

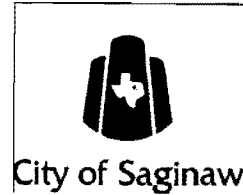
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TARRANT COUNTY TEXAS

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HADY...
COUNTY CLERK

BY DBW



August 23, 2011

Saginaw Crossing, L.L.C.
8501 Stonebrook Ct.
Ft. Worth, Texas 76179.

**NOTICE OF PUBLIC HEARING
SAGINAW BUILDING BOARD OF APPEALS**

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE BUILDING BOARD OF APPEALS ON **SEPTEMBER 15, 2011 AT 6:00 P.M.** IN THE COUNCIL CHAMBERS LOCATED AT SAGINAW CITY HALL, 333 WEST MCLEROY, SAGINAW, TEXAS 76179.

NAME AND ADDRESS OF RECORD OWNER:

Saginaw Crossing, L.L.C., 8501 Stonebrook Ct. Ft. Worth, Texas 76179.

NAME AND ADDRESS OF ALL LIENHOLDERS, MORTGAGEES OR OTHER PERSONS WITH INTEREST: **See Exhibit A, attached.**

ACCORDING TO VARIOUS RECORDS, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS: Lot 17 in Block A3A of the Rancho North Addition to the City of Saginaw, Tarrant County, Texas, commonly known as 101 Hialeah Park Street, and also commonly referred to as the Crossing Apartments.

According to the real property records of Tarrant County, you own or may have some interest in the real property described in this notice. If you no longer own or have an interest in the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own or have an interest the property described in this notice, even if you do not.

On June 30, 2011, the Building Official of the City of Saginaw conducted an inspection of certain buildings on the property and found numerous conditions which render the buildings substandard or dangerous pursuant to the minimum standards for continued use and occupancy set forth in Section 10-294 of Article X of Chapter 10 of the Saginaw City Code, including Section 10-294(c) which incorporates Chapters 3 through 7 of the International Property Maintenance Code (**abbreviated in the inspection reports as "IPMC"**).

On July 13, 2011, the Building Official issued written notice to the property owner of the violations and demanded repair with thirty (30) days. Additional inspections were conducted of certain apartment units

at the request of the tenants on July 21, 2011 and August 2, 2011, and additional violations were discovered which render the buildings substandard or dangerous pursuant to the minimum standards for continued use and occupancy set forth in Section 10-294 of Article X of Chapter 10 of the Saginaw City Code, including Section 10-294(c) which incorporates Chapters 3 through 7 of the International Property Maintenance Code (**abbreviated in the inspection reports as "IPMC"**).

The Building Official has determined that proceedings shall now commence to cause the repair, vacation, relocation of occupants, removal, demolition or securing of those buildings. Attached please find copies of the Substandard Building Inspection Reports dated **June 30, 2011; July 21, 2011; August 2, 2011**, describing the conditions which violate the Code.

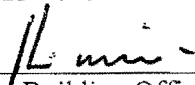
As noted above, a public hearing will be held on **September 15, 2011, at 6:00 P.M.** before the Building Board of Appeals to determine whether the buildings or structures enumerated in the attached reports located at the above described property comply with the standards set out in Article X, Chapter 10 of the Saginaw City Code.

According to law, the owner, lienholder, or mortgagee will be required to submit at the hearing proof of the scope of any work that may be required to comply with Article X, and the time it will take to reasonably perform the work.

If the building is found to be in violation of the standards set forth in Article X, Chapter 10, of the City Code of Saginaw, the Building Board of Appeals may order that the buildings be repaired, vacated, removed or demolished, secured, or the occupants relocated, by the owner, mortgagee or lienholder within a reasonable time, usually not to exceed 30 days.

If the Board's Order given to the owner, mortgagee, or lienholder is not complied with in the allowed time, the City may vacate, secure, remove or demolish the building or relocate the occupants of the building. The expenses incurred by the City shall be a personal obligation of the property owner in addition to a priority lien being placed upon the property to secure payment. In addition, the City may seek civil penalties pursuant to Section 10-303 of the Code not to exceed \$1,000 per day for each violation and convert that award to a judgment in district court.

If you should have any questions regarding this notice, or you are not the owner, mortgagee, or lienholder please call the office of the Building Official at (817) 230-0451 or write to the Building Official at P.O. Box 79070, Saginaw, Texas 76179.

