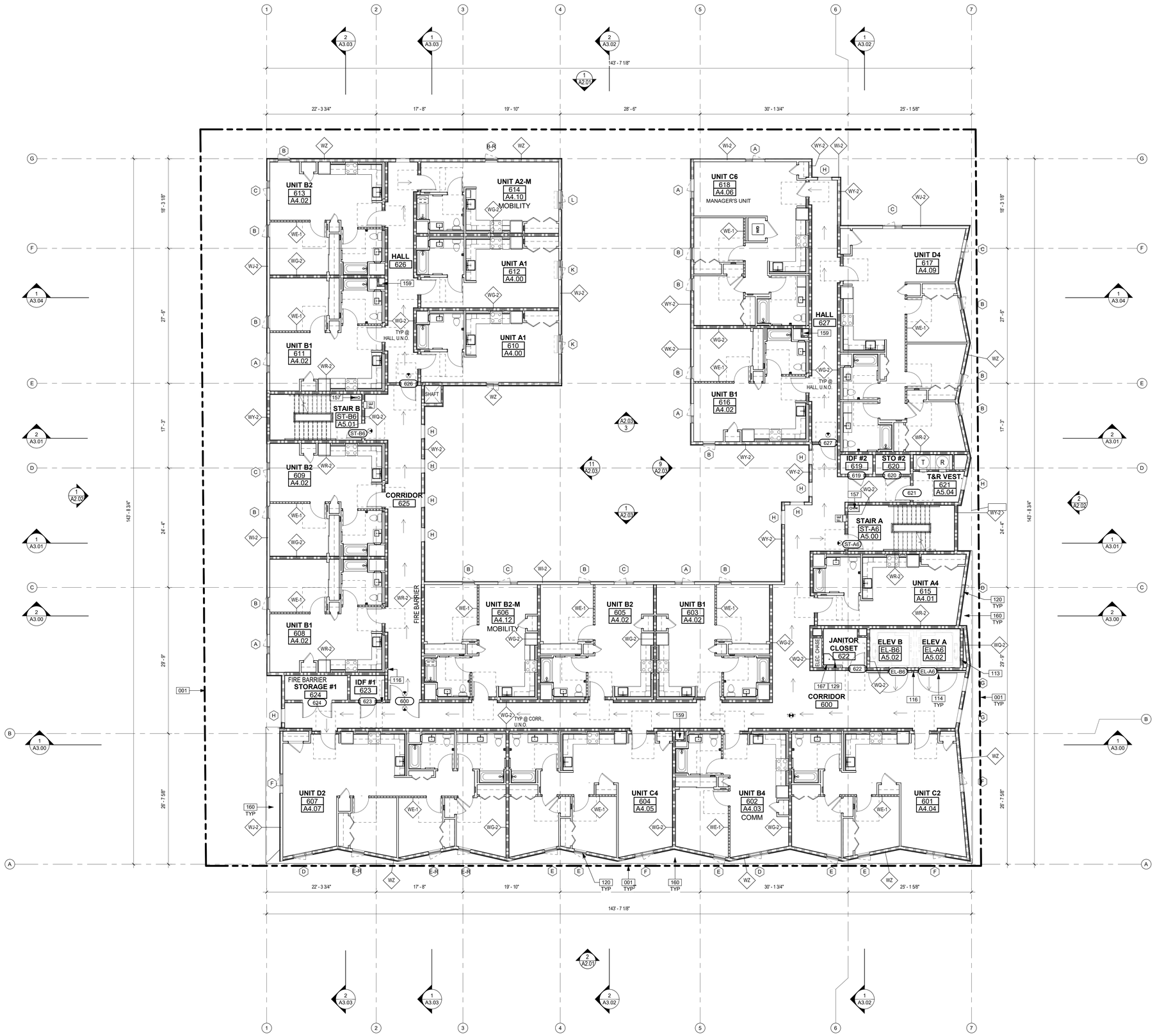
FIFTH FLOOR PLAN

SHEET NO.

A1.50

FIFTH FLOOR PLAN 1
1/8" = 1'-0"

11/21/2025 12:57:05 PMA1.50 FIFTH FLOOR PLAN



GENERAL NOTES

1. TOP OF FINISH ELEVATIONS ARE ASSUMED. G.C. TO VERIFY EXACT ELEVATIONS IN THE FIELD & NOTIFY THE ARCHITECT IN THE CASE OF ANY DISCREPANCIES, TYP

2. REFER TO STRUCTURAL DRAWINGS FOR ADDTIONAL INFORMATION.

3. REFER TO MECHANICAL / PLUMBING / ELECTRCIAL DRAWINGS FOR ADDITIONAL INFORMATION.

4. REFER TO ENLARGED PLANS FOR ADDITIONAL WALL TYPE CALL-OUTS, DIMENSIONS, DOOR, STOREFRONT & WINDOWS TAGS, AND DETAIL

5. TYPICAL DIMENSIONS ARE TO FACE OF STRUCTURE WHICH IS FACE OF CONCRETE FACE OF STUD, OR FACE OF SHEATHING AS OCCURS

6. REFER TO ELECTRICAL PLANS FOR EMERGENCY LIGHTING LAYOUT

7. REFER TO G0.30-G0.37 SHEETS FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS & DETAILS

8. CONSTRUCTION OF THIS BUILDING CONSIST OF THE ASSEMBLY OF PREFABRICATED MODULAR BUILDING UNITS. FINISHES TO BE APPLIED AFTER THE INSTALLATION AND THE CONNECTION OF THE MODULAR UNITS

9. ALL PLUMBING / EQUIPMENT TO BE PROPERLY CLEANED AND PREPARED TO RECEIVE PAINT

10. PROVIDE FIRE PARTITION IN ACCORDANCE WITH CBC 709.0 FOR:
- WALLS SEPARATING DWELLING UNITS
- CORRIDOR WALLS

11. REFER TO A4.50-A4.53 SHEETS FOR CORRIDOR REFLECTED CEILING PLAN

12. REFER TO A7.00 FOR WALL TYPE DETAILS

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KEYNOTES

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113	2 HOUR FIRE RESISTIVE DAS SHAFT UP TO ROOF.
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129	MOP SINK. REFER TO PLUMBING DRAWINGS.
157	CLASS I COMBINATION STANDPIPE.
159	2-HR FIRE RESISTIVE MECHANICAL SHAFT. REFER TO MECHANICAL DRAWINGS.
160	TPO ROOFING. CLASS "A". REFER TO ROOFING CUTSHEETS.
167	FIBERGLASS REINFORCED PLASTIC. COLOR: WHITE.

LEGEND - FLOOR PLAN

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- DRAIN LOCATION
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- EXIT SIGN
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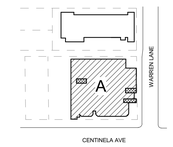
KEYPLAN



PROJECT NO.	22004
PLOT DATE	11/24/2025
SCALE	AS SHOWN

SHEET TITLE

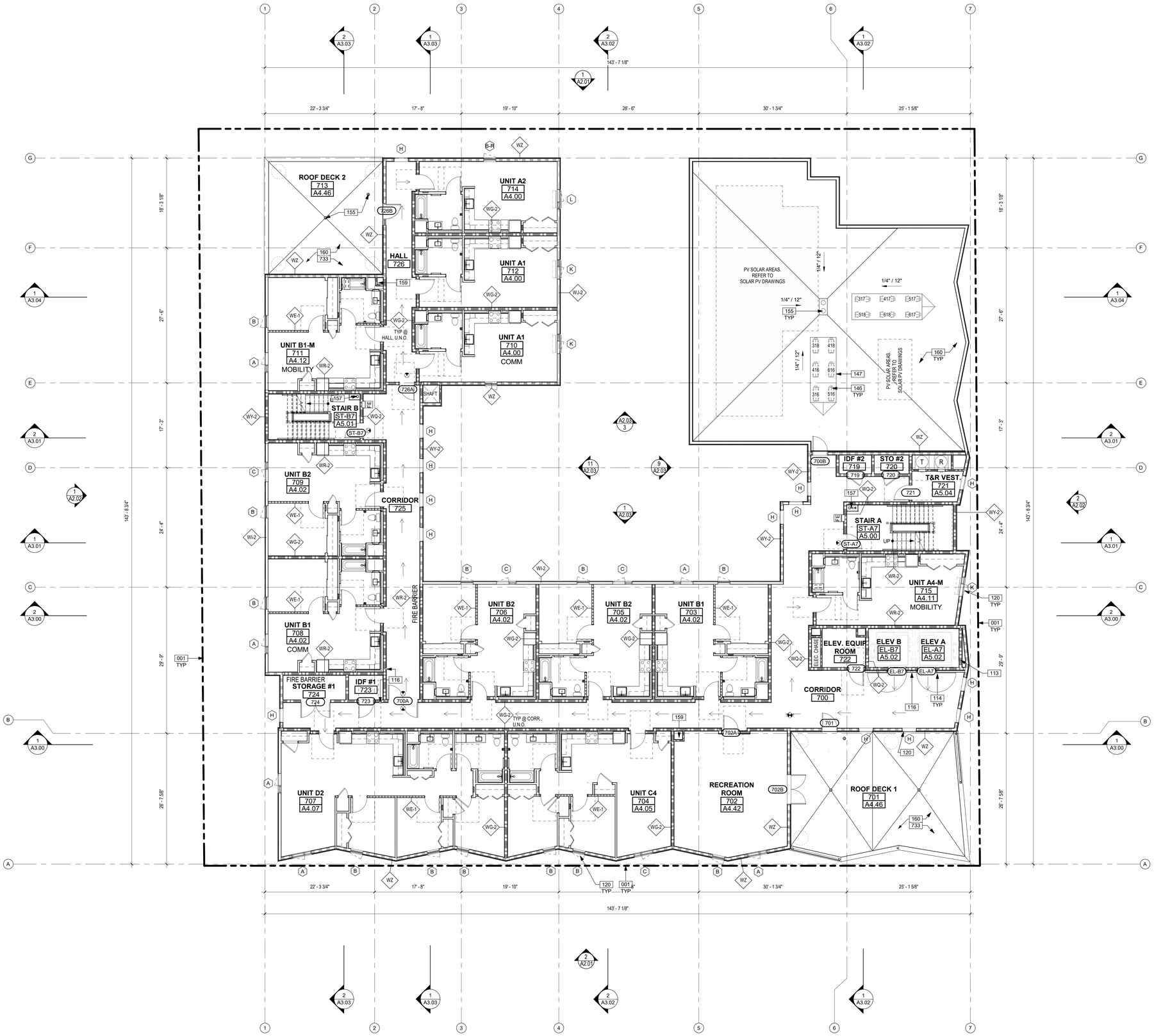
SIXTH FLOOR PLAN

SHEET NO.

A1.60

SIXTH FLOOR PLAN 1
1/8" = 1'-0"

11/21/2025 12:57:31 PMA1.60 SIXTH FLOOR PLAN



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KEYNOTES

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114	FIRE RESISTIVE ELEVATOR DOOR.
116	TWO-WAY COMMUNICATION SYSTEM. REFER TO DETAIL ON SHEET G0.64.
120	VINYL WINDOW, BLACK FINISH, DUAL GLAZED W/ CLEAR LOW-E GLASS. REFER TO WINDOW SCHEDULE.
146	MECHANICAL EQUIPMENT. REFER TO MECHANICAL DRAWINGS.
147	MECHANICAL EQUIPMENT PAD.
155	ROOF DRAIN AND OVERFLOW. REFER TO PLUMBING DRAWINGS.
157	CLASS I COMBINATION STANDPIPE.
159	2-HR FIRE RESISTIVE MECHANICAL SHAFT. REFER TO MECHANICAL DRAWINGS.
160	TPO ROOFING. CLASS "A". REFER TO ROOFING CUTSHEETS.
733	RAISED PEDESTAL SYSTEM. (REFER TO CUTSHEETS AND LANDSCAPE DRAWINGS).

LEGEND - FLOOR PLAN

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the architects collective

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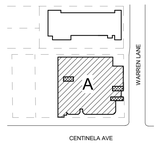
KEYPLAN



PROJECT NO.	22004
PLOT DATE	11/24/2025
SCALE	AS SHOWN

SHEET TITLE

SEVENTH FLOOR PLAN

SHEET NO.

A1.70

SEVENTH FLOOR PLAN (1)
1/8" = 1'-0"

11/21/2025 12:57:46 PMA1.70 SEVENTH FLOOR PLAN

BUILDING ELEVATION - SOUTHWEST (PLAN SOUTH) 2

1/8" = 1'-0"

BUILDING ELEVATION - NORTHEAST (PLAN NORTH) 1

1/8" = 1'-0"

GENERAL NOTES

1. ELEVATION CALLOUTS ARE ESTIMATES FOR DESIGN PURPOSES. REFER TO CIVIL PLANS FOR ELEVATIONS.
2. ALL DOWNSPOUTS TO DRAIN TO DRYWELL. SEE PLUMBING AND CIVIL PLANS FOR DETAILS.

PLANNING NOTES

1. LIGHT FIXTURES ATTACHED TO THE BUILDING WILL NOT EXCEED THE ROOF LINE OF THE BUILDING.
2. LIGHTING WILL BE CONFINED TO THE SITE AND WILL NOT CAUSE ANY GLARE TO ADJACENT PROPERTIES.

KEYNOTES

208	EXTERIOR LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
211	42" MIN. HIGH GUARDRAIL.
230	VINYL WINDOW, BLACK FINISH AND CLEAR GLASS, TYP.
232	SHEET METAL COPING, PAINT TO MATCH ADJACENT COLOR.
233	PERFORATED METAL SCREEN, EPT-1.
234	METAL WINDOW AWNING OFFSET FROM WINDOW, EPT-1.
235	METAL WINDOW FIN OFFSET FROM WINDOW, EPT-1.
245	42" MIN. HIGH METAL PICKET GUARDRAIL.

EXT. FINISH SCHEDULE

FINISH MATERIAL

	ECP-1	EXTERIOR CEMENT PLASTER **LA HABRA INTERGRAL COLOR** **20/30 SAND, FLOAT FINISH** **COLOR:** WHITE
	ECP-2	EXTERIOR CEMENT PLASTER **LA HABRA INTERGRAL COLOR** **20/30 SAND, FLOAT FINISH** **COLOR:** GREY
	CBS-1	CEMENT BOARD SIDING **HARDIE PANEL VERTICAL SIDING**
	BRK-1	THIN BRICK VENEER **COLOR:** BLACK

EXT. PAINT FINISH

EPT-1	**PRODUCT:** **COLOR:** YELLOW
EPT-2	**PRODUCT:** **COLOR:** TBD
EPT-3	**PRODUCT:** **COLOR:** TBD
EPT-4	**PRODUCT:** **COLOR:** TBD

LEGEND

EJ	EXPANSION JOINT
	SECURITY CAMERA
X	KEYNOTE

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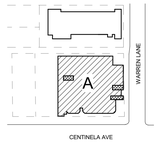
	PLAN CHECK SUBMITTAL	11/24/2025

KEYPLAN



PROJECT NO.	22004
PLOT DATE	11/24/2025
SCALE	AS SHOWN

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A2.01

11/21/2025 1:44:42 PM A2.01 EXTERIOR ELEVATIONS

BUILDING ELEVATION - SOUTHEAST (PLAN EAST) 2

1/8" = 1'-0"

BUILDING ELEVATION - NORTHWEST (PLAN WEST) 1

1/8" = 1'-0"

GENERAL NOTES

1. ELEVATION CALLOUTS ARE ESTIMATES FOR DESIGN PURPOSES. REFER TO CIVIL PLANS FOR ELEVATIONS.
2. ALL DOWNSPOUTS TO DRAIN TO DRYWELL. SEE PLUMBING AND CIVIL PLANS FOR DETAILS.

PLANNING NOTES

1. LIGHT FIXTURES ATTACHED TO THE BUILDING WILL NOT EXCEED THE ROOF LINE OF THE BUILDING.
2. LIGHTING WILL BE CONFINED TO THE SITE AND WILL NOT CAUSE ANY GLARE TO ADJACENT PROPERTIES.

KEYNOTES

200	METAL CANOPY, PAINT FINISH, REFER TO STRUCTURAL DRAWINGS.
208	EXTERIOR LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
230	VINYL WINDOW, BLACK FINISH AND CLEAR GLASS, TYP .
232	SHEET METAL COPING, PAINT TO MATCH ADJACENT COLOR.
234	METAL WINDOW AWNING OFFSET FROM WINDOW, EPT-1.
235	METAL WINDOW FIN OFFSET FROM WINDOW, EPT-1.
238	BUILDING ADDRESS NUMBER SIGN W/ 12" LETTERS.

EXT. FINISH SCHEDULE

FINISH MATERIAL

ECP-1	EXTERIOR CEMENT PLASTER **LA HABRA INTERGRAL COLOR** **20/30 SAND, FLOAT FINISH** **COLOR:** WHITE	
ECP-2	EXTERIOR CEMENT PLASTER **LA HABRA INTERGRAL COLOR** **20/30 SAND, FLOAT FINISH** **COLOR:** GREY	
CBS-1	CEMENT BOARD SIDING **HARDIE PANEL VERTICAL SIDING**	
BRK-1	THIN BRICK VENEER **COLOR:** BLACK	

EXT. PAINT FINISH

EPT-1	**PRODUCT:** **COLOR:** YELLOW
EPT-2	**PRODUCT:** **COLOR:** TBD
EPT-3	**PRODUCT:** **COLOR:** TBD
EPT-4	**PRODUCT:** **COLOR:** TBD

LEGEND

EJ	EXPANSION JOINT
	SECURITY CAMERA
X	KEYNOTE

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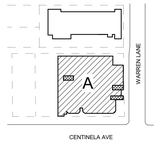
KEYPLAN



PROJECT NO.	22004
PLOT DATE	11/24/2025
SCALE	AS SHOWN

SHEET TITLE

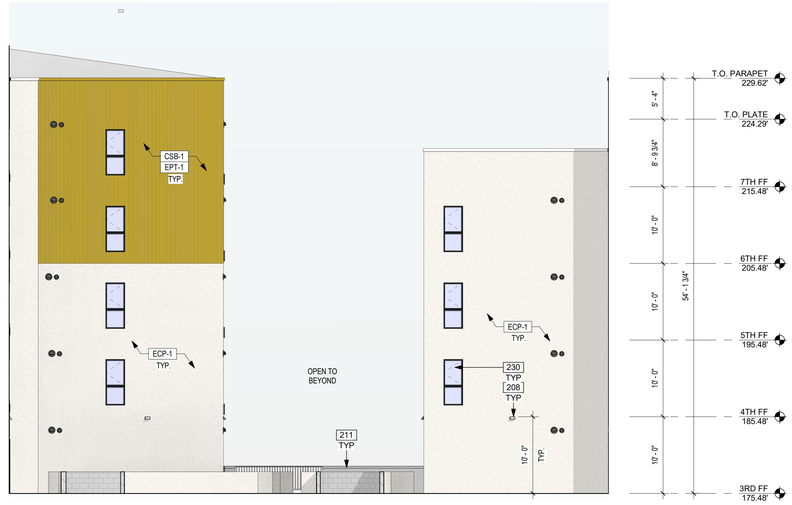
EXTERIOR ELEVATIONS

SHEET NO.

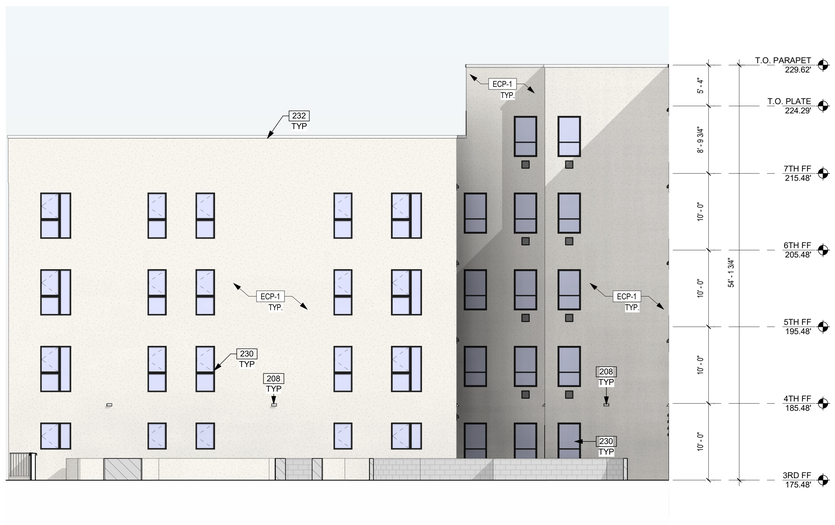
A2.02

11/21/2025 1:46:21 PM A2.02 EXTERIOR ELEVATIONS

COURTYARD ELEVATION - EAST 11
1/8" = 1'-0"



COURTYARD ELEVATION - SOUTH 3
1/8" = 1'-0"



COURTYARD ELEVATION - WEST 9
1/8" = 1'-0"

COURTYARD ELEVATION - NORTH 1
1/8" = 1'-0"

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KEYNOTES

208	EXTERIOR LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
211	42" MIN. HIGH GUARDRAIL.
217	NOT USED.
230	VINYL WINDOW, BLACK FINISH AND CLEAR GLASS, TYP.
231	ALUMINUM STOREFRONT GLAZING, BLACK ANODIZED AND CLEAR GLASS, TYP.
232	SHEET METAL COPING, PAINT TO MATCH ADJACENT COLOR.

