

Northbrook Senior LP / Northbrook Village II Pipe-Break Reconstruction Update June 5, 2020

Maloney Properties, Inc. has been requested to provide weekly updates on efforts to reconstruct the significantly damaged twelve (12) residential units that were taken offline as a result of a domestic heat line failure on February 28, 2020.

We are pleased to announce that we have had another successful week with substantial progress toward our goal. The following are some of the details:

- Custom kitchen countertops (2nd floor): Installed five (5) units by Thursday, June 4th. Installation included new sink basins and reconnection of plumbing and drain lines. Additional material for countertops in the two (2) accessible units (2nd floor) were received: Thursday, June 4th.
- Unit and hallway painting (2nd floor): Work on the Punch List generated on Wednesday, June 3rd walkthrough by Management. Anticipated punch list completion: Monday, June 8th.
- Final plaster repairs and finishing (1st floor): Anticipated completion, Friday, June 5th.
- Prime first floor plaster repairs (1st floor): Saturday, June 6th.
- HVAC Repairs (1st floor): HVAC contractor replaced damaged 1st floor fan coil unit servicing common area hallway on Thursday, June 4th.
- Electrical panel work (1st floor): Electrician is prefabricating replacement breaker panels for 1st floor units offsite. Work ongoing as materials become available.

Look forward:

- VCT flooring installation (2nd floor): Work to commence on Monday, June 8th.
- Appliance order confirmation (1st and 2nd floor): Order for two (2) refrigerators and three (3) stoves/cooktops to be placed on Monday, June 8th. Anticipated delivery, Friday, June 12th.
- Common area and unit painting (1st floor): Work to commence on Monday, June 8th.
- Countertop Installation (2nd floor): Countertop installation and installation/connection of new sink basins in the accessible units to commence on Wednesday, June 10th.
- Cabinet installation (1st floor): Work to commence Thursday, June 11th.
- Packing and prep for unit cleaning (2nd floor): Thursday, June 11th and Friday, June 12th.
- Unit cleaning (2nd floor): Friday, June 12th and Saturday, June 13th.
- Final Inspections (2nd floor): Monday, June 15th (pending Town confirmation)
- Common area carpet installation (2nd floor): Tuesday, June 16th.

Contractors continue to work weekends and whenever possible to make progress toward reoccupying the impacted units. The goal to place the second-floor units back online by mid-June continues to be realistic. Currently, the 2nd floor units are scheduled for re-occupancy on June 18th and 19th. We will inform displaced residents when we are closer to the date. We anticipate the first-floor units may be delivered two weeks after the 2nd floor, tentatively penciled-in for Friday, July 3rd. Again, these dates will be updated as we move through the process.

We anticipate that all units will be delivered within the initial 3 to 6-month timeframe initially provided to the community.