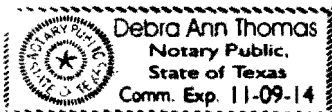


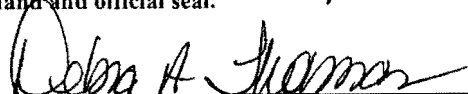
Building Official
City of Saginaw, Texas

Attachments:

- Exhibit A: List of Lienholders, Mortgagees and Interested Parties.
- Exhibit B: Substandard Buildings Inspection Reports dated June 30, 2011, July 21, 2011 and August 2, 2011.
- Exhibit C: Map of Property

SUBSCRIBED AND SWORN TO before me on this 24 day of August, 2011 by the above named person, to certify which witness my hand and official seal.





Notary Public in and for
The State of Texas

PLEASE RETURN ORIGINAL TO
CODE ENFORCEMENT
CITY OF SAGINAW
PO BOX 79070
SAGINAW, TX 76179

RECORD OWNER- LIENHOLDERS- MORTGAGEES OR OTHER PERSONS WITH INTEREST: Lot 17 in Block A3A of the Rancho North Addition to the City of Saginaw, Tarrant County, Texas, commonly known as 101 Hialeah Park Street, and also commonly referred to as the Crossing Apartments

Saginaw Crossing LLC
8501 Stonebrook Ct.
Ft. Worth, TX 76179

Saginaw Crossing Partners LLC
c/o John A. Wise
4054 McKinney Ave # 310
Dallas, TX 75204

Saginaw Crossing Partners LLC
Steven Wasson
4054 McKinney Ave # 310
Dallas, TX 75204

Saginaw Crossing Partners LLC
Dale Leatherman
4054 McKinney Ave # 310
Dallas, TX 75204

Rancho North Apartments LTD
11255 Spur 580 Ste 117
Aledo, TX 76008

Frank M. Newman JR.
601 Penn St.
Ft. Worth, TX 76102

Column Financial Inc
Eleven Madison Avenue
5th Floor
New York, New York 10010

Column Financial Inc
Susana Iannicelli
Assistant Vice- President
Eleven Madison Avenue
5th Floor
New York, New York 10010

McManus Zacharisen
550 Broad St 6th Floor
Newark, NJ 07102
Wolfinit, Inc
Rancho North Apartments
Malcolm B Fleet Jr
11255 Spur 580 Ste 117
Aledo, TX 76008

Web Service Co. Inc
3690 Redondo Beach Ave
Redondo Beach, CA 90278

Web Service Co. Inc
Chris Norcio
3690 Redondo Beach Ave
Redondo Beach, CA 90278

Web Service Co. Inc
David G. Kent, Assistant Secretary
3690 Redondo Beach Ave
Redondo Beach, CA 90278

Alamo Title Co
3500 Hulen St
Ft. Worth, TX 76107

KC Wilson & Associates
23232 Peralta Dr Ste 218
Laguna Hills, CA 92653

CMBS Certifications
751 Karasota Ave Suite MDC
Minneapolis, MN 55414
Attn:
Wells Fargo Bank Minnesota NA
As Trustee for Registered Holders of
Credit Suisse First Boston Mortgage Securities Corp

Akin Gump Strauss Hauer & Feld LLP
1700 Pacific Avenue, Suite 4100
Dallas, TX 75201-4675
Attn: Merri H. McCoy, Esq.

KeyBank Real Estate
Capital Loan Servicing Department
911 Main St Ste 1500
Kansas City, MO 64105

Saginaw Crossing Partners, LLC
101 Hialeah Park
Saginaw, TX 76179

Wells Fargo Bank, NA
Wells Fargo Bank Minnesota, NA
Registered Holders of Credit Suisse First Boston
Mortgage Securities Corp., Commercial Mortgage
Pass Through Certificates, Series 2002-CKS4
Key Bank Real Estate Capital
Loan Servicing Dept.
911 Main Street, Ste 1500
Kansas City, MO 64105
Loan No. M010018488

Randolph Wolpert
Vice President
Lennar Partners
Special Servicer of
Wells Fargo Bank Minnesota, NA
Registered Holders of Credit Suisse First Boston
Mortgage Securities Corp., Commercial Mortgage
Pass Through Certificates, Series 2002-CKS4
911 Main Street, Ste 1500
Kansas City, MO 64105