EXT. FINISH SCHEDULE

FINISH MATERIAL

	ECP-1	EXTERIOR CEMENT PLASTER **LA HABRA INTERGRAL COLOR** **20/30 SAND, FLOAT FINISH** **COLOR:** WHITE
	ECP-2	EXTERIOR CEMENT PLASTER **LA HABRA INTERGRAL COLOR** **20/30 SAND, FLOAT FINISH** **COLOR:** GREY
	CBS-1	CEMENT BOARD SIDING **HARDIE PANEL VERTICAL SIDING**
	BRK-1	THIN BRICK VENEER **COLOR:** BLACK

EXT. PAINT FINISH

EPT-1	**PRODUCT:** **COLOR:** YELLOW
EPT-2	**PRODUCT:** **COLOR:** TBD
EPT-3	**PRODUCT:** **COLOR:** TBD
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LEGEND

EJ	EXPANSION JOINT
	SECURITY CAMERA
X	KEYNOTE

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PROJECT

SANKOFA PLACE AT CENTINELA

400 CENTINELA AVE, INGLEWOOD, CA 90302

OWNER

CREATING THRIVING COMMUNITIES, LLC

200 LINCOLN BLVD. VENICE, CA 90291

CONSULTANT

STAMP

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ISSUE #	DOCUMENT PACKAGE	ISSUE DATE
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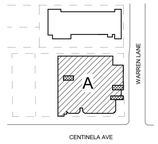
	50% CONSTRUCTION DOCUMENTS	09/26/2025
	PLAN CHECK SUBMITTAL	11/24/2025

KEYPLAN



PROJECT NO.	22004
PLOT DATE	11/24/2025
SCALE	AS SHOWN

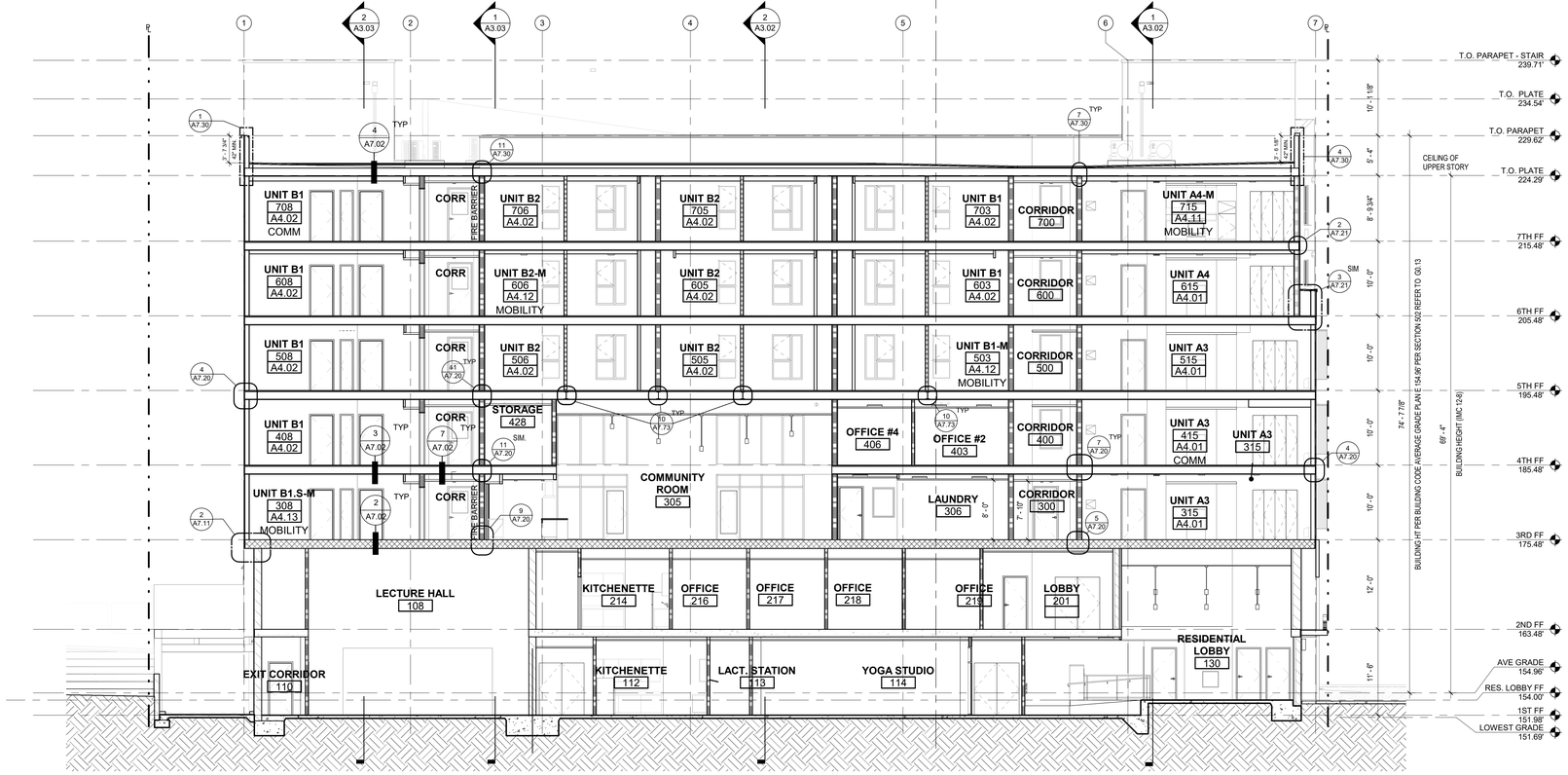
SHEET TITLE

EXTERIOR ELEVATIONS - COURTYARD

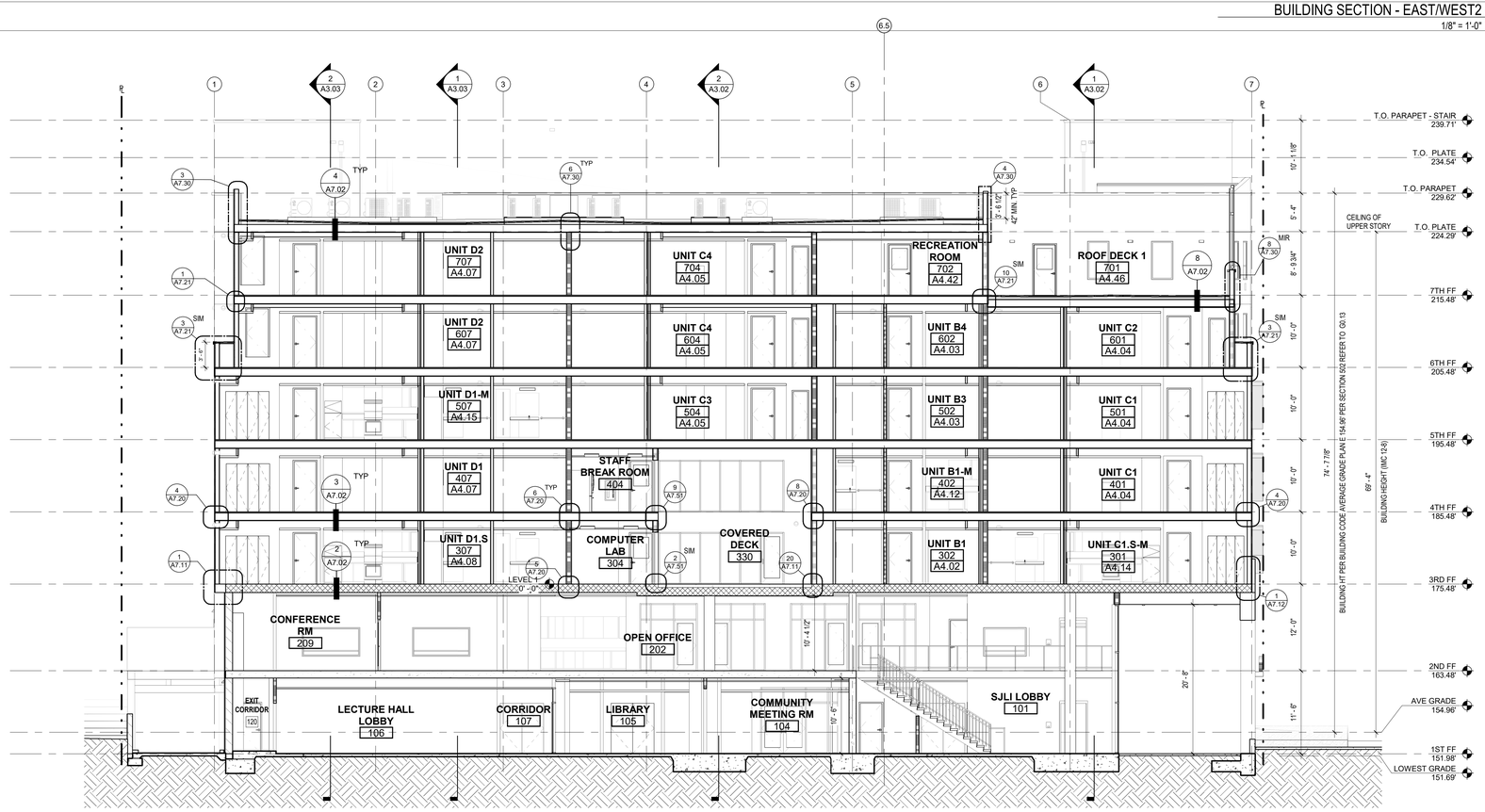
SHEET NO.

A2.03

11/21/2025 1:46:42 PM A2.03 EXTERIOR ELEVATIONS - COURTYARD



BUILDING SECTION - EAST/WEST2 (2)
1/8" = 1'-0"



BUILDING SECTION - EAST/WEST (1)
1/8" = 1'-0"

GENERAL NOTES

1. ELEVATION CALLOUTS ARE ESTIMATES FOR DESIGN PURPOSES. REFER TO CIVIL PLANS FOR ELEVATIONS.
2. ALL DOWNSPOUTS TO DRAIN TO DRYWELL. SEE PLUMBING AND CIVIL PLANS FOR DETAILS.

KEYNOTES

LEGEND

- CONCRETE
- CONCRETE MASONRY UNIT
- METAL STUD WALL
- 1 HOUR FIRE RESISTIVE CONSTRUCTION
- 2 HOUR FIRE RESISTIVE CONSTRUCTION
- 3 HOUR FIRE RESISTIVE HORIZONTAL BUILDING SEPARATION ASSEMBLY
- X — WALL TYPE DESIGNATION
- X — KEYNOTE
- SOIL, TYP

AGENCY APPROVAL

the architects collective

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	PLAN CHECK SUBMITTAL	11/24/2025

KEYPLAN

PROJECT NO.	22004
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SCALE	AS SHOWN

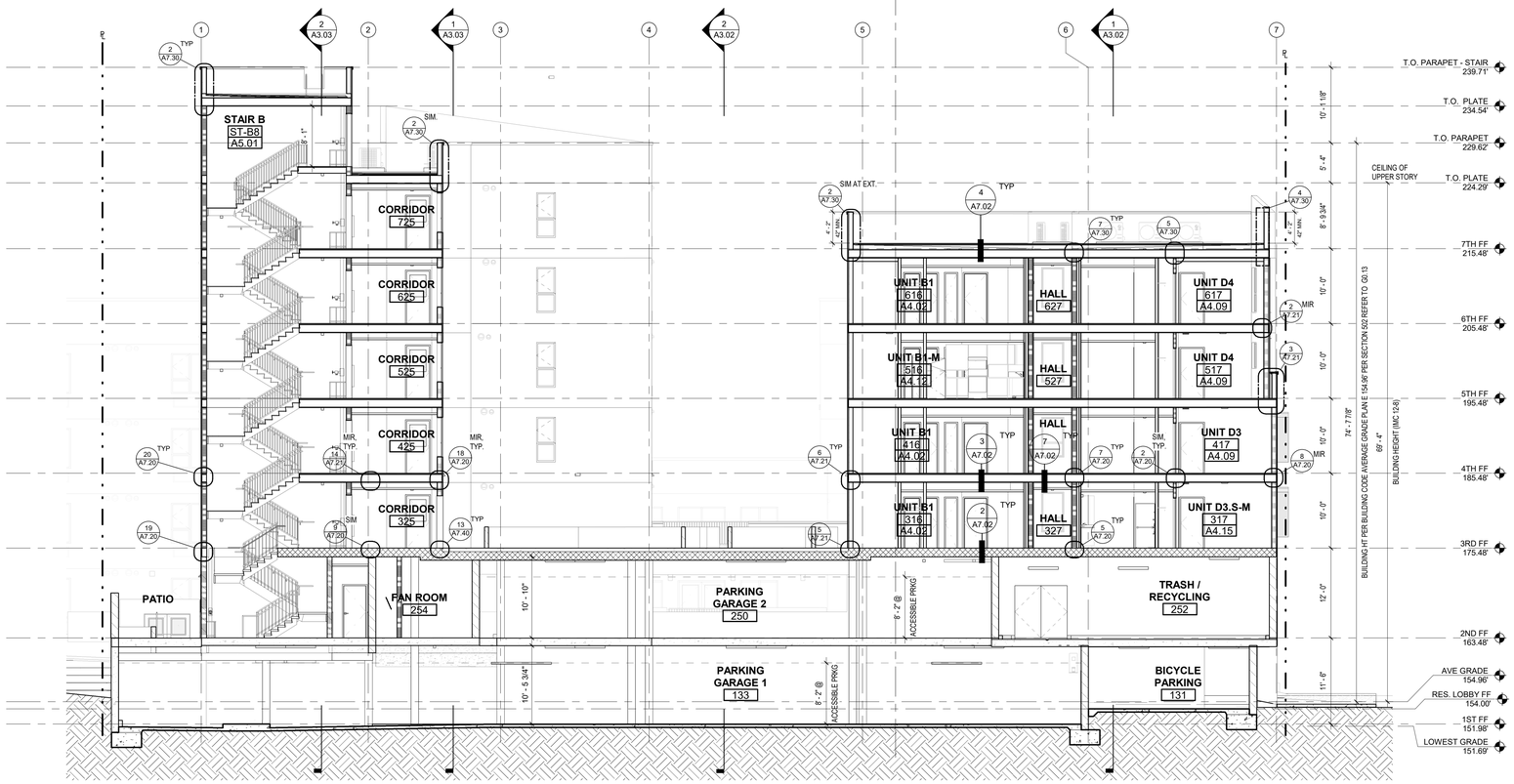
SHEET TITLE

BUILDING SECTIONS

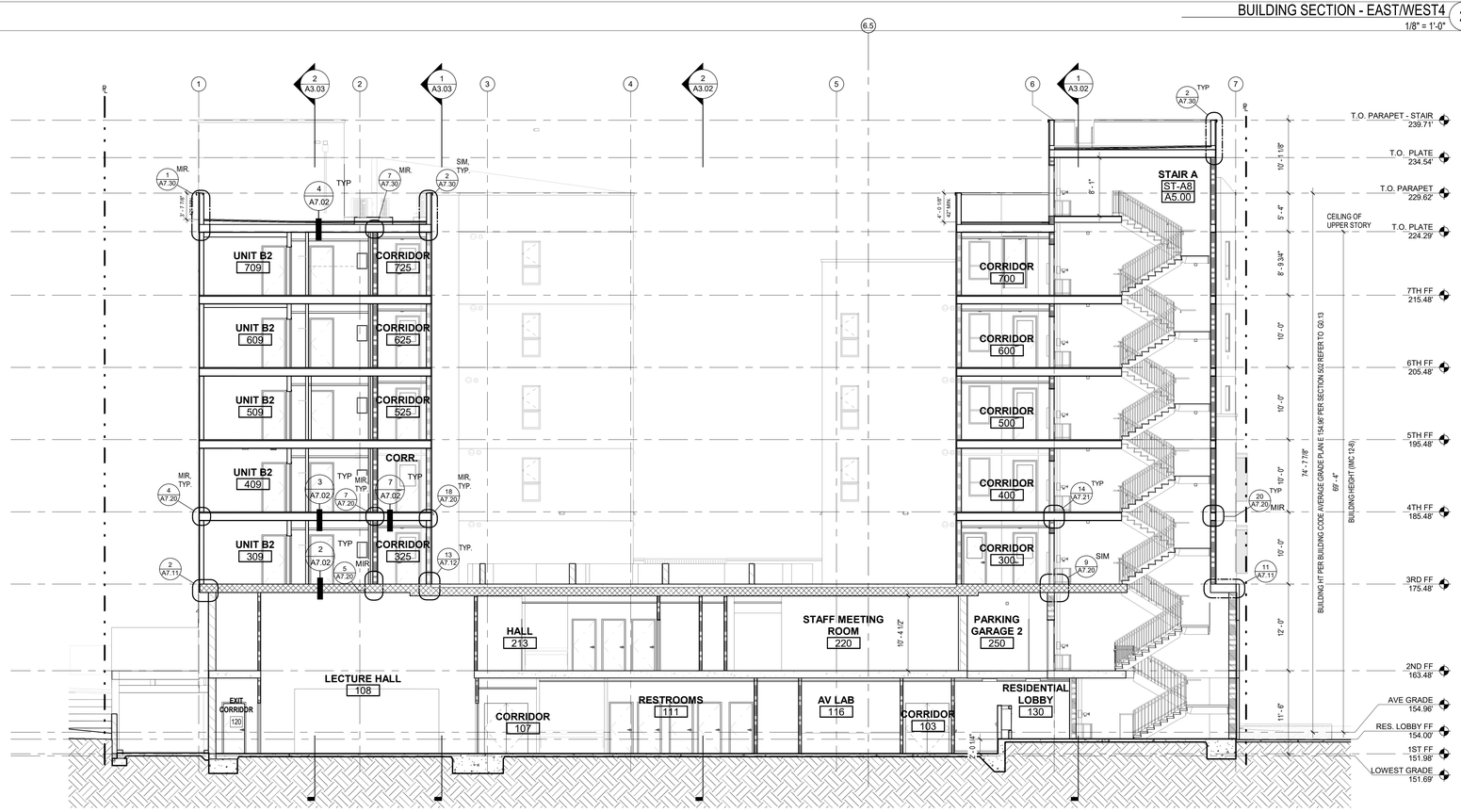
SHEET NO.

A3.00

11/21/2025 1:47:03 PM A3.00 BUILDING SECTIONS



BUILDING SECTION - EAST/WEST4 2
1/8" = 1'-0"



BUILDING SECTION - EAST/WEST3 1
1/8" = 1'-0"

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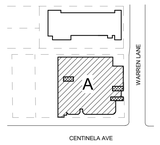

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SCALE	AS SHOWN

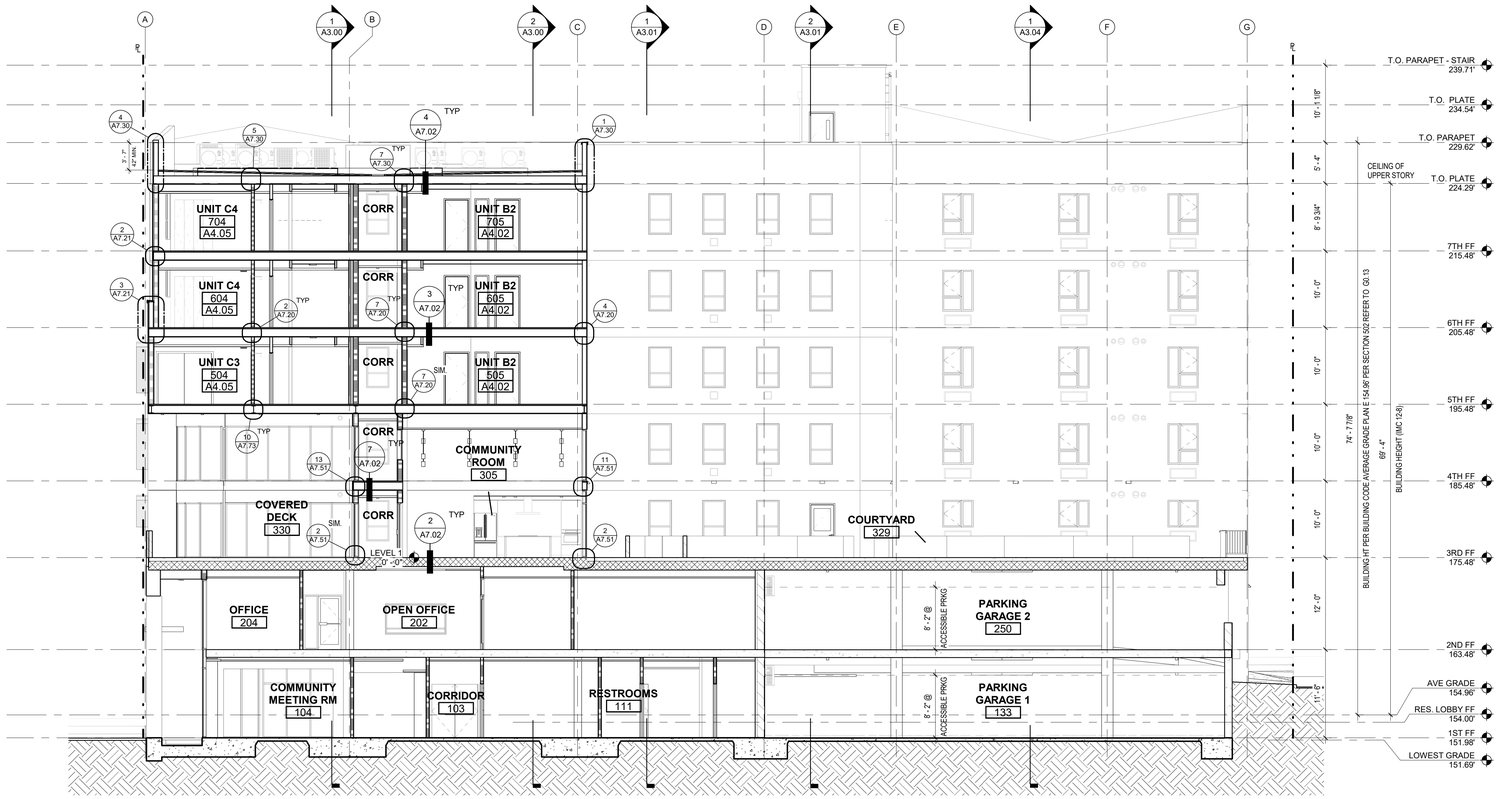
SHEET TITLE

BUILDING SECTIONS

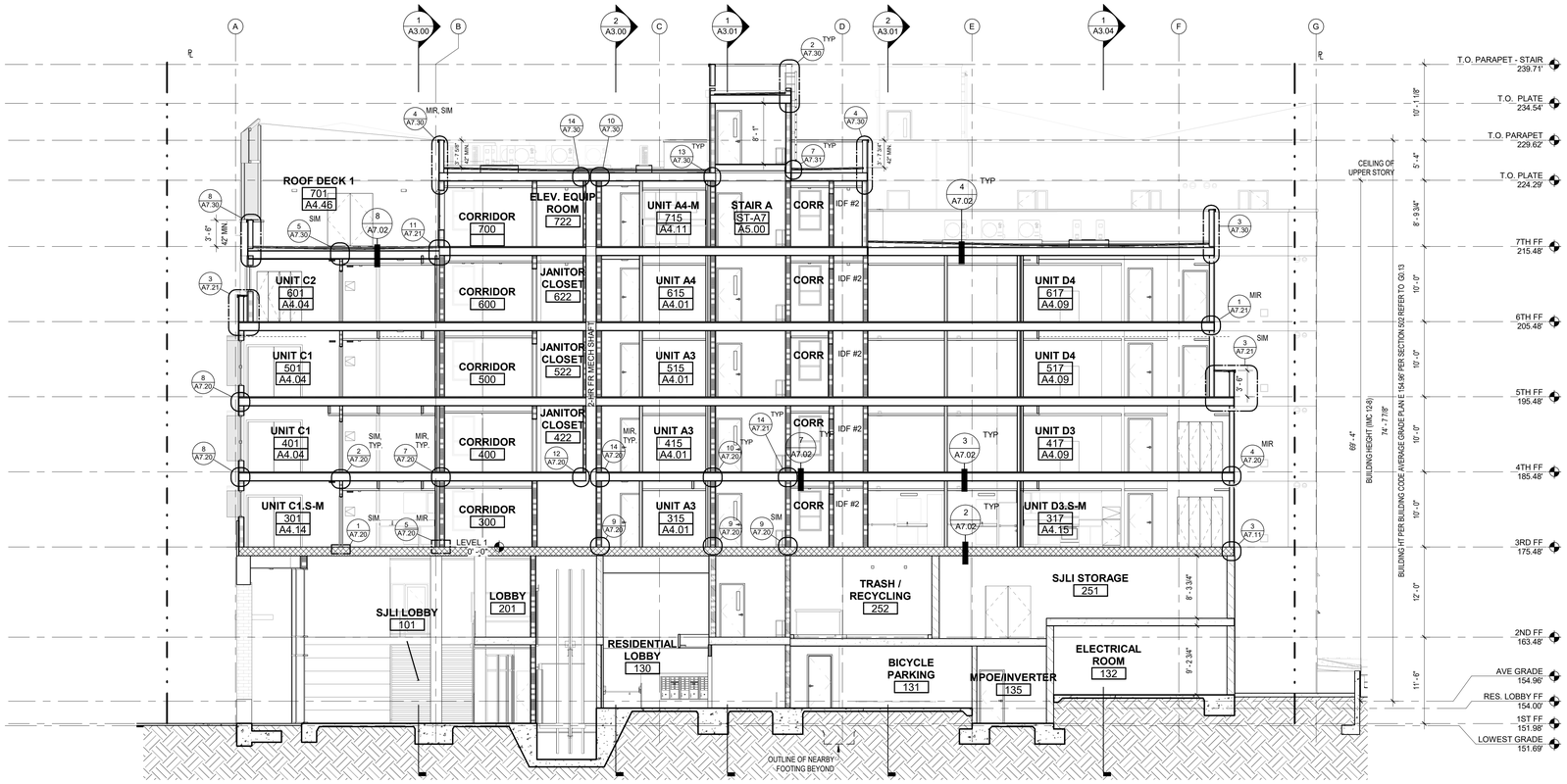
SHEET NO.

A3.01

11/21/2025 1:47:20 PM A3.01 BUILDING SECTIONS



BUILDING SECTION - NORTH/SOUTH2 (2)
1/8" = 1'-0"



BUILDING SECTION - NORTH/SOUTH (1)
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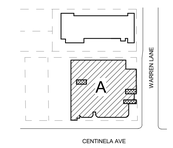
KEYPLAN



PROJECT NO.	22004
PLOT DATE	11/24/2025
SCALE	AS SHOWN

SHEET TITLE

BUILDING SECTIONS

SHEET NO.

A3.02

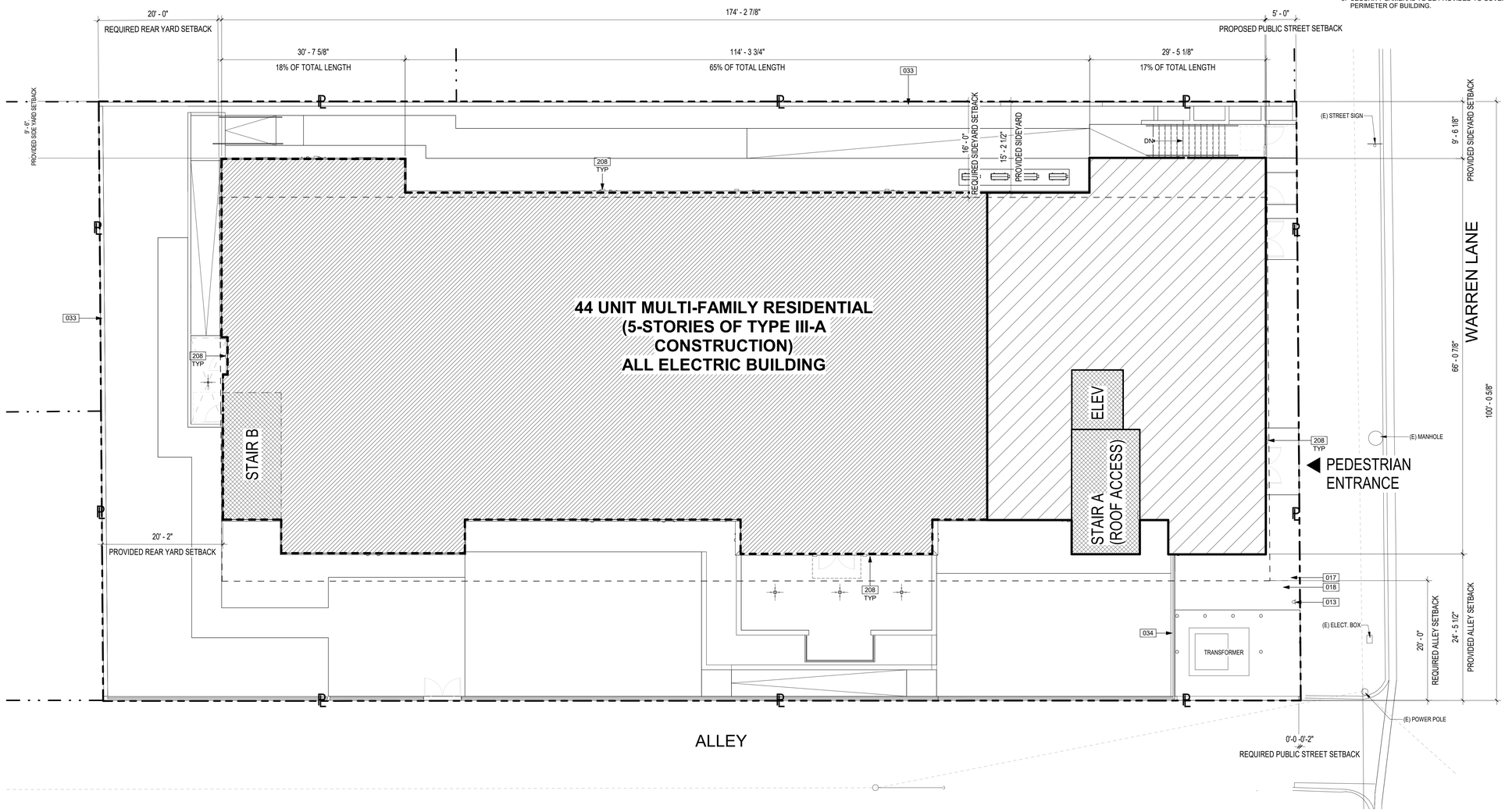
11/21/2025 1:47:39 PM A3.02 BUILDING SECTIONS

FIRE DEPARTENT NOTES

1. THE BUILDING ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET NUMBERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5"
2. THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 1,500 GPM, AT 20 PSI RESIDUAL PRESSURE FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMANDS.
3. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED A MINIMUM OF 25FT FROM THE STRUCTURE. WHEN THIS DISTANCE CANNOT BE ACHIEVED, A MINIMUM OF TWO-HOURS, FIRE RESISTIVE WALL SHALL BE PROVIDED FOR THE STRUCTURE WITH NO OPENINGS IN THE WALL, FOR 25FT IN EITHER DIRECTION FROM THE FIRE DEPARTMENT CONNECTION.
4. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION, MEASURED AT THE EXTERIOR OF THE BUILDING IN ACCORDANCE WITH FIRE CODE 510.

PLANNING NOTES

1. ROOF EAVE PROJECTION WILL NOT PROJECT OR EXTEND INTO ANY REQUIRED FRONT OR REAR YARD NOT MORE THAN THIRTY (30) INCHES AND INTO ANY REQUIRED SIDE YARD NOT MORE THAN TWENTY-FIVE (25%) OF THE REQUIRED SIDE YARD, OR THIRTY (30) INCHES, WHICHEVER IS LESS, PER INGLEWOOD MUNICIPAL CODE (IMC) SECTION 12-13
2. SITE WILL BE CLEANED OFF AND ALL CONSTRUCTION MATERIALS WILL BE REMOVED AND DISPOSED OF PROPERLY.
3. LIGHT FIXTURES ATTACHED TO THE BUILDING WILL NOT EXCEED THE ROOF LINE OF THE BUILDING.
4. LIGHTING WILL BE CONFINED TO THE SITE AND WILL NOT CAUSE ANY GLARE TO ADJACENT PROPERTIES.
5. ALL ILLUMINATION WILL BE CONFINED TO THE SITE.
6. ROOFTOP EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND IF DETERMINED BY THE PLANNING DIVISION, NEW SCREENING WILL BE PROVIDED AFTER UNITS ARE INSTALLED.
7. ALL PROPOSED AND EXISTING FENCING WILL BE MAINTAINED IN GOOD CONDITION AND ALL DILAPIDATED/ WORN FENCING WILL BE REMOVED AND REPLACED WITH A FENCE PERMIT.
8. PRIOR TO ANY PROPOSED FENCE INSTALLATION, OBTAIN A FENCE PERMIT FROM THE PLANNING DIVISION FOR ALL FENCING ABOVE FOUR FEET IN HEIGHT. OBTAIN A BUILDING PERMIT FROM THE BUILDING DIVISION FOR ALL FENCING ABOVE SEVEN FEET IN HEIGHT. MAXIMUM HEIGHT FOR RESIDENTIAL FENCING IS EIGHT FEET.
9. SECURITY CAMERAS TO BE PROVIDED TO COVER PERIMETER OF BUILDING.



SITE PLAN
1/8" = 1'-0"
1

GENERAL NOTES

1. EXITS, EXIT ACCESS DOORS AND PATHS OF EGRESS TRAVEL THAT IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS SHALL BE MARKED BY AN APPROVED EXIT SIGN THAT IS READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. BUILDING CODE 1011 NOTE: ADDITIONAL EXITS SIGNS MAY BE REQUIRED AT TIME OF FIELD INSPECTION THE MEANS OF EGRESS TRAVEL SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL. BUILDING CODE 1003.2.9.1.

2. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9

3. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION REASON: CBC 903.2.8 TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.1, 903.3.1.2, 903.3.1.3

4. BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE REQUIREMENTS OF 3002.4.1A THROUGH 3002.4.7A. BUILDING CODE 3002.4A

5. ELEVATORS, ESCALATORS AND MOVING WALKS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN BUILDING CODE CHAPTER 30.

6. ANY PROPOSED CONSTRUCTION OR LAND USE WITHIN 100 FEET OF THE DRIP LINE OF HIGH VOLTAGE TRANSMISSION LINES SHALL BE SUBJECT TO REVIEW BY THE FIRE MARSHAL.

7. THE AREA OF FIRE FIGHTING OPERATIONS, AS DETERMINED BY THE FIRE CODE OFFICIAL, SHALL NOT BE LOCATED UNDERNEATH HIGH VOLTAGE TRANSMISSION LINES. FIRE CODE 503.2.9

8. FIRE APPARATUS ACCESS ROADS AND STRUCTURES LOCATED NEAR HIGH-VOLTAGE TRANSMISSION LINES SHALL BE POSTED WITH APPROVED SIGNS STATING CAUTION OVERHEAD HIGH-VOLTAGE TRANSMISSION LINES AS REQUIRED BY FIRE CODE 503.3.1. SPECIFIC SIGN LOCATIONS SHALL BE DETERMINED BY THE FIRE INSPECTOR

9. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1

10. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR

11. THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION: TYPE OF CONSTRUCTION PER THE BUILDING CODE TYPE VA FIRE-FLOW CALCULATION AREA AREA 38,600 SQ. FT FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA 4,250 GPM REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%) 2,125 GPM TOTAL FIRE FLOW REQUIRED 2,125 GPM

12. PROVIDE AN APPROVED CLASS 1 STANDPIPE SYSTEM AS SET FORTH BY BUILDING CODE AND FIRE CODE 905. SUBMIT PLANS TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. REASON: 905.3.1

13. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS (40.5 CU. FT.) OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3

14. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. BUILDING CODE 1006.3

KEYNOTES

013	FIRE DEPT CONNECTION (FDC) PER LAFD RQMTS. REFER TO CIVIL DRAWINGS.
017	FIRE WATER METER & BACKFLOW PREVENTER. REFER TO PLUMBING DRAWINGS.
018	DOMESTIC WATER METER & BACKFLOW PREVENTER. REFER TO PLUMBING DRAWINGS.
033	(E) CMU WALL. REFER TO SURVEY AND CIVIL DRAWINGS.
034	(N) CMU WALL. 8'-0" MAX. REFER TO STRUCTURAL & LANDSCAPE DRAWINGS.
208	EXTERIOR LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PATH OF TRAVEL

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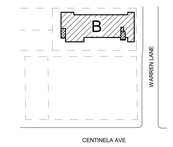

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SHEET TITLE

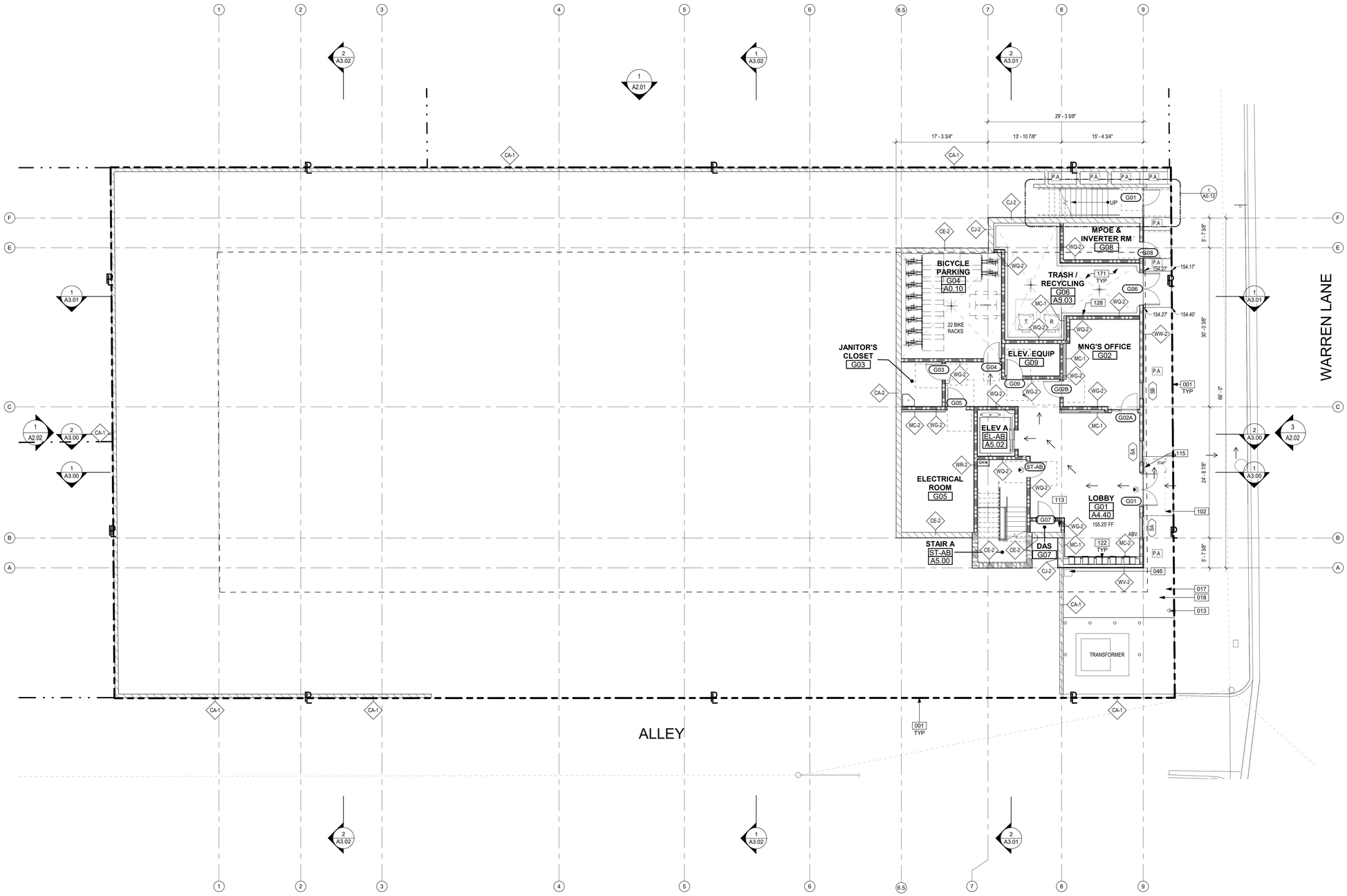
SITE PLAN

SHEET NO.

A0.02

AGENCY APPROVAL

11/21/2025 1:00:01 PM A0.02 SITE PLAN



GENERAL NOTES

1. TOP OF FINISH ELEVATIONS ARE ASSUMED. G.C. TO VERIFY EXACT ELEVATIONS IN THE FIELD & NOTIFY THE ARCHITECT IN THE CASE OF ANY DISCREPANCIES, TYP

2. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION

3. REFER TO MECHANICAL / PLUMBING / ELECTRCIAL DRAWINGS FOR ADDITIONAL INFORMATION

4. REFER TO ENLARGED PLANS FOR ADDITIONAL WALL TYPE CALL-OUTS, DIMENSIONS, DOOR, STOREFRONT & WINDOWS TAGS, AND DETAIL

5. TYPICAL DIMENSIONS ARE TO FACE OF STRUCTURE WHICH IS FACE OF CONCRETE FACE, OF STUD, OR FACE OF SHEATHING AS OCCURS

6. REFER TO ELECTRICAL PLANS FOR EMERGENCY LIGHTING LAYOUT

7. REFER TO G0.65-G0.67 SHEETS FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS & DETAILS

8. ALL PLUMBING / EQUIPMENT TO BE PROPERLY CLEANED AND PREPARED TO RECEIVE PAINT

9. PROVIDE FIRE PARTITION IN ACCORDANCE WITH CBC 709.0 FOR:
- WALLS SEPARATING DWELLING UNITS
- CORRIDOR WALLS

10. REFER TO A4.50-A4.53 SHEETS FOR CORRIDOR REFLECTED CEILING PLAN

11. REFER TO A7.00 FOR WALL TYPE DETAILS

12. GENERAL CONTRACTOR RESPONSIBLE FOR COORDINATION OF SLAB FRAMING, PLUMBING, MECHANICAL, ELECTRICAL, LANDSCAPE AND ALL OTHER TRADES.