RECORD OWNER- LIENHOLDERS- MORTGAGEES OR OTHER PERSONS WITH INTEREST: Lot 17 in Block A3A of the Rancho North Addition to the City of Saginaw, Tarrant County, Texas, commonly known as 101 Hialeah Park Street, and also commonly referred to as the Crossing Apartments

DRH One, Inc
David R. Huetten
101 Hialeah Park
Saginaw, TX 76179
Republic Title of Texas Inc
420 Throckmorton 640
Ft. Worth, TX 76102

Wells Fargo Bank NA
AS Trustee
751 Karasota Ave Suite MDC
Minneapolis, MN 55414

Saginaw Crossing Partners LLC
C/o David Huetten
PO Box 3217
Sun River, OR 97707

Wierline Brands Inc
DBA Wimar – Attn Kim Townsend
801 W. Bay St.
Jacksonville, FL 32204

Wierline Brands Inc
DBA Wimar –
Kim Townsend
PO Box 30103
Houston, TX 77249

BCJ Professional Mechanical Service Inc
DBA Professional Service Company
PO Box 337
DeSoto, TX 75123

BCJ Professional Mechanical Service Inc
DBA Professional Service Company
Peggy Jenkins
PO Box 337
DeSoto, TX 75123

Darcorp Management Group
8101 Boat Club Rd, Ste 101
Ft. Worth, TX 76179

Darcorp Management Group
4601 N O'Connor Blvd
Irving, TX 75062

Darcorp Management Group
101 Hialeah Park
Saginaw, TX 76179

TDI Industries
13850 Diplomat Dr.
Dallas, Texas 75237

TDI Industries
Attn: Jancie Snyder
PO Box 819060
Dallas, Texas 75381-9956

TDI Industries
PO Box 819060
Dallas, Texas 75234

Texmenian Contractors Inc
DBA Red Carpet Cleaning
Alberto Carrizal
4258 Hearthsides Dr.
Grapevine, TX 76051

ChoicePoint2
3000 S. Jamaica Court Ste. 150
Aurora, CO 80014

Saginaw Crossing Partners
c/o 14170 182nd Ave NE
Woodinville, WA 98072

Darwin German
8501 Stonebrook Ct
Ft. Worth, TX 79179

Choice Point Services Inc
1000 Alderman DR
Alpharetta, GA 30005

Darwin German Signature Real Estate
8101 Boat Club Rd Ste 201
Ft. Worth, TX 76179

Saginaw Crossing LLC
101 Hialeah Park
Saginaw, TX 76179

Darcorp Management Group
101 Hialeah Park
Saginaw, TX 76179

Key Bank
Frank Rodriguez
911 Main St Ste 1500
Kansas City, MO 64105

LNR Andreas Castro
1601 Washington Ave Ste 700
Miami Beach, FL 33139
305-695-5600

LNR Bill Clarkson
1601 Washington Ave Ste 700
Miami Beach, FL 33139
305-695-5778

Exhibit A



205 Brenda Lane
P. O. Box 79070
Saginaw, Texas 76179
817-230-0500
Fax 817-232-9868
www.ci.saginaw.tx.us

RE: Crossing Apartments Building 189 Apt.37

An inspection was made on June 30, 2011 and found the following items in violation of the 2006 IPMC.

1. Windows not operable missing seal and locks check all. (304.13.2) (304.18.2)
2. Loose plugs check all (605.1)
3. Missing smoke detectors in bedrooms. (704.2)
4. Missing carbon monoxide detector. (AHJ)
5. Furnace missing Electrical disconnect. (605.1) (4001.5)
6. Improper gas valve. (603.4) (G2420.1.1)
7. Missing safety flow switch on condensate line. (M1411.3.1)
8. Seal Plenum (M1601.1)
9. Insulate A/C lines (M1411.5)
10. Clean return air plenum. (603.1)
11. Hall bathroom door missing lock. (503.1)
12. Seal around bath fixtures. (405.5)
13. Plug in bathroom not GFCI protected. (605.2)
14. Kitchen plugs not GFCI protected. (E3802.6)
15. Entry door does not shut or seal properly. (304.15)
16. Bathroom ceiling peeling. (305.3)

RE: Crossing Apartments Building 189 Apt.38

An inspection was made on June 30, 2011 and found the following items in violation of the 2006 IPMC.