13. REFER TO CIVIL, IRRIGATION, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL PENETRATIONS.

14. DETAIL CALLOUTS FOR TYPICAL CONDITIONS ARE SHOWN OCCASIONALLY BUT APPLY TO ALL OCCURENCES OF TYPICAL CONDITION

15. PROVIDE SLIP RESISTANCE FLOORING IN ACCORDANCE WITH CBC 11B-302.1

16. ALL ROOF DRAINS TO DRAIN TO DRYWELL. REFER TO PLUMBING AND CIVIL PLANS FOR DETAILS.

KEYNOTES

001	PROPERTY LINE.
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017	FIRE WATER METER & BACKFLOW PREVENTER. REFER TO PLUMBING DRAWINGS.
018	DOMESTIC WATER METER & BACKFLOW PREVENTER. REFER TO PLUMBING DRAWINGS.
046	IRRIGATION TIMER. REFER TO CIVIL LANDSCAPE DRAWINGS.
102	LINE OF METAL CANOPY.
113	2 HOUR FIRE RESISTIVE DAS SHAFT UP TO ROOF.
115	AUTODIALER ENTRY SYSTEM. 48"MAX AFF.
122	MAIL BOX UNITS.
128	HOSE BIB, VANDAL-RESISTANT. REFER TO PLUMBING DRAWINGS.
171	PORTLAND CEMENT CONCRETE FINISH SLAB. SLOPE TO DRAIN. REFER TO STRUCTURAL DRAWINGS.

LEGEND - FLOOR PLAN

- 1 HOUR FIRE RESISTIVE CONSTRUCTION (FIRE PARTITION)
- 1 HOUR FIRE RESISTIVE CONSTRUCTION (INTERIOR BEARING WALL PER TABLE 601)
- 2 HOUR FIRE RESISTIVE CONSTRUCTION (FIRE BARRIER)
- 2 HOUR FIRE RESISTIVE CONSTRUCTION (INTERIOR BEARING WALL PER TABLE 601)
- 272.25' FS — FINISH FLOOR ELEVATION
- FE — FIRE EXTINGUISHER
- X — WALL TYPE DESIGNATION
- ACCESSIBLE PATH OF TRAVEL
- DRAIN LOCATION
- DRAINAGE SLOPE
- EXIT SIGN
- WATER CURTAIN
- PH — DOOR W/ PANIC HARDWARE

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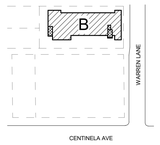

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SHEET TITLE

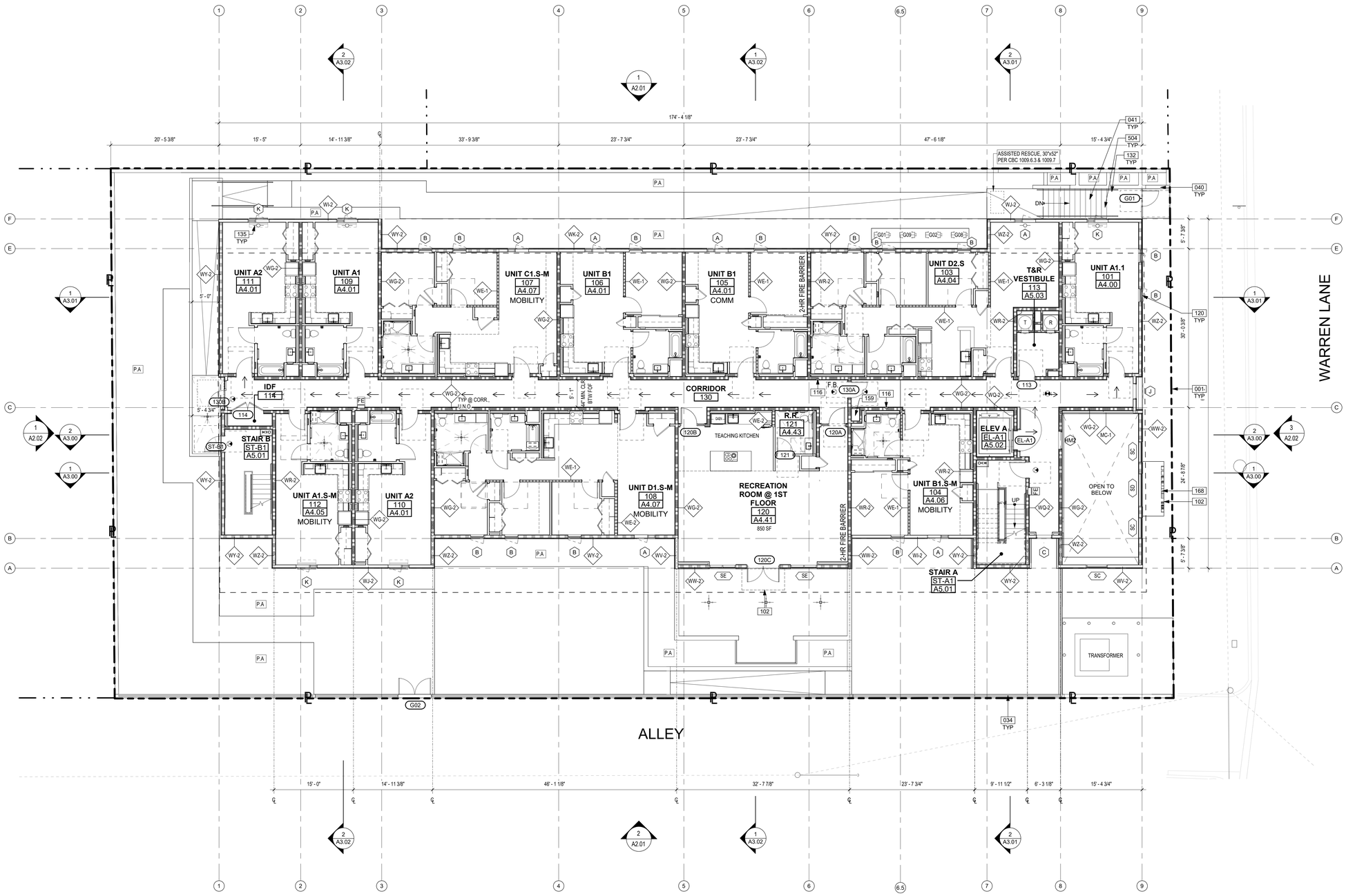
GROUND FLOOR PLAN

SHEET NO.

A1.01

GROUND FLOOR PLAN 1
1/8" = 1'-0"

11/21/2025 1:00:49 PM A1.01 GROUND FLOOR PLAN



GENERAL NOTES

1. TOP OF FINISH ELEVATIONS ARE ASSUMED. G.C. TO VERIFY EXACT ELEVATIONS IN THE FIELD & NOTIFY THE ARCHITECT IN THE CASE OF ANY DISCREPANCIES, TYP

2. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION

3. REFER TO MECHANICAL / PLUMBING / ELECTRCIAL DRAWINGS FOR ADDITIONAL INFORMATION

4. REFER TO ENLARGED PLANS FOR ADDITIONAL WALL TYPE CALL-OUTS, DIMENSIONS, DOOR, STOREFRONT & WINDOWS TAGS, AND DETAIL

5. TYPICAL DIMENSIONS ARE TO FACE OF STRUCTURE WHICH IS FACE OF CONCRETE FACE, OF STUD, OR FACE OF SHEATHING AS OCCURS

6. REFER TO ELECTRICAL PLANS FOR EMERGENCY LIGHTING LAYOUT

7. REFER TO G0.65-G0.67 SHEETS FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS & DETAILS

8. ALL PLUMBING / EQUIPMENT TO BE PROPERLY CLEANED AND PREPARED TO RECEIVE PAINT

9. PROVIDE FIRE PARTITION IN ACCORDANCE WITH CBC 709.0 FOR:
- WALLS SEPARATING DWELLING UNITS
- CORRIDOR WALLS

10. REFER TO A4.50-A4.53 SHEETS FOR CORRIDOR REFLECTED CEILING PLAN

11. REFER TO A7.00 FOR WALL TYPE DETAILS

12. GENERAL CONTRACTOR RESPONSIBLE FOR COORDINATION OF SLAB FRAMING, PLUMBING, MECHANICAL, ELECTRICAL, LANDSCAPE AND ALL OTHER TRADES.

13. REFER TO CIVIL, IRRIGATION, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL PENETRATIONS.

14. DETAIL CALLOUTS FOR TYPICAL CONDITIONS ARE SHOWN OCCASIONALLY BUT APPLY TO ALL OCCURENCES OF TYPICAL CONDITION

15. PROVIDE SLIP RESISTANCE FLOORING IN ACCORDANCE WITH CBC 11B-302.1

16. ALL ROOF DRAINS TO DRAIN TO DRYWELL. REFER TO PLUMBING AND CIVIL PLANS FOR DETAILS.

KEYNOTES

001	PROPERTY LINE.
034	(N) CMU WALL. 6'-0" MAX. REFER TO STRUCTURAL & LANDSCAPE DRAWINGS.
040	PLANTER WALL, REFER TO LANDSCAPE DRAWINGS.
041	CONCRETE STAIR, REFER TO STRUCTURAL DRAWINGS.
102	LINE OF METAL CANOPY.
116	TWO-WAY COMMUNICATION SYSTEM. REFER TO DETAIL ON SHEET G0.64.
120	VINYL WINDOW, BLACK FINISH, DUAL GLAZED W/ CLEAR LOW-E GLASS. REFER TO WINDOW SCHEDULE.
132	36" HT. HANDRAIL.
135	WATER CURTAIN.
159	2-HR FIRE RESISTIVE MECHANICAL SHAFT. REFER TO MECHANICAL DRAWINGS.
168	BUILDING ADDRESS NUMBER. UNDER SEPARATE PERMIT.
504	WARNING STRIP.

LEGEND - FLOOR PLAN

- 1 HOUR FIRE RESISTIVE CONSTRUCTION (FIRE PARTITION)
- 1 HOUR FIRE RESISTIVE CONSTRUCTION (INTERIOR BEARING WALL PER TABLE 601)
- 2 HOUR FIRE RESISTIVE CONSTRUCTION (FIRE BARRIER)
- 2 HOUR FIRE RESISTIVE CONSTRUCTION (INTERIOR BEARING WALL PER TABLE 601)
- 272.25" FS — FINISH FLOOR ELEVATION
- FE — FIRE EXTINGUISHER
- X — WALL TYPE DESIGNATION
- ACCESSIBLE PATH OF TRAVEL
- DRAIN LOCATION
- DRAINAGE SLOPE
- EXIT SIGN
- WATER CURTAIN
- PH — DOOR W/ PANIC HARDWARE

AGENCY APPROVAL

the architects collective

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PROJECT

SANKOFA PLACE AT CENTINELA

521 E WARREN LN. INGLEWOOD, CA 90302

OWNER

CREATING THRIVING COMMUNITIES, LLC

200 LINCOLN BLVD. VENICE, CA 90291

CONSULTANT

STAMP

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ISSUE #	DOCUMENT PACKAGE	ISSUE DATE
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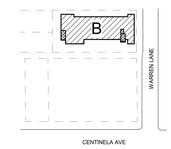
	PLAN CHECK SUBMITTAL	11/24/2025

KEYPLAN



PROJECT NO.	22004
PLOT DATE	11/24/2025
SCALE	AS SHOWN

SHEET TITLE

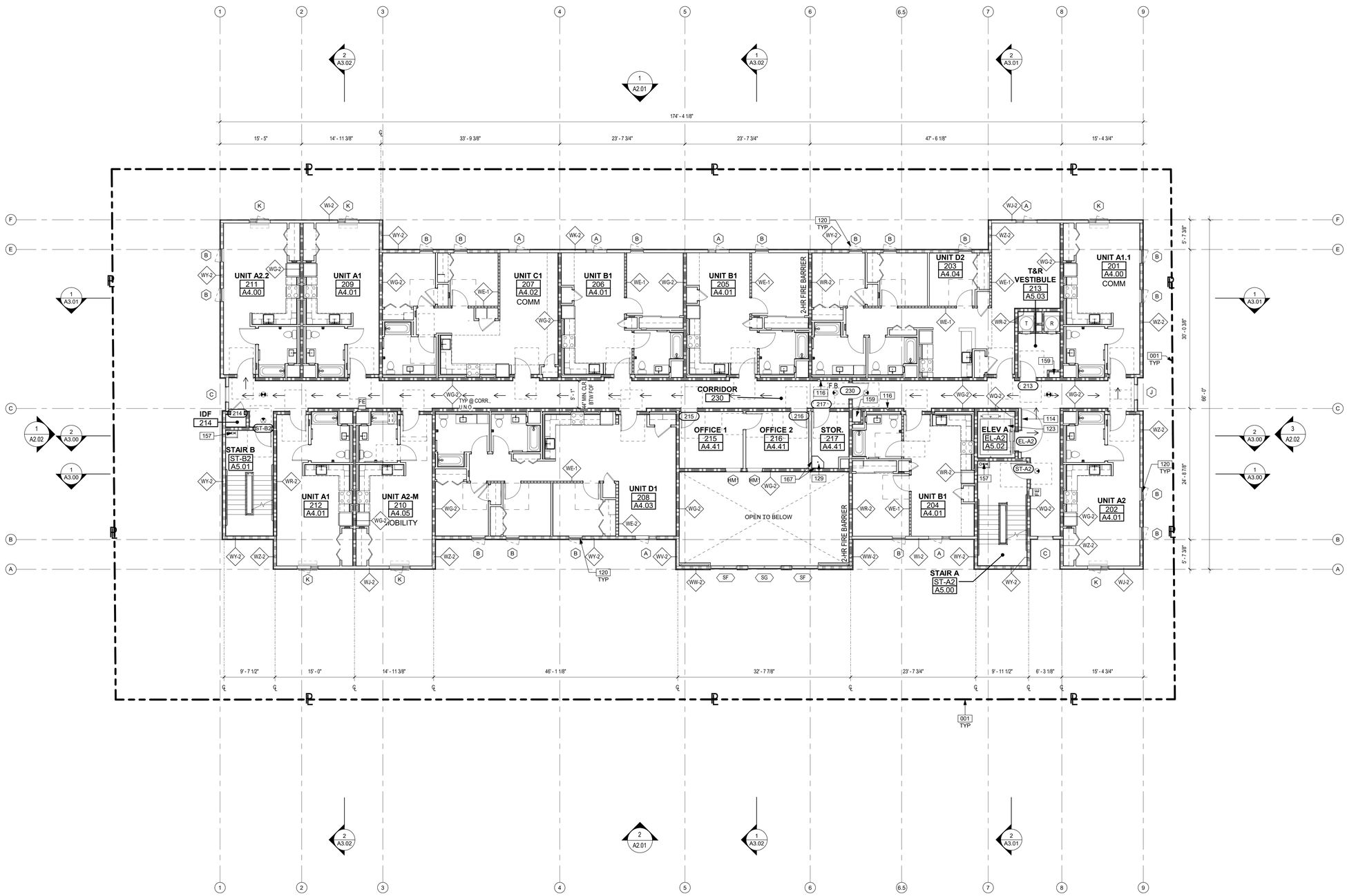
FIRST FLOOR PLAN

SHEET NO.

A1.10

11/21/2025 1:00:56 PM A1.10 FIRST FLOOR PLAN

FIRST FLOOR PLAN 1
1/8" = 1'-0"



SECOND FLOOR PLAN 1
1/8" = 1'-0"

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6. REFER TO ELECTRICAL PLANS FOR EMERGENCY LIGHTING LAYOUT

7. REFER TO G0.65-G0.67 SHEETS FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS & DETAILS

8. ALL PLUMBING / EQUIPMENT TO BE PROPERLY CLEANED AND PREPARED TO RECEIVE PAINT

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KEYNOTES

001	PROPERTY LINE.
114	FIRE RESISTIVE ELEVATOR DOOR.
116	TWO-WAY COMMUNICATION SYSTEM. REFER TO DETAIL ON SHEET G0.64.
120	VINYL WINDOW, BLACK FINISH, DUAL GLAZED W/ CLEAR LOW-E GLASS. REFER TO WINDOW SCHEDULE.
123	ELEVATOR, 3,500 LBS. MIN. CAPACITY. 2-HR FIRE RESISTIVE ELEVATOR SHAFT PER PLANS.
129	MOP SINK. REFER TO PLUMBING DRAWINGS.
157	CLASS I COMBINATION STANDPIPE.
159	2-HR FIRE RESISTIVE MECHANICAL SHAFT. REFER TO MECHANICAL DRAWINGS.
167	FIBERGLASS REINFORCED PLASTIC. COLOR: WHITE.

LEGEND - FLOOR PLAN

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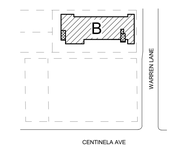
KEYPLAN



PROJECT NO.	22004
PLOT DATE	11/24/2025
SCALE	AS SHOWN

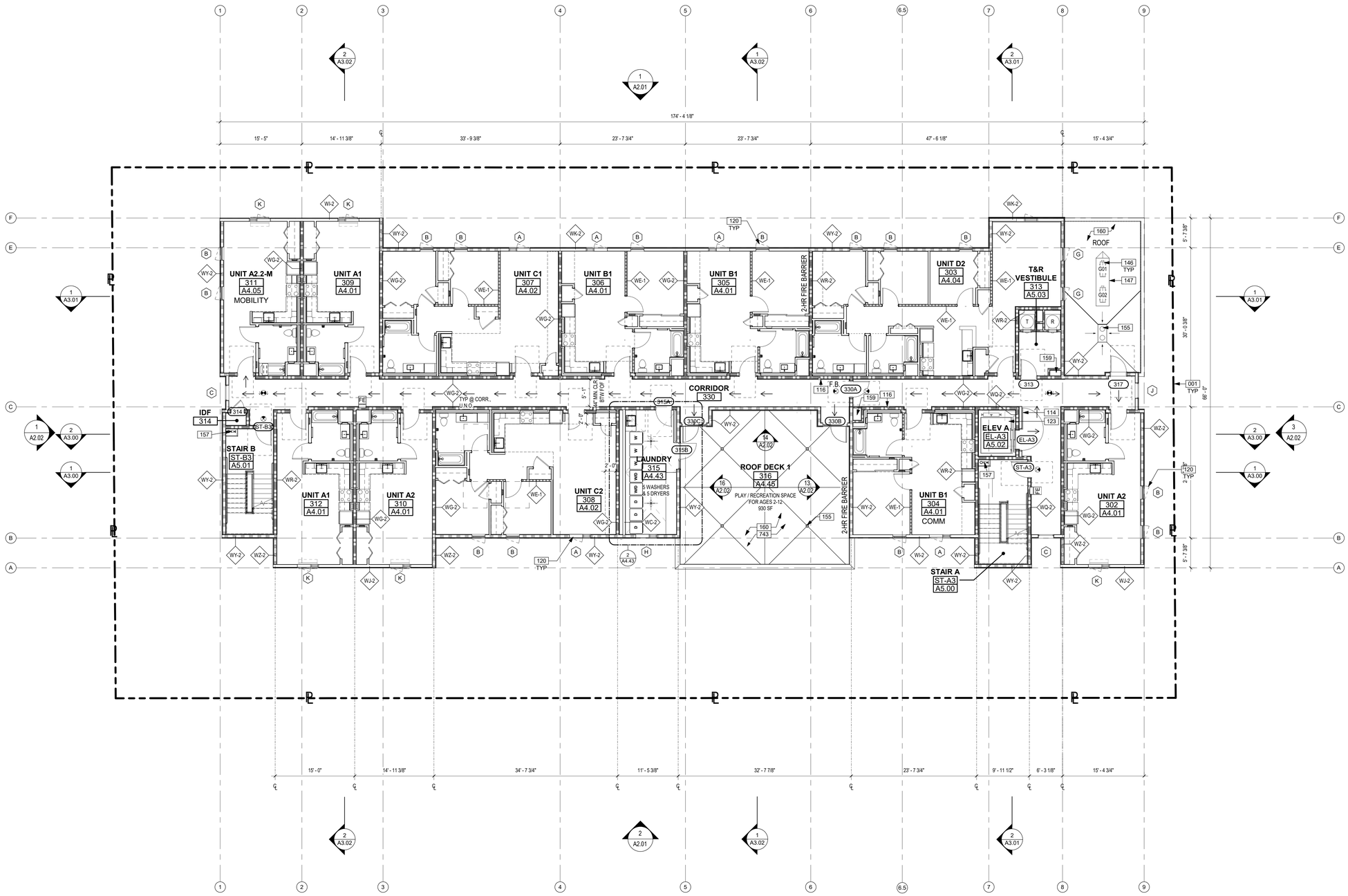
SHEET TITLE

SECOND FLOOR PLAN

SHEET NO.

A1.20

11/21/2025 1:01:11 PM A1.20 SECOND FLOOR PLAN



THIRD FLOOR PLAN
1/8" = 1'-0"

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123	ELEVATOR, 3,500 LBS. MIN. CAPACITY. 2-HR FIRE RESISTIVE ELEVATOR SHAFT PER PLANS.
146	MECHANICAL EQUIPMENT. REFER TO MECHANICAL DRAWINGS.
147	MECHANICAL EQUIPMENT PAD.
155	ROOF DRAIN AND OVERFLOW. REFER TO PLUMBING DRAWINGS.
157	CLASS I COMBINATION STANDPIPE.
159	2-HR FIRE RESISTIVE MECHANICAL SHAFT. REFER TO MECHANICAL DRAWINGS.
160	TPO ROOFING. CLASS "A". REFER TO ROOFING CUTSHEETS.
743	RUBBER PLAY SURFACING. (REFER TO LANDSCAPE DRAWINGS).