1. Windows not operable missing seal and locks check all. (304.13.2) (304.18.2)
2. Loose plugs check all (605.1)
3. Missing smoke detectors in bedrooms. (704.2)
4. Gas shut-off not accessible (G2420.1.3)
5. Missing carbon monoxide detector. (AHJ)
6. Seal plenum. (M1601.1)
7. Clean return air plenum. (603.1)
8. Peeling Paint on ceiling and walls. (305.3)
9. Possible mold in shower area. (305.3)
10. Loose spout at bathtub. (417.2)
11. Leak under kitchen sink. (504.1)
12. Electrical splice at garbage disposal. (604.3)
13. Hole in wall under electrical panel. (305.3)
14. Verify wire size at furnace. (604.3)
15. Missing screens. (304.14)

RE: Crossing Apartments Building 189 Apt.39

An inspection was made on June 30, 2011 and found the following items in violation of the 2006 IPMC.

1. Windows not operable missing seal and locks check all. (304.13.2) (304.18.2)
2. Plug outlets missing covers. (605.1)
3. Missing smoke detectors in bedrooms. (704.2)
4. Missing carbon monoxide detector. (AHJ)
5. Furnace missing Electrical disconnect. (605.1) (4001.5)
6. Loose flu pipe. (603.1)
7. Missing safety flow switch on condensate line. (M1411.3.1)
8. Seal Plenum (M1601.1)
9. Insulate A/C lines (M1411.5)
10. Clean return air plenum. (603.1)
11. Reverse fall on condensate drain. (504.1)
12. Seal around bath fixtures. (405.5)
13. Plug in bathroom not GFCI protected. (605.2)
14. Kitchen plugs not GFCI protected. (E3802.6)
15. Entry door does not shut or seal properly. (304.15)
16. Bathroom ceiling peeling. (305.3)
17. Unable to verify electrical due to fire.
18. Hall bath missing drywall due to previous repair. (305.3)
19. Electrical panel loose in wall at kitchen. (605.1)
20. Damaged frame and seal at entry door. (304.15)
21. Missing screens. (304.14)
22. Hard pipe to flex line through unit. (G2422.1.1)

RE: Crossing Apartments Building 189 Apt.40

An inspection was made on June 30, 2011 and found the following items in violation of the 2006 IPMC.

1. Windows not operable missing seal and locks check all. (304.13.2) (304.18.2)
2. Damaged ceiling drywall. (305.30)
3. Electrical damage at wall switch in kitchen. (605.1)
4. Reverse fall at plumbing under kitchen sink. (504.1)
5. Hall bath possible mold. (305.3)
6. Fixtures in bathroom not working properly. (504.1)
7. Seal at bottom of commode. (404.5)
8. Commode not working. (504.1)
9. Cabinet door missing in bathroom. (305.1)
10. Missing safety flow switch on condensate line. (M1411.3.1)
11. Hard pipe to flex line through unit. (G2422.1.1)
12. Clean out return air plenum. (603.1)
13. Missing smoke detectors in bedrooms. (704.2)
14. Install carbon monoxide detector. (AHJ)

RE: Crossing Apartments Building 185 Apt 41

An inspection was made on June 30, 2011 and found the following items in violation of the 2006 IPMC.

1. Windows not operable missing seal and locks check all. (304.13.2) (304.18.2)
2. Damaged seal and peeling at entry door. (304.15)
3. Missing shut off valves under bathroom sink. (504.1)
4. Plug in bathroom not GFCI protected. (605.1)
5. Condensate line leaking. (603.1)
6. Support plenum under furnace. (603.1)
7. Replace shut off valve at furnace. (G2420.1.1)
8. Loose flu pipe. (603.1)
9. Safety flow switch on condensate line. (M1411.3.1)
10. Insulate A/C line. (M1411.5)
11. Seal plenum. (M1601.1)
12. Replace wire at garbage disposal. (605.1)
13. Kitchen plugs not GFCI protected. (E3802.6)
14. A/C not working refers to pictures of window unit.
15. Missing light fixture cover.

RE: Crossing Apartments Building 185 Apt 42

An inspection was made on June 30, 2011 and found the following items in violation of the 2006 IPMC.