LEGEND - FLOOR PLAN

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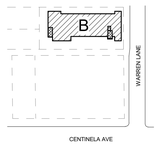
KEYPLAN



PROJECT NO.	22004
PLOT DATE	11/24/2025
SCALE	AS SHOWN

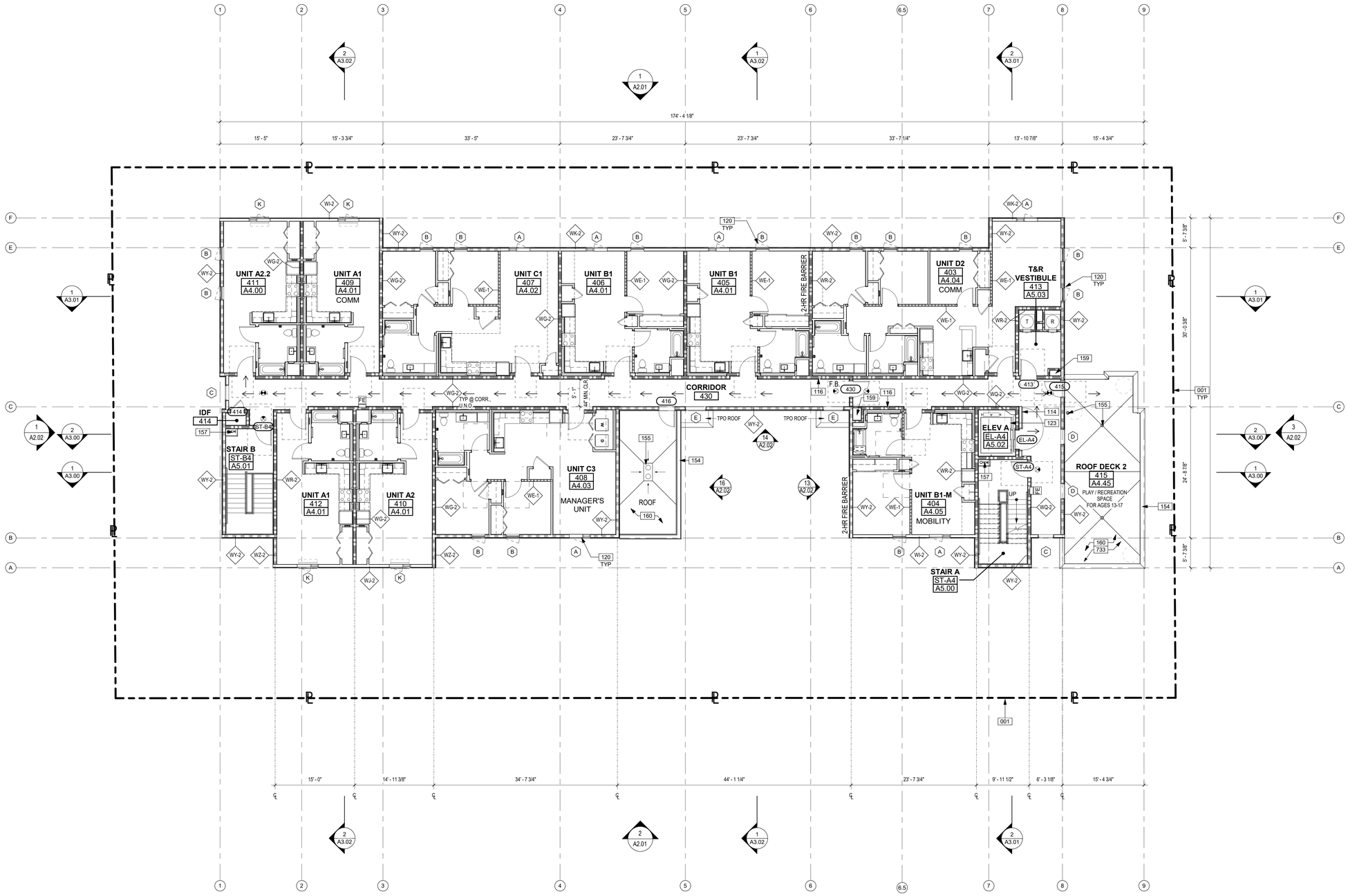
SHEET TITLE

THIRD FLOOR PLAN

SHEET NO.

A1.30

11/21/2025 1:01:23 PM A1.30 THIRD FLOOR PLAN



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KEYNOTES

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116	TWO-WAY COMMUNICATION SYSTEM. REFER TO DETAIL ON SHEET G0.64.
120	VINYL WINDOW, BLACK FINISH, DUAL GLAZED W/ CLEAR LOW-E GLASS. REFER TO WINDOW SCHEDULE.
123	ELEVATOR, 3,500 LBS. MIN. CAPACITY. 2-HR FIRE RESISTIVE ELEVATOR SHAFT PER PLANS.
154	ROOF PARAPET. REFER TO EXTERIOR ELEVATIONS.
155	ROOF DRAIN AND OVERFLOW. REFER TO PLUMBING DRAWINGS.
157	CLASS I COMBINATION STANDPIPE.
159	2-HR FIRE RESISTIVE MECHANICAL SHAFT. REFER TO MECHANICAL DRAWINGS.
160	TPO ROOFING. CLASS "A". REFER TO ROOFING CUTSHEETS.
733	RAISED PEDESTAL SYSTEM. (REFER TO CUTSHEETS AND LANDSCAPE DRAWINGS).

LEGEND - FLOOR PLAN

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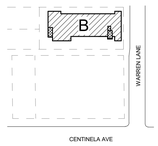
KEYPLAN



PROJECT NO.	22004
PLOT DATE	11/24/2025
SCALE	AS SHOWN

SHEET TITLE

FOURTH FLOOR PLAN

SHEET NO.

A1.40

FOURTH FLOOR PLAN 1
1/8" = 1'-0"

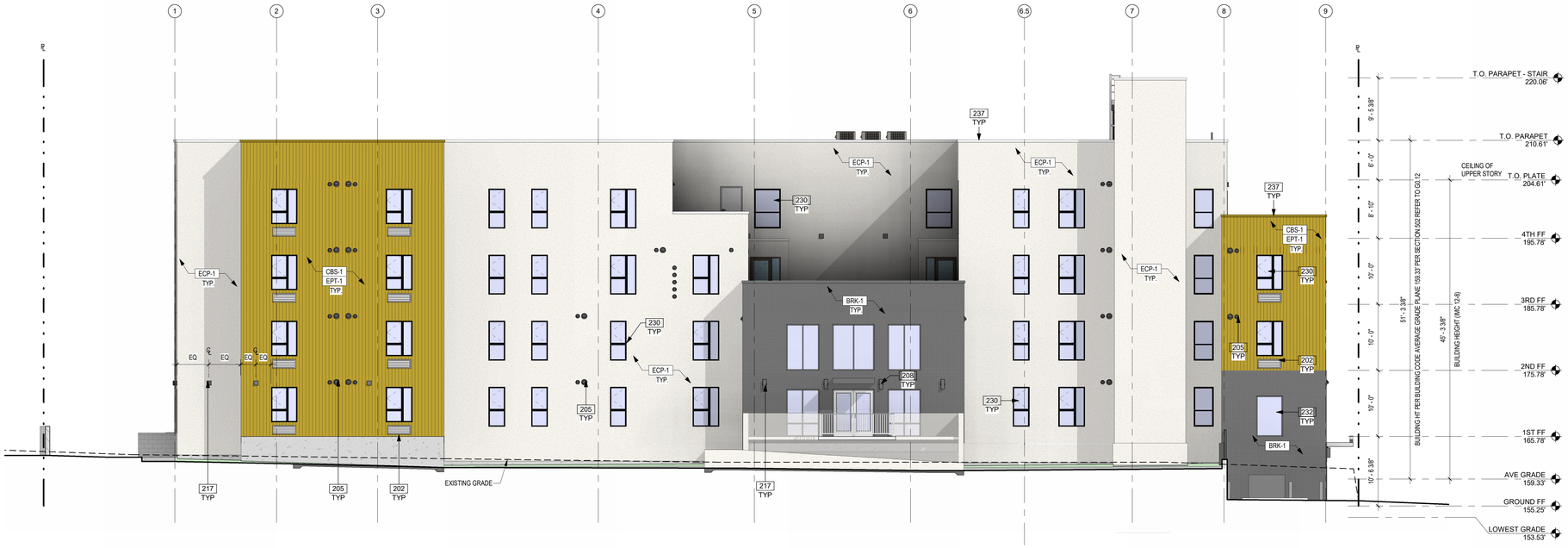
11/21/2025 1:01:26 PM A1.40 FOURTH FLOOR PLAN

PLANNING NOTES

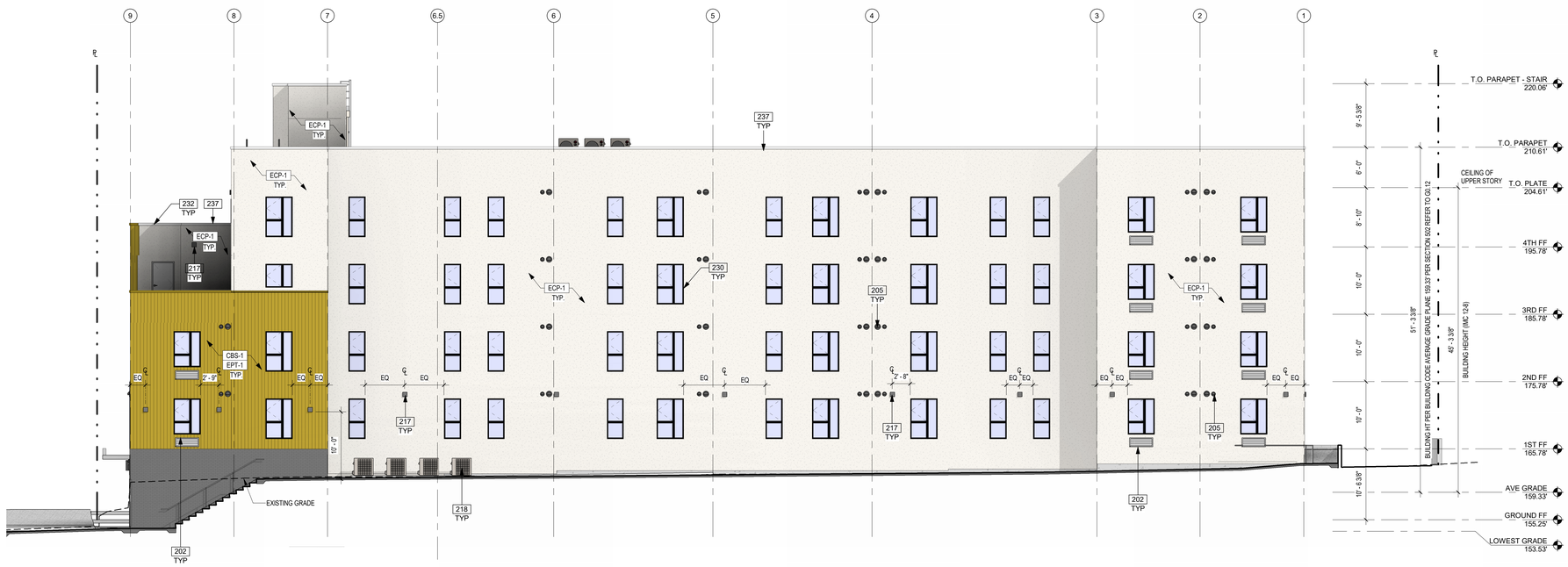
1. LIGHT FIXTURES ATTACHED TO THE BUILDING WILL NOT EXCEED THE ROOF LINE OF THE BUILDING.
2. LIGHTING WILL BE CONFINED TO THE SITE AND WILL NOT CAUSE ANY GLARE TO ADJACENT PROPERTIES.

GENERAL NOTES

1. ELEVATION CALLOUTS ARE ESTIMATES FOR DESIGN PURPOSES. REFER TO CIVIL PLANS FOR ELEVATIONS.
2. ALL DOWNSPOUTS TO DRAIN TO DRYWELL. REFER PLUMBING AND CIVIL PLANS FOR DETAILS.



BUILDING ELEVATION - SOUTHWEST (PLAN SOUTH) 2
1/8" = 1'-0"



BUILDING ELEVATION - NORTHEAST (PLAN NORTH) 1
1/8" = 1'-0"

KEYNOTES

202	PACKAGED TERMINAL AIR CONDITIONER UNIT (PTAC). REFER TO MECHANICAL DRAWINGS.
205	EXHAUST VENT CAPS. REFER TO MECHANICAL DRAWINGS.
208	EXTERIOR LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
217	NOT USED.
218	MECHANICAL EQUIPMENT. REFER TO MECHANICAL DRAWINGS.
230	VINYL WINDOW, BLACK FINISH AND CLEAR GLASS, TYP.
232	SHEET METAL COPING, PAINT TO MATCH ADJACENT COLOR.
237	ROOF PARAPET.

EXT. FINISH SCHEDULE

FINISH MATERIAL

ECP-1	EXTERIOR CEMENT PLASTER LA HABRA INTEGRAL COLOR **20/30 SAND, FLOAT FINISH** **COLOR:** WHITE	
ECP-2	EXTERIOR CEMENT PLASTER LA HABRA INTEGRAL COLOR **20/30 SAND, FLOAT FINISH** **COLOR:** GREY	
CBS-1	CEMENT BOARD SIDING **HARDIE PANEL VERTICAL SIDING**	
BRK-1	THIN BRICK VENEER **COLOR:** BLACK	

EXT. PAINT FINISH

EPT-1	**PRODUCT:** **COLOR:** YELLOW
EPT-2	**PRODUCT:** **COLOR:** TBD
EPT-3	**PRODUCT:** **COLOR:** TBD
EPT-4	**PRODUCT:** **COLOR:** TBD

LEGEND

EJ	EXPANSION JOINT
	SECURITY CAMERA
X	KEYNOTE

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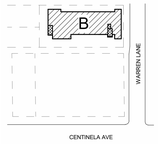
	100% DESIGN DEVELOPMENT	04/18/2025
	25% CONSTRUCTION DOCUMENTS	07/25/2025
	50% CONSTRUCTION DOCUMENTS	09/26/2025
	PLAN CHECK SUBMITTAL	11/24/2025

KEYPLAN



PROJECT NO.	22004
PLOT DATE	11/24/2025
SCALE	AS SHOWN

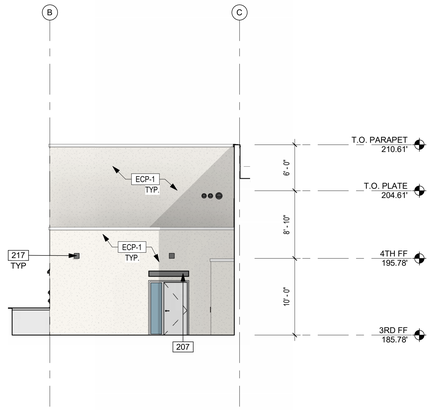
SHEET TITLE

EXTERIOR ELEVATIONS

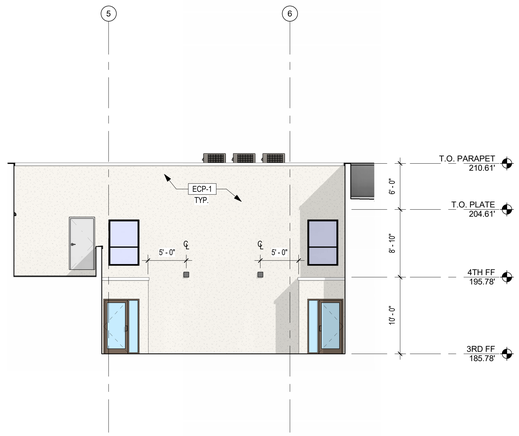
SHEET NO.

A2.01

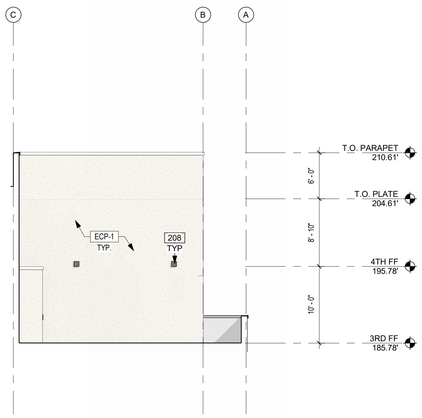
11/21/2025 1:02:19 PM A2.01 EXTERIOR ELEVATIONS



ROOF DECK 1 ELEVATION - EAST (16)
1/8" = 1'-0"

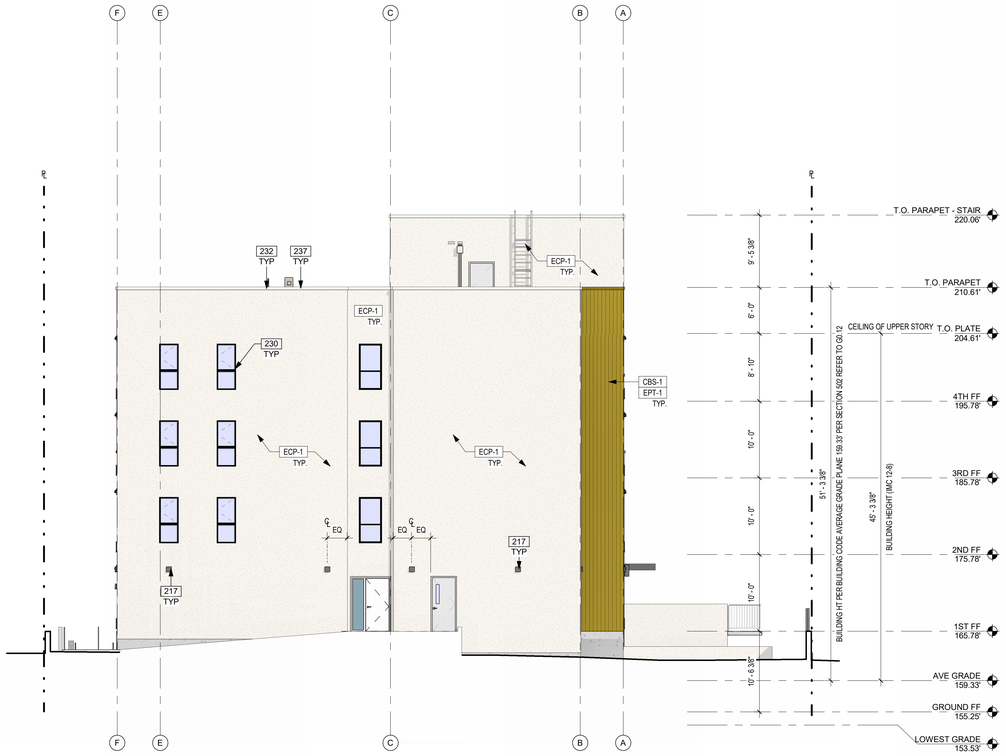


ROOF DECK 1 ELEVATION - SOUTH (14)
1/8" = 1'-0"



ROOF DECK 1 ELEVATION - WEST (13)
1/8" = 1'-0"

BUILDING ELEVATION - SOUTHEAST (PLAN EAST) (3)
1/8" = 1'-0"



BUILDING ELEVATION - NORTHWEST (PLAN WEST) (1)
1/8" = 1'-0"

PLANNING NOTES

1. LIGHT FIXTURES ATTACHED TO THE BUILDING WILL NOT EXCEED THE ROOF LINE OF THE BUILDING.
2. LIGHTING WILL BE CONFINED TO THE SITE AND WILL NOT CAUSE ANY GLARE TO ADJACENT PROPERTIES.

GENERAL NOTES

1. ELEVATION CALLOUTS ARE ESTIMATES FOR DESIGN PURPOSES. REFER TO CIVIL PLANS FOR ELEVATIONS.
2. ALL DOWNSPOUTS TO DRAIN TO DRYWELL. REFER PLUMBING AND CIVIL PLANS FOR DETAILS.

KEYNOTES

207	MECHANICAL LOUVER. REFER TO MECHANICAL DRAWINGS.
208	EXTERIOR LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
212	BUILDING ADDRESS NUMBER. UNDER SEPARATE PERMIT.
217	NOT USED.
228	OPENING FOR INTAKE VENT.
230	VINYL WINDOW, BLACK FINISH AND CLEAR GLASS, TYP.
232	SHEET METAL COPING, PAINT TO MATCH ADJACENT COLOR.
236	AUTODIALER ENTRY SYSTEM. 48"MAX AFF.
237	ROOF PARAPET.

EXT. FINISH SCHEDULE

FINISH MATERIAL

ECP-1	EXTERIOR CEMENT PLASTER LA HABRA INTEGRAL COLOR **20/30 SAND, FLOAT FINISH** **COLOR:** WHITE	
ECP-2	EXTERIOR CEMENT PLASTER LA HABRA INTEGRAL COLOR **20/30 SAND, FLOAT FINISH** **COLOR:** GREY	
CBS-1	CEMENT BOARD SIDING **HARDIE PANEL VERTICAL SIDING**	
BRK-1	THIN BRICK VENEER **COLOR:** BLACK	

EXT. PAINT FINISH

EPT-1	**PRODUCT:** **COLOR:** YELLOW
EPT-2	**PRODUCT:** **COLOR:** TBD
EPT-3	**PRODUCT:** **COLOR:** TBD
EPT-4	**PRODUCT:** **COLOR:** TBD

LEGEND

EJ	EXPANSION JOINT
	SECURITY CAMERA
X	KEYNOTE

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PROJECT

SANKOFA PLACE AT CENTINELA

521 E WARREN LN. INGLEWOOD, CA 90302

OWNER

CREATING THRIVING COMMUNITIES, LLC

200 LINCOLN BLVD. VENICE, CA 90291

CONSULTANT

STAMP

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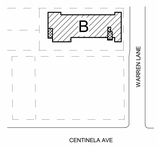
KEYPLAN



PROJECT NO.	22004
PLOT DATE	11/24/2025
SCALE	AS SHOWN

SHEET TITLE

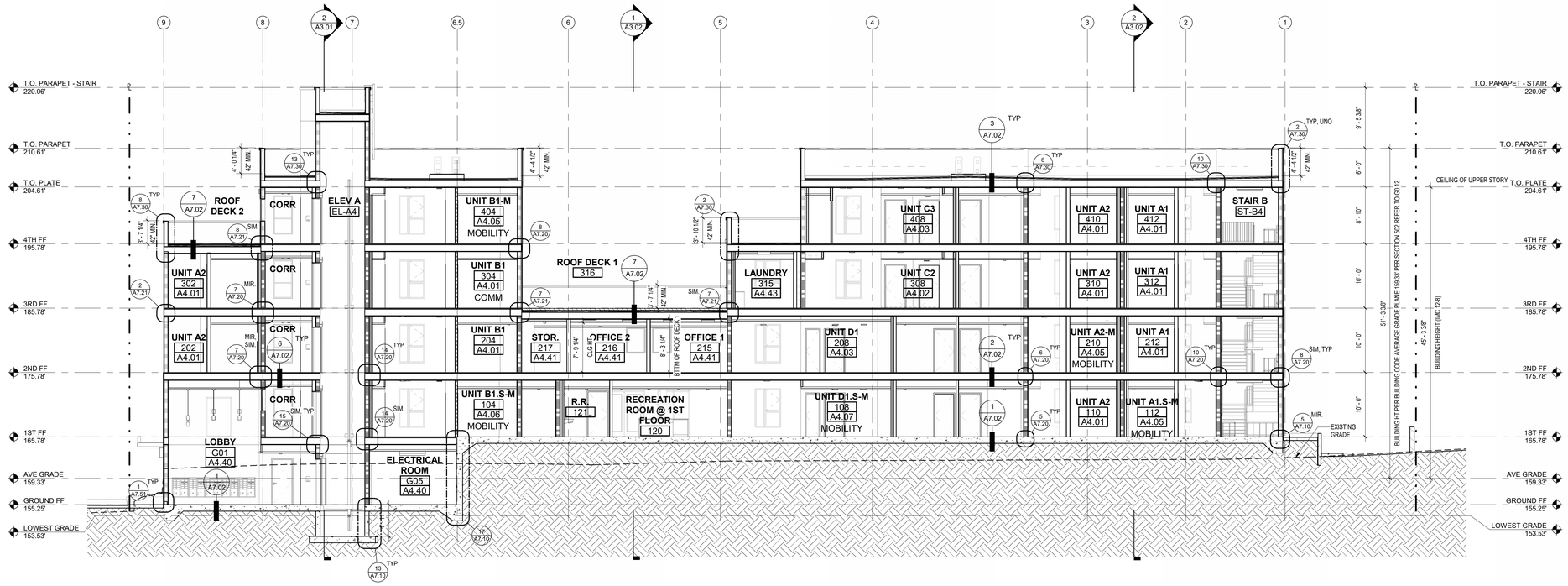
EXTERIOR ELEVATIONS

SHEET NO.

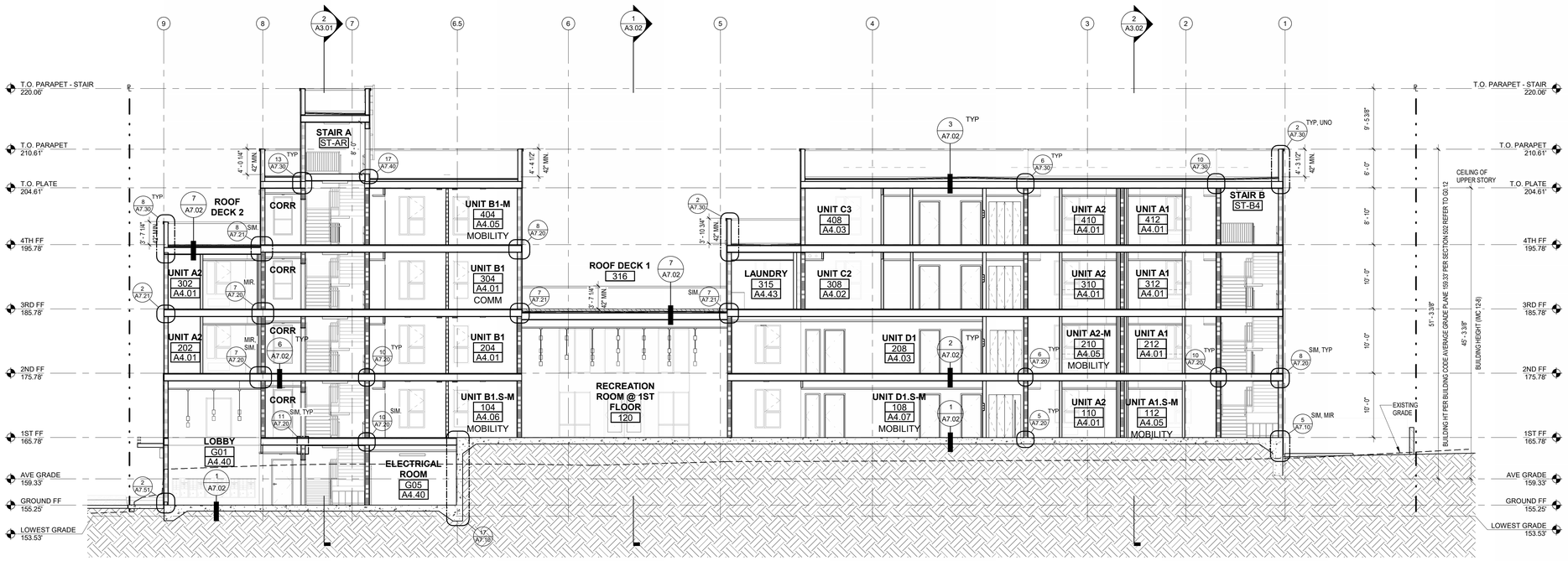
A2.02

AGENCY APPROVAL

11/21/2025 1:02:49 PM A2.02 EXTERIOR ELEVATIONS



BUILDING SECTION - EAST/WEST 2
1/8" = 1'-0"



BUILDING SECTION - EAST/WEST 1
1/8" = 1'-0"

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KEYNOTES

LEGEND

- CONCRETE
- CONCRETE MASONRY UNIT
- METAL STUD WALL
- 1 HOUR FIRE RESISTIVE CONSTRUCTION
- 2 HOUR FIRE RESISTIVE CONSTRUCTION
- WALL TYPE DESIGNATION
- KEYNOTE
- SOIL, TYP

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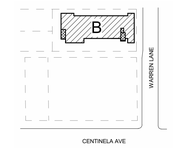


PROJECT NO.	22004
PLOT DATE	11/24/2025
SCALE	AS SHOWN

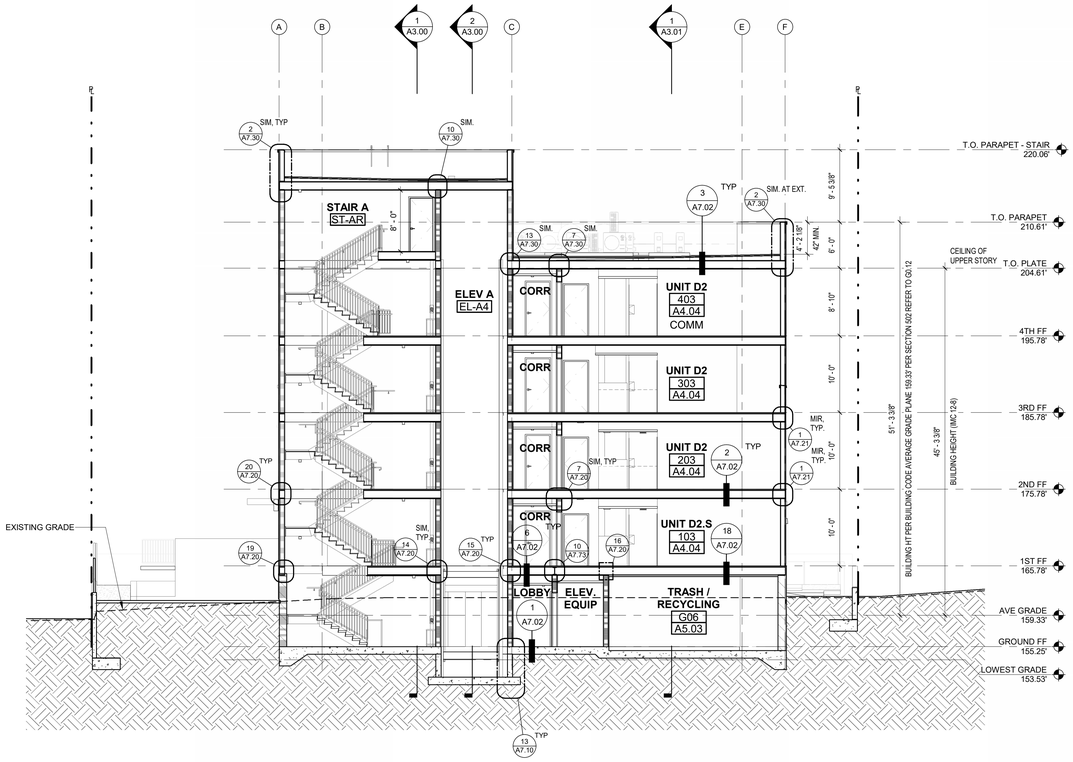
SHEET TITLE

BUILDING SECTIONS

SHEET NO.

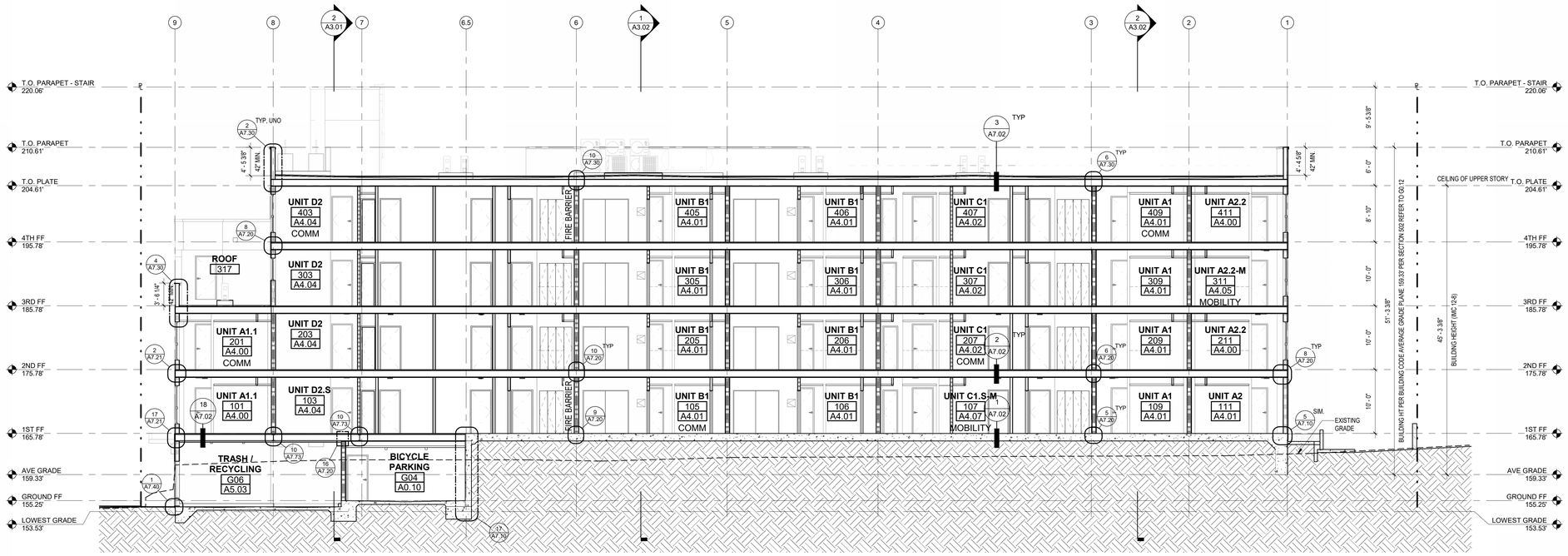
A3.00

11/21/2025 1:02:58 PM A3.00 BUILDING SECTIONS



BUILDING SECTION - NORTH/SOUTH 2

1/8" = 1'-0"



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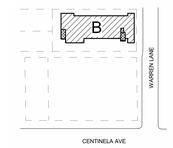


PROJECT NO.	22004
PLOT DATE	11/24/2025
SCALE	AS SHOWN

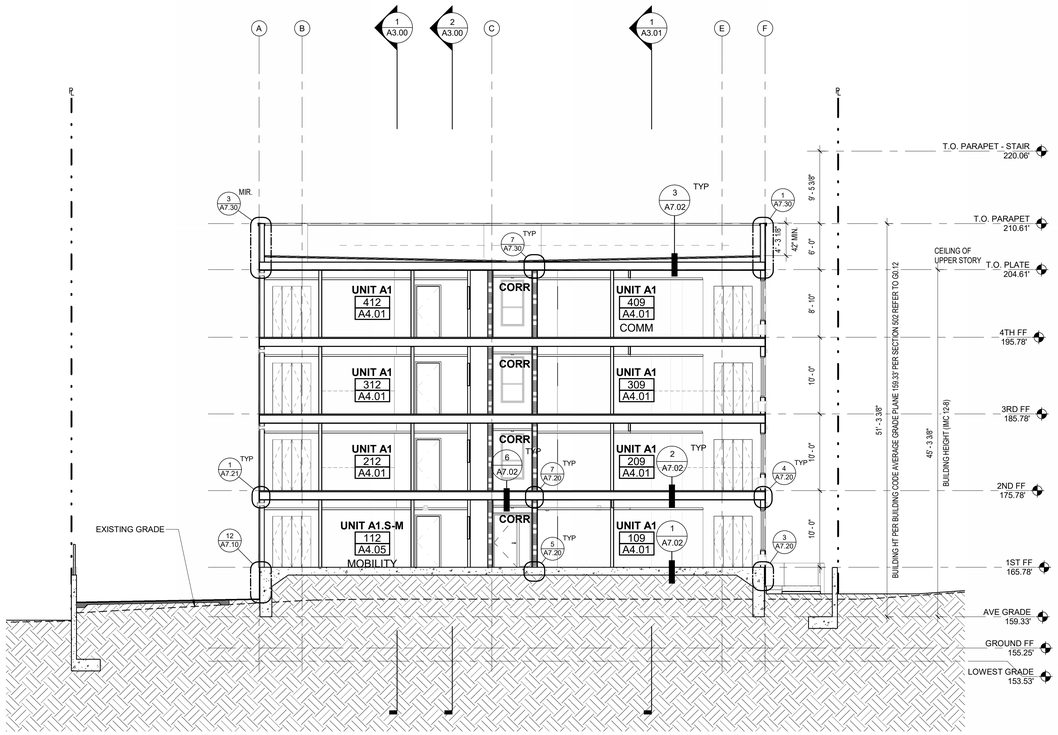
SHEET TITLE

BUILDING SECTIONS

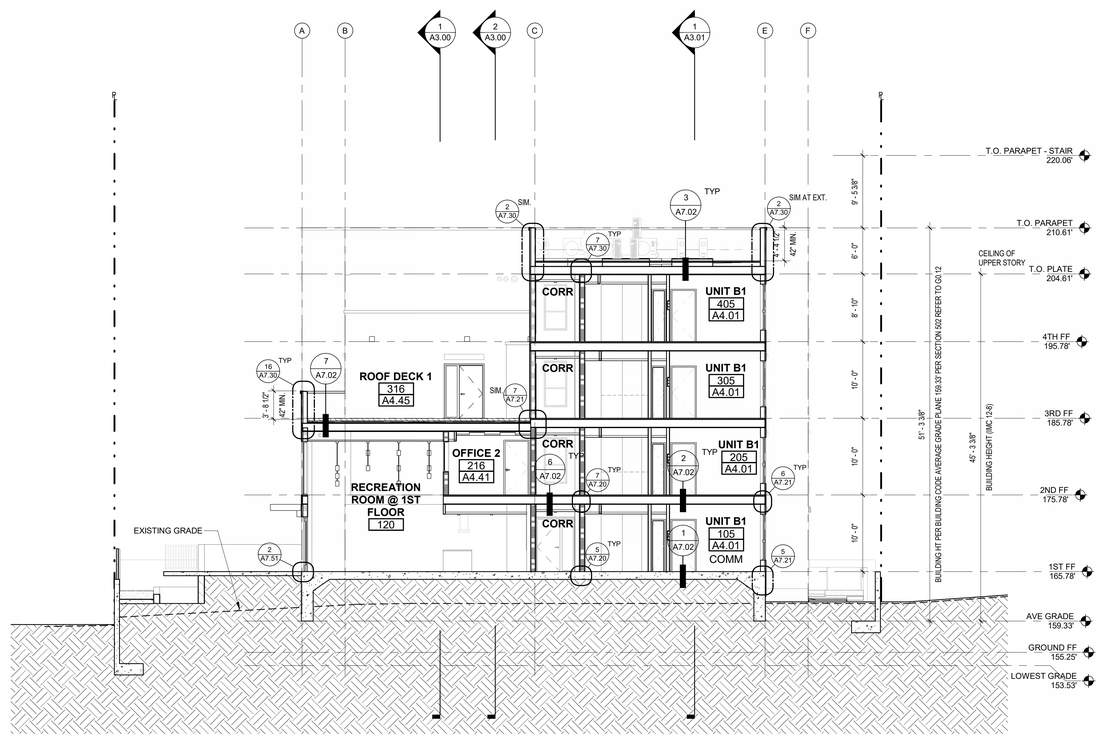
SHEET NO.

A3.01

11/21/2025 1:03:06 PM A3.01 BUILDING SECTIONS



BUILDING SECTION - NORTH/SOUTH 2
1/8" = 1'-0"



BUILDING SECTION - NORTH/SOUTH 1
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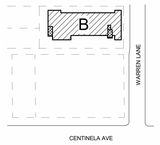
KEYPLAN



PROJECT NO.	22004
PLOT DATE	11/24/2025
SCALE	AS SHOWN

SHEET TITLE

BUILDING SECTIONS

SHEET NO.

A3.02

11/21/2025 1:03:13 PM A3.02 BUILDING SECTIONS

April 24, 2026

Cecilia Ngo
Senior Vice President of Hous
Linc Housing Corporation
3590 Elm Avenue, Long Beach,CA 90807

RE: 26-01-119 - LACAHSA NOFA for Affordable Housing Production and Preservation: Preliminary Scoring

Dear Cecilia Ngo,

This letter serves as a formal notification regarding the preliminary scoring of your application submitted under the Los Angeles County Affordable Housing Solutions Agency (LACAHSA) Notice of Funding Availability #1 Affordable Housing Production and Preservation (NOFA) released on 12/16/25.

Your application has successfully undergone a complete technical review, including the assessment of all scoring components, possible negative points, bonus points, and any points tied to the LACAHSA Unit Cost benchmarks of all applications received under this NOFA. The preliminary score for each Financing Product you selected (and met threshold requirements) is set forth below (Preliminary Scoring breakdown included in Attachment 1):

Project Name	Financing Product	Scoring
Sankofa Place at Centinela	Residual Receipts Loan	81.0

You may submit an objection to LACAHSA's preliminary scoring. Any objection must be in writing and submitted to info@lacahsa.gov before April 30, 2026, 5:00 PM PST. Objections must state the basis for any error, inconsistency, or other flaws in the scoring and contain a sufficient description of the manner in which the preliminary scoring is not correct. Objections must be toward the actual scoring and not the criteria or methodology utilized.

LACAHSA will endeavor to select the highest scoring applications within each Zone for each Financing Product. A credit memo recommending projects for funding will be presented to the Investment Review Committee (IRC) on April 29, 2026. The IRC's action will be a recommendation to the Board. Final awarded projects will be reviewed and approved at the Board Approval meeting on May 13, 2026. Scoring is not a guarantee that a project will or will not receive funding. The final decision to select and fund projects is within the sole and absolute discretion of the Board, and the Board may select projects without strict adherence to the scoring.