1. Windows not operable missing seal and locks check all. (304.13.2) (304.18.2)
2. Damaged frame at entry door. (305.6)
3. Damaged seal and peeling paint at entry door. (304.15)
4. Hole in drywall at front room window. (305.3)
5. Missing smoke detectors in bedrooms. (704.2)
6. Missing carbon monoxide detector. (AHJ)
7. Kitchen plugs not GFCI protected. (E3802.6)
8. Damaged plug in bedroom. (605.1)
9. A/C line leaking. (603.1)
10. Hard pipe to flex line through unit. (G2422.1.1)
11. Loose flu pipe. (603.1)
12. Missing disconnect. (E4001.5)
13. Seal plenum. (M1601.1)
14. Missing furnace cover. (603.1)
15. Loose tile hall shower. (305.3)
16. Damaged plugs check all. (605.1)
17. Insulate Freon line. (M1411.5)
18. Plug in bathroom not GFCI protected. (605.2)

RE: Crossing Apartments Building 185 Apt 43

An inspection was made on June 30, 2011 and found the following items in violation of the 2006 IPMC.

1. Windows not operable missing seal and locks check all. (304.13.2) (304.18.2)
2. Open electrical box kitchen wall. (605.1)
3. Kitchen plugs not GFCI protected. (E3802.6)
4. Hole in wall under kitchen sink. (305.3)
5. Unsafe wire at garbage disposal. (605.1)
6. Hard pipe to flex line through unit. (G2422.1.1)
7. Missing disconnect. (E4001.5)
8. Missing smoke detectors in bedrooms. (704.2)
9. Missing carbon monoxide detectors. (AHJ)
10. Bathroom plug Not GFCI protected. (E3802.1)

RE: Crossing Apartments Building 185 Apt 44

An inspection was made on June 30, 2011 and found the following items in violation of the 2006 IPMC.

1. Windows not operable missing seal and locks check all. (304.13.2) (304.18.2)
2. Improper plumbing under kitchen sink. (504.1)
3. Kitchen plugs not GFCI protected. (E3802.6)
4. Hole in wall under kitchen sink. (305.3)
5. Loose flu pipe. (603.1)
6. Missing safety flow switch on condensate line. (M1411.3.1)
7. Missing disconnect. (E4001.5)
8. Missing smoke detectors in bedrooms. (704.2)
9. Missing carbon monoxide detectors. (AHJ)
10. Bathroom plug Not GFCI protected. (E3802.1)
11. Open unsafe wire at furnace. (605.1)
12. A/c not working properly refers to picture of window unit.
13. Missing cover on furnace. (603.1)

RE: Crossing Apartments Building 181 Apt 45

An inspection was made on June 30, 2011 and found the following items in violation of the 2006 IPMC.

1. Windows not operable missing seal and locks check all. (304.13.2) (304.18.2)
2. Plug hot and neutral reversed. (605.1)
3. Kitchen plugs not GFCI protected. (E3802.6)
4. Replace rotted cabinet under kitchen sink. (305.3)
5. Hard pipe to flex line through unit. (G2422.1.10)
6. Missing safety flow switch on condensate line. (M1411.3.1)
7. Insulate Freon lines. (M1411.5)
8. Missing smoke detectors in bedrooms. (704.2)
9. Missing carbon monoxide detectors. (AHJ)
10. Bathroom plug Not GFCI protected. (E3802.1)
11. Loose flu pipe. (603.1)
12. Wrong cover for commode in hall bath. (504.1)
13. Patch drywall in hall bath peeling paint on tub. (305.3)
14. Missing shut off valves under bathroom sink. (504.1)
15. Missing smoke detectors in bedrooms. (704.2)
16. Missing carbon monoxide detectors. (AHJ)

RE: Crossing Apartments Building 181 Apt 46

An inspection was made on June 30, 2011 and found the following items in violation of the 2006 IPMC.

1. Windows not operable missing seal and locks check all. (304.13.2) (304.18.2)
2. Ceiling sagging. (305.3)
3. Kitchen plugs not GFCI protected. (E3802.6)
4. Hole in wall under kitchen sink. (305.3)
5. Hard pipe to flex line through unit. (G2422.1.10)
6. Missing safety flow switch on condensate line. (M1411.3.1)
7. Missing cover to furnace. (603.1)
8. Missing smoke detectors in bedrooms. (704.2)
9. Missing carbon monoxide detectors. (AHJ)
10. Bathroom plug Not GFCI protected. (E3802.1)
11. Missing shut off valves under bathroom sink. (504.1)
12. Seal fixtures in hall bath. (405.5)
13. Water damage under window. (305.3)
14. Missing shut off valves under bathroom sink. (504.1)
15. Missing smoke detectors in bedrooms. (704.2)
16. Missing carbon monoxide detectors. (AHJ)
17. Baseboards peeling. (305.3)
18. Entry door does not seal properly. (305.6)

RE: Crossing Apartments Building 181 Apt 47

An inspection was made on June 30, 2011 and found the following items in violation of the 2006 IPMC.