Sincerely,

Claudia Lima
Managing Director, Strategic Initiatives
Los Angeles County Affordable Housing Solutions Agency (LACAHSA)

LACAHSA
THE AFFORDABLE
SOLUTIONS AGENCY

APPENDIX: PRELIMINARY SCORING

RESIDUAL RECEIPTS LOAN PRELIMINARY SCORING				
Section	**Item**	**Benchmark**	**Maximum Points**	**Final Score**
B. Eligibility	1. Projects	Add 10 points for New-Construction Projects.	10	10
	3. Readiness to Proceed	(i) Architectural drawings by licensed architect (1 point for schematic/conceptual plan set.	1	1
		(i) 1 additional point for construction document plan set).	1	1
		(ii) Preliminary environmental reports (e.g., Phase I) and a plan to complete necessary additional steps within the required timeframe (2 points).	2	2
		(iii) General contractor (a) has been engaged (1 point).	1	1
		(iii) General contractor (b) has helped develop the construction/rehab budget (1 additional point).	1	1
		(iii) General contractor is bound by a fully executed contract (1 additional point).	1	1
		(iv) All permits or permit-ready letters (subject only to payment of fees) in hand (3 points).	3	0
E. Public Benefit Requirements	1. Affordability Restrictions	Add 1 point for every 1% of additional discount to market based on LACAHSA affordability standards under Option 1, up to a maximum of 17 points.	17	17
		Add 6 points for a 99-year affordability election.	6	6
	5. Resident Services	Add points for providing services consistent with LACAHSA standards as follows: 1 point for each Service Category listed in the LACAHSA Services Standards, up to a maximum of 5 points.	5	3
F. Credit Risk Standards	1a. Sponsor Experience/Track Record	Add 2 points for at least 7 years of development experience in California.	2	2
		Add 2 points for at least 5 completed projects in Los Angeles County in the past 15 years.	2	2
		Deduct -1 points for each compliance/reporting violation with LA County, CDLAC, or TCAC in the past 5 years, up to -5 points.	0	0
		Deduct -1 point for each portfolio project with DSCR below 1.0x, up to 5 points.	0	-1
	1b. Sponsor Financial Strength	Add 1 point for sponsor with at least (i) $15 million of net worth for private entities and $5 million for Eligible Nonprofit entities.	1	1
		Add 1 point for sponsor with at least (ii) $6 million of liquidity for private entities and $1.5 million for Eligible Nonprofit entities.	1	1
	1c. Sponsor Contribution	Add 1 point for every 5% of total development costs contributed to the project by sponsor (e.g., cash, equity contributions), up to a maximum of 6 points.	6	1
	5a. Max. Loan-to-Cost (LTC) Ratio	For Senior Permanent Loan LTC, add 0.5 points for every 2.5 percentage points below the threshold requirement up to a maximum of 1 point.	1	1
	5b. Max. Loan-to-Value (LTV) Ratio	For Senior Permanent Loan LTV, add 1 points for every 2.5 percentage points below the threshold requirement, up to a maximum of 1 point.	1	1
	10a. Manager Experience	(i) Add points as follows: 1 point for at least 7 years of income restricted property management experience in California.	1	1
		(i) Add points as follows: 1 point for at least 5 income restricted projects managed in California in the past 15 years.	1	1
		(ii) Deduct points as follows: -1 point for less than 3 years of income restricted property management experience in California.	0	0
		(ii) Deduct points as follows: -1 point for less than 2 income restricted projects managed in California in the past 15 years.	0	0
		(i) Add points as follows: 1 point for at least 7 years of services experience in California.	1	1

	10b. Service Provider Experience	(i) Add points as follows: 1 point for at least 5 projects served in Los Angeles County in the past 15 years.	1	1
		(ii) Deduct points as follows: -1 point for less than 3 years of services experience in California.	0	0
		(ii) Deduct points as follows: -1 point for less than 2 projects served in Los Angeles County in the past 15 years.	0	0
G. Efficiency Standards	1. Sponsor/Related Party Capital	Where sponsor or a related party is contributing capital in the form of a loan, is the cost of such capital consistent with a publicly supported project? Deduct points as follows: -1 points for every percentage point of interest rate on such a loan above 8%.	0	0
	2. Developer Fee	Add 0.5 points for every $150k by which cash developer fee is lower than the maximum allowed, up to a maximum of 3 points.	3	3
	3. Cost Containment	Add points as follows: 2 points for every 5% by which a project's Adjusted Total Development Cost per square foot is lower than the LACAHSA Unit Cost Benchmark, up to a maximum of 16 points.	16	6
	4. Public Funds Leveraging	Add 1 point for every $500,000 of non-LACAHSA public support in the project, up to a maximum of 10 points.	10	10
	5. Total LACAHSA Subsidy	Add 1 point for every percentage point of total development costs by which the sum of the requested Residual Receipts Loan and any Matching Capital Grant funding is less than 20%, up to a maximum of 5 points.	5	5
SUBTOTAL SCORE			100	79
BONUS POINTS			5	2
TOTAL SCORE			105	81

Linc Housing Corporation and

Linc Housing Corporation and Subsidiaries

Consolidated Financial Analysis (2022–2025)

Introduction

This analysis reviews the financial condition of Linc Housing Corporation ("LINC"), a nonprofit affordable housing developer, based on audited consolidated financial statements for the fiscal years ending December 31, 2022, December 31, 2023, and December 31, 2024, as well as unaudited internal financial statements for the period ending December 31, 2025. LINC is a mission-driven organization focused on the development, ownership, and operation of affordable housing communities, including supportive housing for low-income households and individuals with special needs.

LINC operates through a complex organizational structure consisting of affiliated ownership entities, limited partnerships, and development subsidiaries. As a result, the audited financial statements reflect the consolidated financial activity of the Organization together with controlled project-level entities. These consolidated financials include significant real estate assets, developments in progress, and related project-level debt financing, which are characteristic of nonprofit affordable housing developers.

The audited financial statements for fiscal years 2022 through 2024 were prepared in accordance with generally accepted accounting principles in the United States and received unqualified audit opinions, indicating that the financial statements present fairly, in all material respects, the financial position and results of operations of the Organization. While the audit opinions are unqualified, the financial statements reflect a highly leveraged structure with substantial non-recourse, project-level debt and significant noncontrolling partner interests typical of affordable housing portfolios.

The unaudited financial statements for the period ending December 31, 2025 reflect primarily the financial position and operating results of the parent entity and are not directly comparable to the audited consolidated financial statements.

BALANCE SHEET

Balance Sheet	Audited Consolidated 12/31/2022	*% of Assets*	Audited Consolidated 12/31/2023	*% of Assets*	Audited Consolidated 12/31/2024	*% of Assets*	Unaudited Unconsolidated 12/31/2025	*% of Assets*
Cash & cash equivalents	$ 34,629,982	*5%*	$ 34,587,657	5%	$ 35,940,937	5%	$ 8,654,979	1%
Other Current Assets	$ 10,020,286	*1%*	$ 11,925,349	2%	$ 8,496,396	1%	$ 100,446,255	14%
Long-Term Assets	$ 667,793,226	*94%*	$ 700,241,648	98%	$ 731,640,279	103%	$ 56,683,608	8%
Total Assets	**$ 712,443,494**	***100%***	**$ 746,754,654**	**105%**	**$ 776,077,612**	**109%**	**$ 165,784,842**	**23%**

Current Liabilities	$ 92,046,883	*16%*	$ 57,231,746	*10%*	$ 32,574,465	*6%*	$ 5,225,876	*1%*
Long-Term Liabilities	$ 489,679,378	*84%*	$ 540,000,518	*93%*	$ 544,205,400	*94%*	$ 35,313,210	*6%*
Total Liabilities	**$ 581,726,261**	***100%***	**$ 597,232,264**	***103%***	**$ 576,779,865**	***99%***	**$ 40,539,086**	***7%***
Net Assets With Donor Restrictions	$ 79,157	*0%*	$ 1,500,000	1%	$ 5,925,000	3%	$ -	0%
Other Net Assets	$ 130,638,076	*100%*	$ 148,022,390	99%	$ 193,372,747	97%	$125,245,758.00	100%
Total Net Assets	**$ 130,717,233**	***100%***	**$ 149,522,390**	**114%**	**$ 199,297,747**	**152%**	**$ 125,245,758**	**96%**

Financial Condition and Trends

LINC's financial condition over the three-year audited period reflects steady growth in total assets and net assets, alongside a balance sheet structure that is heavily concentrated in long-term real estate assets and related project-level financing.

Total assets increased from approximately $712.4 million in 2022 to $776.1 million in 2024, representing consistent growth driven primarily by increases in long-term assets, including real estate holdings and developments in progress. Long-term assets account for the substantial majority of the balance sheet in each period, underscoring LINC's capital-intensive operating model as an affordable housing developer and owner.

Cash and cash equivalents remained stable at approximately $34 million to $36 million across the audited period, while other current assets fluctuated modestly. Overall, current assets represent a relatively small portion of total assets, reflecting the organization's focus on long-term real estate investment rather than liquid asset accumulation.

Total liabilities remained relatively stable, ranging from approximately $581.7 million in 2022 to $576.8 million in 2024, with a peak of $597.2 million in 2023. The liability structure is predominantly composed of long-term obligations associated with project-level debt financing, which is typical for affordable housing portfolios.

Current liabilities declined significantly from $92.0 million in 2022 to $32.6 million in 2024, primarily reflecting reductions in construction-related payables and other short-term obligations as projects progressed through development cycles.

Total net assets increased from approximately $130.7 million in 2022 to $199.3 million in 2024, reflecting cumulative positive changes in net assets driven by operating recovery in 2024 and continued capital contributions. Net assets with donor restrictions also increased from a nominal level in 2022 to $5.9 million in 2024, indicating growth in restricted funding sources.

Operating performance over the period was variable, with weaker results in 2023 followed by a strong recovery in 2024. Revenue declined in 2023 before rebounding significantly in 2024, while expenses increased in 2023 and moderated in 2024. These

dynamics resulted in a net loss in 2023 followed by a meaningful improvement in profitability in 2024.

The unaudited 2025 financial statements reflect a substantially smaller asset base and different balance sheet composition, as they are presented on an unconsolidated, parent-only basis. As such, 2025 balances are not directly comparable to prior audited consolidated periods and should be interpreted as supplemental to the consolidated analysis.

Liquidity, Leverage, and Long-Term Sustainability

LINC's financial profile reflects a capital-intensive and highly leveraged affordable housing platform, with liquidity and long-term sustainability closely tied to project-level financing structures, operating cash flow, and continued access to external capital.

Liquidity improved over the audited period, as reflected in strengthening coverage ratios. The current ratio increased from 0.49x in 2022 to 0.81x in 2023 and 1.36x in 2024, indicating a materially improved ability to meet short-term obligations. Similarly, the acid ratio improved from 0.38x to 1.10x, demonstrating stronger near-term liquidity even when excluding less liquid current assets. These improvements were driven primarily by reductions in current liabilities and improved operating performance in 2024.

Days cash on hand remained relatively stable, ranging from approximately 163 to 207 days, indicating a moderate liquidity cushion. However, cash represents a relatively small proportion of total assets, consistent with LINC's concentration in long-term real estate assets. While overall liquidity improved by 2024, it remains structurally constrained by the organization's asset composition and development-focused model.

LINC operates with a high level of leverage, consistent with affordable housing developers utilizing long-term, project-based financing. The debt-to-net worth ratio improved from 4.45x in 2022 to 2.89x in 2024, reflecting growth in net assets and modest strengthening of the capital structure. The majority of debt is long-term and project-level, which reduces refinancing risk at the corporate level but links financial performance to property-level operations, regulatory compliance, and asset performance.

Long-term sustainability is supported by stable rental income, recurring operating revenues, and continued access to development-related funding sources, including grants, tax credit equity, and partnership contributions. However, operating performance has been variable, with a significant operating loss in 2023 followed by recovery in 2024, underscoring the episodic nature of development-related revenues and capital activity.

Sustainability is further supported by growth in net assets and ongoing capital contributions from noncontrolling interests, which are critical to funding new developments and maintaining the existing portfolio. At the same time, reliance on external capital and the timing of development cycles introduce inherent volatility. Continued financial stability will depend on LINC's ability to maintain strong property-level performance, manage leverage, and consistently access funding to support its development pipeline.

STATEMENT OF ACTIVITIES/INCOME STATEMENT

Statement of Activities	Audited Consolidated 12/31/2022	*% of Revenues*	Audited Consolidated 12/31/2023	*% of Revenues*	Audited Consolidated 12/31/2024	*% of Revenues*	Unaudited Unconsolidated 12/31/2025	*% of Revenues*
Income								
Rental Income	$ 44,927,035	*54%*	$ 51,490,930	62%	$ 47,588,850	57%	$ -	0%
Grant revenue	$ 23,840,283	*29%*	$ 8,222,196	10%	$ 18,098,928	22%	$ -	0%
Developer fees	$ 4,209,386	*5%*	$ 1,922,651	2%	$ 3,500,859	4%	$ 15,729,429	19%
Other Income	$ 10,531,516	*13%*	$ 5,922,443	7%	$ 31,069,815	37%	$ 14,999,875	18%
Total Income	**$ 83,508,220**	***100%***	**$ 67,558,220**	81%	**$ 100,258,452**	120%	**$ 30,729,304**	37%
Expenses								
Salaries	$ 15,589,747	*20%*	$ 18,670,646	*24%*	$ 18,517,228	*23%*	$ 15,589,476	*20%*
General and Administrative	$ 10,474,859	*13%*	$ 14,121,591	*18%*	$ 11,436,826	*14%*	$ 2,814,711	*4%*
Utilities	$ 4,893,067	*6%*	$ 5,857,450	*7%*	$ 4,727,742	*6%*	$ -	*0%*
Other Expenses	$ 48,066,458	*61%*	$ 59,075,198	*75%*	$ 50,134,029	*63%*	$ 648,894	*1%*
Total Expenses	**$ 79,024,131**	***100%***	**$ 97,724,885**	**124%**	**$ 84,815,825**	**107%**	**$ 19,053,081**	**24%**
Change in Net Assets (Operating Activities)	**$ 4,484,089**	**5%**	**$ (30,166,665)**	**-45%**	**$ 15,442,627**	**15%**	**$ 11,676,223**	**12%**
Change in Net Assets (Restricted Income/Expenses)	$ 14,766,199	18%	$ 48,971,822	72%	$ 34,332,730	34%	$ -	0%
Total Change in Net Asets	**$ 19,250,288**	**23%**	**$ 18,805,157**	**28%**	**$ 49,775,357**	**50%**	**$ 11,676,223**	**12%**

LINC's operating performance over the three-year audited period reflects variability driven by fluctuations in grant revenue, development-related income, and capital-related activity, while core rental operations remained stable.

Revenue is primarily driven by rental income, which represents the largest and most consistent source across all periods, comprising approximately 54% to 62% of total revenue. Rental income increased in 2023 and declined modestly in 2024, reflecting general stabilization of the operating portfolio and consistent performance of underlying properties.

Grant revenue represents the second largest revenue source but is inherently variable, declining significantly from $23.8 million (29%) in 2022 to $8.2 million (10%) in 2023,

before increasing to $18.1 million (22%) in 2024. This variability reflects the timing and availability of public funding and is typical for affordable housing organizations.

Developer fees and other income provide additional revenue but are less predictable and largely dependent on development activity and capital transactions. Developer fees declined in 2023 and partially recovered in 2024, consistent with project timing. Other income increased significantly in 2024 to $31.1 million (37% of total revenue), driven primarily by non-recurring items, including tax credit-related transactions and other capital events.

As a result, total revenue declined approximately 19% in 2023 before increasing approximately 48% in 2024, highlighting the episodic nature of development-driven and capital-related income streams.

Total expenses increased from $79.0 million in 2022 to $97.7 million in 2023, before declining to $84.8 million in 2024. Expenses are heavily concentrated in “Other Expenses,” which represent 61% to 75% of total expenses and include property operations, interest expense, depreciation, and other project-related costs. Salaries represent the next largest expense category and remained relatively stable at approximately $15.6 million to $18.7 million annually. General and administrative expenses increased in 2023 before moderating in 2024, while utilities remained relatively consistent throughout the period.

Operating results were volatile, with operating income of $4.5 million in 2022, a significant loss of $(30.2) million in 2023, and a recovery to $15.4 million in 2024. These fluctuations are primarily attributable to the timing of grants, developer fees, and capital-related activity rather than changes in core property operations.

Despite variability in operating performance, total changes in net assets, including restricted activity, remained positive across all periods, increasing from $19.3 million in 2022 to $18.8 million in 2023 and $49.8 million in 2024. Overall performance is significantly influenced by non-operating activity, including contributions from noncontrolling interests and other partnership-related funding. Restricted income and capital contributions represent a meaningful component of total financial performance, particularly in 2023 and 2024, and are critical to supporting development activity and balance sheet growth.

CASH FLOW STATEMENT

Cash Flow Statement	Audited Consolidated 12/31/2022	Audited Consolidated 12/31/2023	Audited Consolidated 12/31/2024
Operating Activities	$ 5,146,979	$ (586,926)	$ 6,894,286
Investing Activities	$ (84,698,978)	$ (58,957,182)	$ (70,209,242)

Financing Activities	$	72,097,776	$	63,534,933	$	68,549,772
Net Increase (decrease) in Cash	**$**	**(7,454,223)**	**$**	**3,990,825**	**$**	**5,234,816**

LINC's cash flow profile over the three-year audited period reflects a development-driven operating model characterized by significant investing outflows, reliance on financing inflows, and variability in operating cash flow.

Cash flow from operating activities totaled $5.1 million in 2022, declined to $(0.6) million in 2023, and rebounded to $6.9 million in 2024. This trend generally mirrors operating performance, with weaker results in 2023 followed by a recovery in 2024. Despite this improvement, operating cash flow remains modest relative to the scale of LINC's asset base and development activity, reflecting the constraints of regulated rental income and ongoing reinvestment in properties.

Investing activities represent the largest and most consistent use of cash, with outflows of $(84.7) million in 2022, $(59.0) million in 2023, and $(70.2) million in 2024. These outflows are primarily related to real estate development, capital expenditures, and advances to affiliated projects. The sustained level of investing activity highlights LINC's active development pipeline and continued investment in expanding and maintaining its affordable housing portfolio.

Financing activities are the primary source of cash inflows, totaling $72.1 million in 2022, $63.5 million in 2023, and $68.5 million in 2024. These inflows are driven by a combination of debt financing, partnership contributions, and capital transactions such as tax credit monetization. The consistent reliance on financing inflows to offset investing outflows is a defining characteristic of LINC's operating model and is typical for affordable housing developers.

Net changes in cash were $(7.5) million in 2022, followed by increases of $4.0 million in 2023 and $5.2 million in 2024. These fluctuations reflect the timing of development expenditures relative to financing inflows, as well as variability in operating performance.

Overall, LINC's cash flow profile demonstrates LINC's dependence on financing sources to sustain growth, which is consistent with the affordable housing sector. The improvement in operating cash flow in 2024, combined with continued access to capital, supports near-term stability; however, long-term sustainability remains closely tied to LINC's ability to secure funding, manage its development pipeline, and maintain stable property-level performance.

STRENGTHS, WEAKNESSES & MITIGATING FACTORS

Strengths

LINC demonstrates several key financial and operational strengths that support its overall financial position and ability to execute its mission as an affordable housing developer. Rental income represents the largest and most consistent source of revenue, comprising approximately 47% to 62% of total revenue across the audited period. This stable and recurring revenue base provides a reliable foundation for ongoing operations and helps mitigate volatility associated with development-related and grant-based income.

LINC has also demonstrated meaningful growth in net assets, increasing from $130.7 million in 2022 to $199.3 million in 2024. This growth reflects cumulative positive financial performance and capital contributions, enhancing financial flexibility and strengthening the organization's capacity to support future development activities.

Liquidity improved materially over the period, with the current ratio increasing from 0.49x in 2022 to 1.36x in 2024 and the acid ratio improving to 1.10x. This improvement was driven in part by a significant reduction in current liabilities, which declined from $92.0 million to $32.6 million, indicating reduced near-term financial pressure and a transition toward more stabilized operations.

LINC benefits from access to a diverse range of capital sources, including grants, tax credit equity, partnership contributions, and debt financing. This diversified funding structure supports ongoing development activity and enables the organization to finance large-scale affordable housing projects. Consistent financing inflows, ranging from approximately $63 million to $72 million annually, further demonstrate sustained access to capital markets and funding partners.

In addition, significant and ongoing investing activity reflects an active development pipeline and LINC's capacity to scale operations and expand its housing portfolio over time, positioning the organization for continued growth and impact within the affordable housing sector.

Weaknesses and Mitigating Factors

LINC operates with a highly leveraged capital structure, with total liabilities comprising a significant portion of total assets over the audited period. Although leverage has improved, the organization remains dependent on long-term debt financing. This exposure is partially mitigated by the fact that the majority of debt is project-level and non-recourse, which limits recourse to the parent entity and aligns obligations with long-term real estate assets that provide stable cash flow.

LINC also relies heavily on external funding sources, including grants, tax credit equity, and partnership contributions, to support development activity. Cash flow analysis indicates that internally generated cash is insufficient to fund investing activity,

necessitating ongoing financing inflows. While this reliance introduces exposure to capital market conditions and funding availability, it is consistent with industry practice, and LINC has demonstrated a consistent ability to access financing and attract equity partners.

Operating performance has shown variability, including a significant operating loss in 2023 followed by a recovery in 2024. Revenue streams such as grants, developer fees, and other income are episodic and dependent on project timing and external funding cycles. This variability is partially mitigated by stable rental income, which provides a recurring revenue base, as well as by LINC's ability to generate positive overall changes in net assets across all periods.

In addition, LINC's asset base is heavily concentrated in long-term real estate assets, which comprise the vast majority of total assets. This concentration limits liquidity and reduces the ability to convert assets to cash in the near term. However, this is inherent to the organization's mission-driven business model, and these assets generate predictable income streams supported by long-term financing structures.

Operating cash flow, while generally positive, remains modest relative to the scale of development and capital investment activity. As a result, LINC depends on continued access to external financing to fund growth and ongoing projects. This dynamic is typical for development-focused affordable housing organizations and has been effectively managed through sustained relationships with funding partners and capital providers.

Conclusion

LINC's financial profile reflects a stable and growing affordable housing platform supported by a substantial base of real estate assets, consistent rental income, and continued access to external capital. Over the audited period, LINC demonstrated overall balance sheet growth, increased net assets, and improved liquidity, while operating within a capital structure typical of the affordable housing sector.

Financial performance was variable, with a significant operating loss in 2023 followed by a strong recovery in 2024. These fluctuations were primarily driven by the timing of grant revenue, developer fees, and capital-related transactions, rather than deterioration in core operations. Rental income remained stable throughout the period and continues to provide a reliable source of recurring revenue.

LINC's operating model is characterized by reliance on long-term financing, external funding sources, and capital markets activity. While this introduces some degree of variability and dependence on funding availability, these risks are mitigated by the non-

recourse nature of project-level debt, demonstrated access to capital, and continued growth in net assets.