1. Windows not operable missing seal and locks check all. (304.13.2) (304.18.2)
2. Missing safety flow switch on condensate line. (M1411.3.1)
3. Hard pipe to flex line through unit. (G2422.1.1)
4. Loose flu pipe. (603.1)
5. Insulate Freon line. (M1411.5)
6. Open Electric. (605.1)
7. Missing disconnect. (E4001.5)
8. Open electric under kitchen sink. (605.1)
9. Stove not working properly. (603.1)
10. Kitchen plugs not GFCI protected. (E3802.6)
11. Missing carbon monoxide detector. (AHJ)
12. Missing smoke detectors in bedrooms. (704.2)
13. Missing shut off valves under bathroom sink. (504.10)
14. Loose tile bathroom. (305.3)
15. Seal and tighten fixtures. (405.5)
16. Possible leak in ceiling. (305.3)
17. Entry door not locking properly. (304.15)
18. Bathroom plugs not GFCI protected. (E3802.1)

RE: Crossing Apartments Building 181 Apt 48

An inspection was made on June 30, 2011 and found the following items in violation of the 2006 IPMC.

1. Windows not operable missing seal and locks check all. (304.13.2) (304.18.2)
2. Entry door does not shut properly. (305.60)
3. Ceiling sagging in living room. (305.3)
4. Kitchen plugs not GFCI protected. (E3802.6)
5. Exposed wire under kitchen sink. (605.1)
6. Missing cover to furnace. (603.1)
7. Loose flu pipe. (603.1)
8. Missing safety flow switch on condensate line. (M1411.3.1)
9. Seal return and plenum. (M1601.1)
10. Missing disconnect. (E4001.5)
11. Support plenum under furnace. (603.1)
12. Missing smoke detectors in bedrooms. (704.2)
13. Missing carbon monoxide detectors. (AHJ)
14. Loose plugs check all. (605.1)
15. Bathroom plug not GFCI protected. (E3802.1)

RE: Crossing Apartments Buildings 181,185,189, (building 9)

An inspection was made on June 30, 2011 and found the following items in violation of the 2006 IPMC.

1. Repair or replace damaged sidewalk. (302.3)
2. Missing screens. (304.14)
3. Replace broken glass in windows. (304.13)
4. Replace all decayed wood. (304.2)
5. Repair foundation at exposed rebar. (304.5)
6. Wood must be protected against weather. (304.6)
7. Seal all penetrations on exterior walls. (304.6)
8. Repair roofing material and flashing on cornice. (304.2)
9. Roof is holding water. (304.7)
10. Windows do not seal properly. (304.13)
11. Roof decking weak above apt 44. (304.4)
12. A/C units on roof improperly installed. (603.1)
13. Electrical to A/C units exposed. (605.1)
14. Missing service plugs on roof for A/C units. (306.5.2)
15. Missing electrical disconnect at A/C units on roof. (E4001.5)
16. A/C units not properly grounded. (605.1)
17. Insulate A/C lines on roof top units. (M1411.5)
18. Remove unused A/C parts and equipment from roof. (304.1)
19. Properly wire and secure exterior lighting. (605.1)
20. Brick missing mortar. (304.2)
21. Replace damaged wood from fire. (304.4)

RE: Crossing Apartments Laundry Room / Boiler room (building 8)

An inspection was made on June 30, 2011 and found the following items in violation of the 2006 IPMC.

1. Brick missing mortar. (304.2)
2. Exterior doors not installed properly. (304.15)
3. Secure and seal around light fixture at laundry room. (605.1)
4. Seal around windows and doors. (304.2)
5. Secure loose shingles and flashing. (304.7)
6. Paint exterior trim. (304.8)
7. Repair or replace damaged sidewalks. (302.3)
8. Repair foundation walls. (304.5)
9. Seal exterior penetrations. (304.2)
10. Identify building. (304.3)
11. Improper roof drainage. (304.7)
12. Clean up all debris around building. (302.5)
13. Replace all decayed wood. (305.3)
14. Replace all over notched/over cut structural members. (305.2)
15. Exposed electrical, missing plugs and or covers, plugs not properly GFCI protected, electrical not properly installed. (605.1)
16. Plumbing not complete, improper venting, reverse fall, change out gas cut off valves. (504.1)
17. Mechanical equipment missing parts, missing covers, mechanical equipment not properly installed. (603.1)
18. Improper lighting. (402.3)
19. Improper ventilation. (403)
20. Missing drywall. (305.3)

August 02, 2011

RE: 101 Hialeah park – The Crossing – Rancho North Addition Block 17 lot A34 Outstanding Violations.

Outstanding Expired Mechanical Permits: First notice issued 12-15-2009

Second notice issued 10-20-2010

1. Bldg 105 – Apt 1 & 2
2. Bldg 113 – Apt 23
3. Bldg 117 – Apt 25,26 & 27
4. Bldg 121 – Apt 29 & 31
5. Bldg 125 – Apt 33 & 34
6. Bldg 161 – Apt 65,66 & 68
7. Bldg 145 – Apt 90,91 & 92
- 8. Bldg 153 – Apt 98**
9. Bldg 197 – Apt 14
10. Bldg 199 – Apt 11
11. Bldg 177 – Apt 55
12. Bldg 141 – Apt 82
13. Bldg 137 – Apt 78

Citations issued 2-25-11

RE: Crossing Apartments Building 169 Apt 60

An inspection was made on July 21, 2011 and found the following items in violation of the 2006 IPMC.

1. A/C not working properly. (603.1) IPMC.
2. Mechanical closet has mildew on wall and ceiling. (305.3) IPMC.
3. Paint and plaster loose on walls in mechanical closet. (305.3) IPMC.
4. Improper gas shut-off valve. (IFGC)
5. Missing safety flow switch on condensate line. (M1411.3.1).
6. Replace damaged drywall. (305.3) IPMC.
7. Exposed electrical wiring. (605.1).

RE: Crossing Apartments Building 165 Apt 63

An inspection was made on July 21, 2011 and found the following items in violation of the 2006 IPMC.