Cash flow trends further support this profile, with consistent investing activity funded through financing inflows, reflecting an active development pipeline and ongoing portfolio expansion.

Overall, LINC appears financially stable, with improving balance sheet strength and sufficient access to capital to support ongoing operations and development activity. Continued stability will depend on maintaining consistent operating performance, effectively managing leverage, and sustaining access to funding sources necessary to execute its long-term affordable housing mission.

Linc Housing Corporation and

Linc Housing Corporation and Subsidiaries

Parent Entity Balance Sheet, Liquidity and Net Worth Analysis

While the audited financial statements are presented on a consolidated basis, the December 31, 2025 internal balance sheet provides insight into LINC's sponsor-level liquidity and net worth at the parent entity level. As of December 31, 2025, LINC reported approximately $165.8 million in total assets, $40.5 million in total liabilities, and approximately $125.2 million in total net assets.

Current assets totaled approximately $109.1 million and include $8.7 million in cash and cash equivalents and approximately $11.5 million in restricted cash, along with significant balances in receivables and loans to affiliated properties. These balances include approximately $20.9 million in fees receivable and $59.9 million in loans and advances to properties. While a substantial portion of current assets consists of receivables and other non-cash items, these amounts are generally tied to development activity and affiliated projects and are expected to convert over time. LINC also maintains a meaningful level of unrestricted cash to support near-term operating needs.

Under applicable sponsor financial capacity requirements, eligible nonprofit sponsors must demonstrate a minimum of $1 million in net worth and $500 thousand in liquidity. Based on the December 31, 2025 internal balance sheet, LINC exceeds both thresholds by a substantial margin, with approximately $125.2 million in net worth and $8.7 million in unrestricted cash. Additional liquidity is available through restricted cash balances and other near-term assets, further supporting overall financial capacity.

Overall, the parent entity reflects strong sponsor-level financial capacity, with substantial net worth and adequate liquidity to support ongoing operations and development activity. While the parent-level financials are not directly comparable to consolidated results due to differences in reporting scope, they provide additional support for LINC's ability to meet sponsor requirements and continue executing its affordable housing development pipeline.

Linc Housing Corporation

Balance Sheet

	Audited Consolidated 12/31/2022	*% of Assets*	Audited Consolidated 12/31/2023	*% of Assets*	Audited Consolidated 12/31/2024	*% of Assets*	Unaudited Unconsolidated 12/31/2025	*% of Assets*
Current Assets								
Cash & cash equivalents	$ 34,629,982	*5%*	$ 34,587,657	*5%*	$ 35,940,937	*5%*	$ 8,654,979	*5%*
Restricted cash	$ 3,365,480	*0%*	$ 4,433,401	*1%*	$ 3,251,897	*0%*	$ 11,457,371	*7%*
Loans and advances to projects	$ 1,055,047	*0%*	$ 298,877	*0%*	$ 95,695	*0%*	$ 59,913,233	*36%*
Partnership fees receivable	$ 1,688,033	*0%*	$ 1,300,129	*0%*	$ 602,107	*0%*	$ -	*0%*
Tenant and other receivables	$ 2,936,664	*0%*	$ 4,333,391	*1%*	$ 3,854,688	*0%*	$ -	*0%*
Developer fee receivable	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ 8,207,474	*5%*
Fees receivable	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ 20,868,177	*13%*
Notes receivable	$ -	*0%*	$ 858,759	*0%*	$ -	*0%*	$ -	*0%*
Prepaid expenses and other current assets	$ 975,062	*0%*	$ 700,792	*0%*	$ 692,009	*0%*	$ -	*0%*
Total Current Assets	$ 44,650,268	*6%*	$ 46,513,006	*6%*	$ 44,437,333	*6%*	$ 109,101,234	*66%*
Long-Term Assets								
Deffered costs	$ 880,974	*0%*	$ 1,082,878	*0%*	$ 1,205,335	*0%*	$ -	*0%*
Restricted cash	$ 19,537,728	*3%*	$ 22,502,957	*3%*	$ 23,442,385	*3%*	$ -	*0%*
Loans and advances to projects	$ 90,776	*0%*	$ 33,931	*0%*	$ 33,921	*0%*	$ 27,217,383	*16%*
Partnership fees receivable	$ 735,659	*0%*	$ 803,517	*0%*	$ 1,988,386	*0%*	$ -	*0%*
Operating lease righ-of-use asset	$ 8,081,264	*1%*	$ 7,908,113	*1%*	$ 7,731,096	*1%*	$ -	*0%*
interest rate swaps, at fair value	$ 5,497,950	*1%*	$ 4,051,934	*1%*	$ 4,737,639	*1%*	$ -	*0%*
Notes receivable	$ 2,622,252	*0%*	$ 8,234,586	*1%*	$ 12,087,867	*2%*	$ -	*0%*
Interest receivable	$ 149,768	*0%*	$ 149,314	*0%*	$ 158,416	*0%*	$ 4,812,298	*3%*
Investments	$ 10,393,560	*1%*	$ 11,967,361	*2%*	$ 12,243,697	*2%*	$ 24,616,250	*15%*
Total Long-Term Assets	$ 47,989,931	*7%*	$ 56,734,591	*8%*	$ 63,628,742	*8%*	$ 56,645,931	*34%*
Fixed Assets								
Land	$ 66,266,448	*9%*	$ 68,848,613	*9%*	$ 68,764,556	*9%*	$ -	*0%*
Buildings and improvements	$ 607,944,965	*85%*	$ 689,416,635	*92%*	$ 639,353,869	*82%*	$ -	*0%*
Development in progress	$ 73,521,236	*10%*	$ 19,584,149	*3%*	$ 68,765,113	*9%*	$ -	*0%*
Land improvements	$ 30,880,121	*4%*	$ 34,674,629	*5%*	$ 29,536,197	*4%*	$ -	*0%*
Less: Accumulated depreciation	$ (185,958,378)	*-26%*	$ (201,839,969)	*-27%*	$ (172,890,372)	*-22%*	$ (133,105)	*0%*
Furnishings & Equipment	$ 27,148,903	*4%*	$ 32,823,000	*4%*	$ 34,482,174	*4%*	$ 170,782	*0%*
Total Fixed Assets	$ 619,803,295	*87%*	$ 643,507,057	*86%*	$ 668,011,537	*86%*	$ 37,677	*0%*
TOTAL ASSETS	**$ 712,443,494**	*100%*	**$ 746,754,654**	*100%*	**$ 776,077,612**	*100%*	**$ 165,784,842**	*100%*
LIABILITIES								
Current Liabilities								
Accounts payable and accrued expenses	$ 7,233,779	*1%*	$ 6,511,735	*1%*	$ 6,798,837	*1%*	$ 2,413,513	*1%*
Accrued construction costs	$ 19,811,312	*3%*	$ 9,352,631	*1%*	$ 18,468,381	*2%*	$ -	*0%*
Due to affiliates	$ 1,148,536	*0%*	$ 2,135,906	*0%*	$ 276,957	*0%*	$ -	*0%*
Current portion of accrued interest payable	$ 574,151	*0%*	$ 510,428	*0%*	$ 415,299	*0%*	$ -	*0%*
Deferred revenue	$ 5,931,728	*1%*	$ 5,576,586	*1%*	$ 2,305,865	*0%*	$ 974,194	*1%*
Notes payable	$ 57,347,377	*8%*	$ 33,144,460	*4%*	$ 4,309,126	*1%*	$ 1,838,169	*1%*
Total Current Liabilities	$ 92,046,883	*13%*	$ 57,231,746	*8%*	$ 32,574,465	*4%*	$ 5,225,876	*3%*
Long-Term Liabilities								
Accrued interest	$ 55,924,497	*8%*	$ 62,726,760	*8%*	$ 53,954,616	*7%*	$ -	*0%*
Notes payable	$ 424,753,615	*60%*	$ 452,809,165	*61%*	$ 474,385,920	*61%*	$ 25,434,000	*15%*
lease liabilities	$ 9,001,266	*1%*	$ 8,862,115	*1%*	$ 8,826,713	*1%*	$ -	*0%*
Deferred revenue	$ -	*0%*	$ 15,602,478	*2%*	$ 7,038,151	*1%*	$ 9,879,210	*6%*
Total Long-Term Liabilities	$ 489,679,378	*69%*	$ 540,000,518	*72%*	$ 544,205,400	*70%*	$ 35,313,210	*21%*
TOTAL LIABILITIES	**$ 581,726,261**	*82%*	**$ 597,232,264**	*80%*	**$ 576,779,865**	*74%*	**$ 40,539,086**	*24%*
Net Assets								
Controlling interest	$ 11,174,430	*2%*	$ 15,683,178	*2%*	$ 29,327,883	*4%*	$ -	*0%*
Board designated-LBCF Fund	$ 350,000	*0%*	$ 350,000	*0%*	$ 601,509	*0%*	$ -	*0%*
With donor restrictions	$ 79,157	*0%*	$ 1,500,000	*0%*	$ 5,925,000	*1%*	$ -	*0%*
Noncontrolling interest	$ 119,113,646	*17%*	$ 131,989,212	*18%*	$ 163,443,355	*21%*	$ 125,245,758	*76%*
NET ASSETS	**$ 130,717,233**	*18%*	**$ 149,522,390**	*20%*	**$ 199,297,747**	*26%*	**$ 125,245,758**	*76%*
TOTAL LIABILITIES & NET ASSETS	**$ 712,443,494**	*100%*	**$ 746,754,654**	*100%*	**$ 776,077,612**	*100%*	**$ 165,784,844**	*100%*

Ratios				
Current Ratio	0.49	0.81	1.36	20.88
Acid Ratio	0.38	0.60	1.10	1.66
Days Cash	207	163	199	166
Debt to Net Worth	4.45	3.99	2.89	0.32

Linc Housing Corporation

Statement Of Activities

	Audited Consolidated 12/31/2022	*% of Revenues*	Audited Consolidated 12/31/2023	*% of Revenues*	Audited Consolidated 12/31/2024	*% of Revenues*	Unaudited Unconsolidated 12/31/2025	*% of Revenues*
Rental Income	$ 44,927,035	*54%*	$ 51,490,930	*76%*	$ 47,588,850	*47%*	$ -	
Donation and Grant revenue	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ 7,555,604	*25%*
Partnership management fees	$ 233,985	*0%*	$ 206,548	*0%*	$ 567,729	*1%*	$ -	*0%*
Developer fees	$ 4,209,386	*5%*	$ 1,922,651	*3%*	$ 3,500,859	*3%*	$ 15,729,429	*51%*
Misc	$ 1,152,410	*1%*	$ 1,187,397	*2%*	$ 3,710,071	*4%*	$ 7,444,271	*24%*
Asset management fee income	$ 151,982	*0%*	$ 88,259	*0%*	$ 249,317	*0%*	$ -	*0%*
Supportive services income	$ 1,995,143	*2%*	$ 3,116,628	*5%*	$ 3,684,247	*4%*	$ -	*0%*
Interest income	$ 334,339	*0%*	$ 584,421	*1%*	$ 984,712	*1%*	$ -	*0%*
Event income	$ 113,947	*0%*	$ 102,236	*0%*	$ 445,110	*0%*	$ -	*0%*
Grant revenue	$ 23,840,283	*29%*	$ 8,222,196	*12%*	$ 18,098,928	*18%*	$ -	*0%*
Equity in earnings	$ (18,673)	*0%*	$ (44,011)	*0%*	$ (311,680)	*0%*	$ -	*0%*
Net gain on interest rate caps and swaps	$ 6,568,383	*8%*	$ 680,965	*1%*	$ 1,397,569	*1%*	$ -	*0%*
Sale of certified state credits	$ -	*0%*	$ -	*0%*	$ 13,513,213	*13%*	$ -	*0%*
Contributions	$ -	*0%*	$ -	*0%*	$ 6,829,527	*7%*	$ -	*0%*
TOTAL REVENUES	**$ 83,508,220**	*100%*	**$ 67,558,220**	*100%*	**$ 100,258,452**	*100%*	**$ 30,729,304**	*100%*
Expenses								
Salaries	$ 15,589,747	*19%*	$ 18,670,646	*28%*	$ 18,517,228	*18%*	$ 15,589,476	*51%*
Payroll taxes and benefits	$ 1,395,283	*2%*	$ 1,840,421	*3%*	$ 2,142,868	*2%*	$ -	*0%*
Advertising	$ 559,540	*1%*	$ 439,710	*1%*	$ 147,843	*0%*	$ -	*0%*
General and Administrative	$ 10,474,859	*13%*	$ 14,121,591	*21%*	$ 11,436,826	*11%*	$ 2,814,711	*9%*
Bad debt expense	$ 841,253	*1%*	$ 1,092,629	*2%*	$ 947,410	*1%*	$ -	*0%*
Real Estate taxes and insurance	$ 2,773,103	*3%*	$ 3,362,714	*5%*	$ 2,727,281	*3%*	$ -	*0%*
Professional fees	$ 1,934,110	*2%*	$ 2,329,418	*3%*	$ 2,316,754	*2%*	$ -	*0%*
Loss on impairment of long-lived assets	$ 2,373,680	*3%*	$ 3,948,442	*6%*	$ -	*0%*	$ -	*0%*
Utilities	$ 4,893,067	*6%*	$ 5,857,450	*9%*	$ 4,727,742	*5%*	$ -	*0%*
Interest	$ 14,611,710	*17%*	$ 18,914,851	*28%*	$ 14,998,916	*15%*	$ -	*0%*
Property management fees	$ 2,783,559	*3%*	$ 3,071,948	*5%*	$ 2,490,056	*2%*	$ -	*0%*
Misc	$ 1,197,977	*1%*	$ 1,803,268	*3%*	$ 1,463,553	*1%*	$ 648,894	*2%*
Depreciation and amortization	$ 17,863,515	*21%*	$ 20,451,922	*30%*	$ 18,767,770	*19%*	$ -	*0%*
Office Rent	$ 1,732,728	*2%*	$ 1,819,875	*3%*	$ 4,131,578	*4%*	$ -	*0%*
Total Expenses	**$ 79,024,131**	*95%*	**$ 97,724,885**	*145%*	**$ 84,815,825**	*85%*	**$ 19,053,081**	*62%*
CHANGE IN NET ASSETS	**$ 4,484,089**	*5%*	**$ (30,166,665)**	*-45%*	**$ 15,442,627**	*15%*	**$ 11,676,223**	*38%*
Realized and unrealized gain (loss) on investments	$ -	*0%*	**$ -**	*0%*	$ -	*0%*	$ -	*0%*
Income from investment in partnerships	$ -	*0%*	$ -	*0%*	$ -	*0%*	$ -	*0%*
Total Change in Net Assets	**$ 4,484,089**		**$ (30,166,665)**		**$ 15,442,627**		**$ 11,676,223**	
Temporarily Restricted Income								
Distributions and syndication costs	$ (476,062)	*-1%*	$ (623,189)	*-1%*	$ (518,311)	*-1%*	$ -	*0%*
Deconsolidation of limited partnerships	$ -	*0%*	$ -	*0%*	$ 11,252,078	*11%*	$ -	*0%*
Non-controlling interest	$ 15,242,261	*18%*	$ 49,595,011	*73%*	$ 23,598,963	*24%*	$ -	*0%*
TOTAL RESTRICTED INCOME	**$ 14,766,199**	*18%*	**$ 48,971,822**	*72%*	**$ 34,332,730**	*34%*	**$ -**	*0%*
CHANGE IN NET ASSETS	**$ 19,250,288**	*23%*	**$ 18,805,157**	*28%*	**$ 49,775,357**	*50%*	**$ 11,676,223**	*38%*
Net Assets, beginning of year	$ 111,466,945		$ 130,717,233		$ 149,522,390		$ 199,297,747	
Net Assets, end of year	**$ 130,717,233**		**$ 149,522,390**		**$ 199,297,747**		**$ 210,973,970**	

Ratios				
Profit Margin	23%	28%	50%	38%
Growth in Total Revenue		-19%	48%	-69%
Growth in Total Expenses		24%	-13%	-78%

Linc Housing Corporation

Cash Flow Statement

	Audited Consolidated 12/31/2022	Audited Consolidated 12/31/2023	Audited Consolidated 12/31/2024	Unaudited Unconsolidated 12/31/2025
Operating Activities				
Change in net assets	$ 4,484,089	$ (30,166,665)	$ 15,442,627	$ -
TCAC grant amortization	$ (165,866)	$ (165,864)	$ (165,864)	$ -
Depreciation and amortization	$ 18,015,000	$ 20,451,922	$ 18,767,770	$ -
Gain on sale on investments	$ (211,959)	$ -	$ -	$ -
Equity in losses (earnings) from partnerships	$ 18,673	$ 44,011	$ 311,680	$ -
Unrealized gain on interest rate caps and swaps	$ (6,840,924)	$ 1,446,016	$ (685,705)	$ -
Grants used for fixed assets	$ (20,892,173)	$ (2,009,325)	$ (16,633,892)	$ -
Amortization of debt issuance costs	$ 613,738	$ 493,760	$ 478,225	$ -
Impairment loss on fixed assets	$ 2,373,680	$ -	$ -	$ -
Partnership fees receivable	$ (1,698,738)	$ 320,046	$ 565,238	$ -
Tenant and other receivables	$ (1,576,060)	$ (1,396,273)	$ (327,108)	$ -
Operating lease right-of-use asset	$ 169,370	$ 173,151	$ 177,017	$ -
Due to affiliates	$ 492,068	$ 987,370	$ (1,431,034)	$ -
Prepaid expenses and other current assets	$ (134,752)	$ 274,270	$ (313,553)	$ -
Operating lease liability	$ (37,586)	$ (139,151)	$ (35,402)	$ -
Loss on early debt	$ -	$ 3,948,442	$ (337,288)	$ -
Provision for credit loss	$ -	$ 696,723	$ 208,394	$ -
Allowance for doubtful accounts	$ -	$ -	$ 627,254	$ -
Accounts payable and accrued expenses	$ 2,728,677	$ (722,044)	$ 1,748,865	$ -
Accrued interest payable	$ 4,000,936	$ 5,531,827	$ 5,088,246	$ -
Deferred revenue	$ 3,808,806	$ (355,142)	$ (16,591,184)	$ -
Net cash provided by (used in) operating activities	**$ 5,146,979**	**$ (586,926)**	**$ 6,894,286**	**$ -**
Investing Activities				
Investment in property and equipment	$ (82,976,389)	$ (54,646,283)	$ (83,843,410)	$ -
Proceeds from investments	$ 89,476	$ 34,577	$ -	$ -
Proceeds from sale of investments	$ 661,959	$ -	$ -	$ -
Advances to projects	$ (909,874)	$ (15,858)	$ 203,192	$ -
Proceeds from advances to projects	$ 54,102	$ 828,873	$ -	$ -
Disburrsements of notes receivable	$ (1,618,252)	$ (8,786,068)	$ (3,202,916)	$ -
Proceeds from notes receivable	$ -	$ 1,618,252	$ -	$ -
Proceeds from grants used	$ -	$ 2,009,325	$ 16,633,892	$ -
Net cash used in investing activities	**$ (84,698,978)**	**$ (58,957,182)**	**$ (70,209,242)**	**$ -**
Financing Activities:				
Expenditures for debt issuance costs	$ (583,456)	$ (2,201,092)	$ (2,669,478)	$ -
Proceeds from grants used for fixed assets	$ 20,892,173	$ -	$ -	$ -
Payments of notes payable	$ (34,639,693)	$ (114,328,938)	$ (37,572,014)	$ -
Contributions	$ 15,242,261	$ 49,595,011	$ 23,598,963	$ -
Refund of debt discount, issuance costs	$ -	$ -	$ 412,288	
Distributions	$ (473,562)	$ (401,641)	$ (518,311)	$ -
Notes payable prepayment penalties	$ -	$ (3,113,317)	$ -	$ -
Proceeds from notes payable	$ 71,662,553	$ 118,603,980	$ 80,600,947	$ -
Proceeds from sale of certificate state credits	$ -	$ 15,602,478	$ 4,948,886	$ -
Syndication costs paid	$ (2,500)	$ (221,548)	$ (251,509)	$ -
Net cash provided by financing activities	**$ 72,097,776**	**$ 63,534,933**	**$ 68,549,772**	**$ -**
Net increase (decrease) in cash	**$ (7,454,223)**	**$ 3,990,825**	**$ 5,234,816**	**$ -**
Cash, beginning of year	$ 64,987,413	$ 57,533,190	$ 57,400,403	$ -
Cash, end of year	**$ 57,533,190**	**$ 61,524,015**	**$ 62,635,219**	**$ -**
Supplemental disclosure of cash flow information:				
Cash paid for interest, net of amount capitalized	$ 9,997,036	$ 12,864,242	$ 9,351,657	$ -
Supplemental disclosure of non-cash investing and financing activities:				
Recognition of right-of-use asset	$ 9,997,036	$ -	$ -	$ -
Recognition of right-of-use liability	$ 8,250,634	$ -	$ -	$ -
Assumed controlling interest	$ (6,108,307)	$ 179,933	$ -	$ -
Net cash, cash equivalents and restricted cash	$ -	$ -	$ 4,132,612	$ -
Cash, cash equivalents, and restricted cash:				
Cash and cash equivalents	$ 34,629,982	$ 34,587,657	$ 35,940,937	$ 8,654,979
Restricted reserves and deposits	$ 22,903,208	$ 26,936,358	$ 26,694,282	$ 11,457,371
	$ 57,533,190	**$ 61,524,015**	**$ 62,635,219**	**$ 20,112,350**