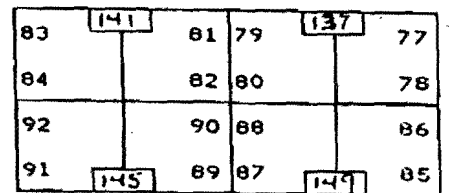
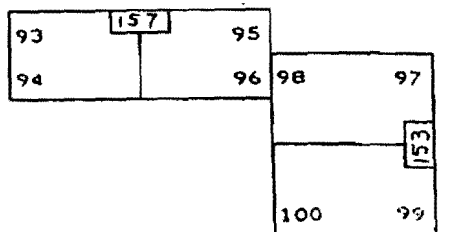
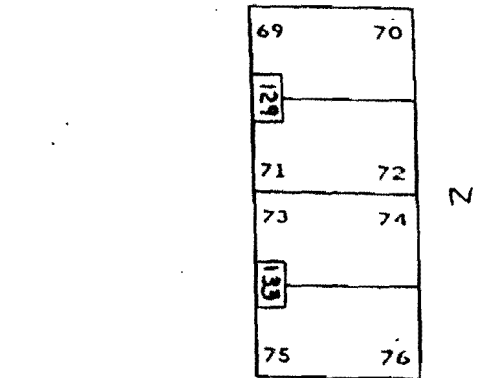
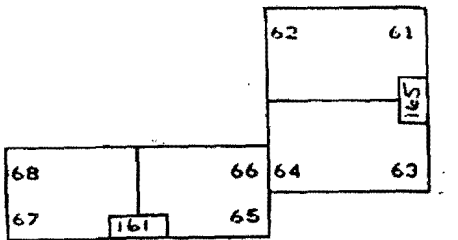
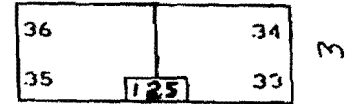
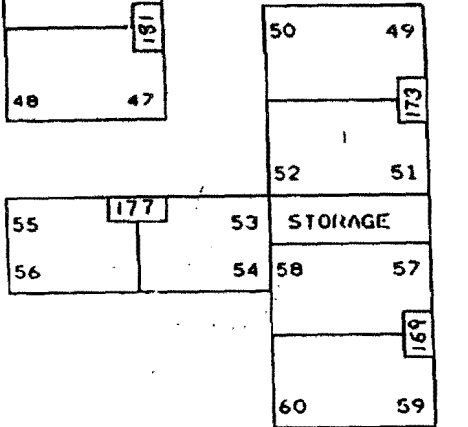
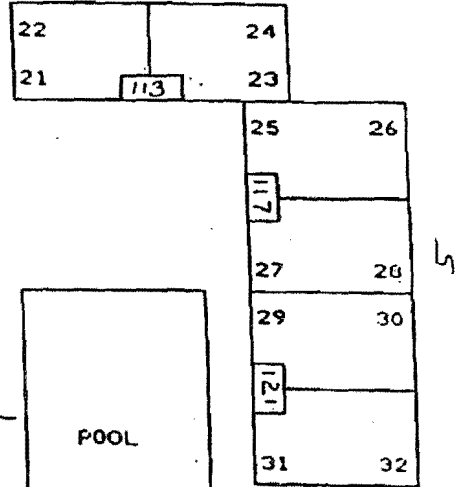
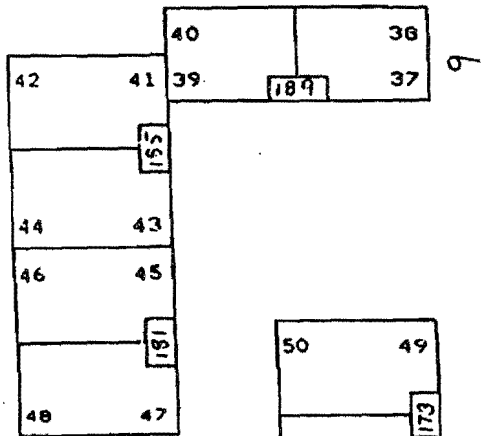
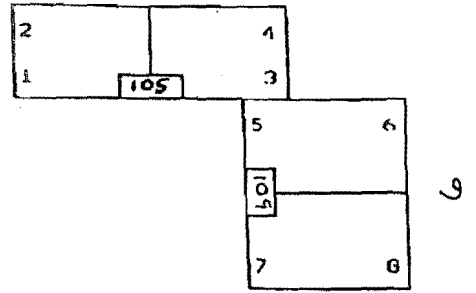
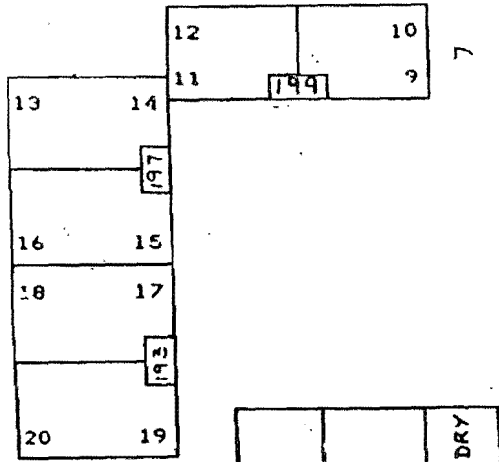
1. A/C not working properly. (603.1) IPMC.
2. Clothes closet has mildew on wall and ceiling. (305.3) IPMC.
3. Paint and plaster loose on bathroom ceiling and walls. (305.3) IPMC.
4. Hole in closet ceiling due to leak in plumbing from upstairs bathroom. (305.3) and (504.1) IPMC.

RE: Crossing Apartments Building 129 Apt 70

An inspection was made on July 21, 2011 and found the following items in violation of the 2006 IPMC.

1. Replace rotted and decayed wood in exterior wall. (304.4) IMPC.
2. Replace damaged insulation in exterior wall. (304.2) IPMC.
3. Replace damaged drywall. (305.3) IMPC.
4. Treat Mildew on interior and exterior walls. (IMPC).

EXHIBIT C



MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

CODE ENFORCEMENT
CITY OF SAGINAW TX
POB 79070
SAGINAW, TX 76179

Submitter: CODE ENFORCEMENT

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 8/24/2011 4:01 PM

Instrument #: D211205045

OPR

13

PGS

\$60.00

By: Mary Louise Garcia

D211205045

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: DBWARD