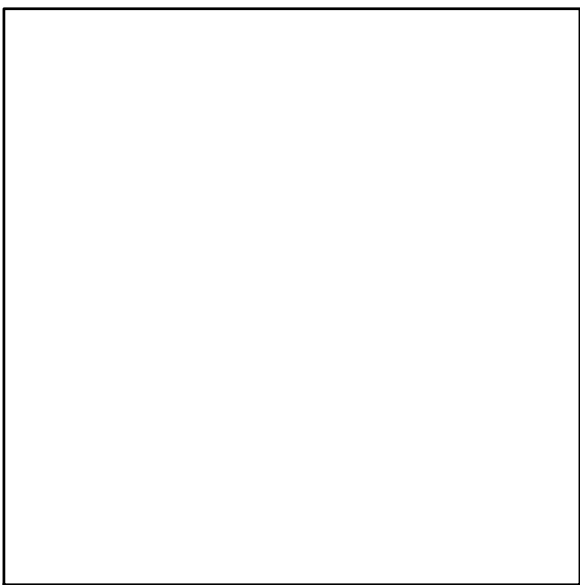




Legend

APN	Assessor parcel number	①	Parking spaces
BSL	Building setback line	⊠	Electric box
CLF	Chain link fence	⊠	Irrigation control valve
CMF	Concrete monument found	⊠	Handicap (hc)
CONC	Concrete	⊠	Curb inlet
DB	Deed book	⊠	Mail box
IPF	Property corner found	⊠	Clean out
IPS	Iron pin set	⊠	Bolard
LP	Light pole	⊠	Weir
N/F	Now or formerly	⊠	Water vault
OTP	Open top pipe found	⊠	Sign
PB	Plat book	⊠	Gas valve
PG	Page	⊠	Gas meter
POB	Point of Beginning	⊠	Fire hydrant
POC	Point of Commencement	⊠	Water valve
R/W	Right-of-way	⊠	Water meter
S.S.E.	Sanitary sewer easement	⊠	Telephone pole
SWK	Sidewalk	⊠	Power pole
	Light pole	⊠	Iron pin found
	Sanitary sewer manhole	⊠	Chain link fence
	Capped 1/2" rebar set	⊠	Steel fence
	Concrete monument found	⊠	Sanitary sewer line
		⊠	Overhead power line
		⊠	Underground cable
		⊠	Adjoiner property line
		⊠	Right-of-way
		⊠	Building setback line
		⊠	Easement

Recorded Legal Description

ALL that tract or parcel of land lying and being in Land Lot 203 of the 9th District of Peach County, Georgia, being more particularly described as follows:

Beginning at a concrete monument located on the eastern side of the right of way of Fagan Circle (40 foot right of way) south 01° 21' east, 1,161.43 feet along the eastern side of the right of way of Fagan Circle from the point of intersection of the eastern side of the right of way of Fagan Circle and the southern side of the right of way of Spruce Street; thence north 88° 36' east along the southern boundary of property now or formerly owned by Marcus L. Hickson, Jr. and Marcus L. Hickson, III, 900.00 feet to a concrete monument; thence south 01° 21' east along the western boundary now or formerly owned by Marcus L. Hickson, Jr. and Marcus L. Hickson, III, a distance of 970.00 feet to a concrete monument; thence south 88° 36' west along the northerly boundary of property now or formerly owned by Marcus L. Hickson, Jr. and Marcus L. Hickson, III, and Housing Authority of Fort Valley, 410.00 feet to a concrete monument; thence north 01° 21' west along the eastern boundary now of formerly owned by College Square Associates, a distance of 711.19 feet to a concrete monument; thence south 88° 36' west along the northern boundary of property now of formerly owned by College Square Associates, 490.00 feet to a concrete monument on the eastern side of the right of way of Fagan Circle; thence north 01° 21' west 258.81 feet along the eastern side of the right of way of Fagan Circle to the POINT OF BEGINNING; said tract containing 12.041 acres according to plat of survey prepared for Lakeview Apartments by Morrison J. Simms & Associates, dated July 12, 1971.

LESS AND EXCEPT any portion of the property set forth above contained within that certain Quitclaim Deed from Lakeview Associates, a Georgia limited partnership to Mayor & Council of the City of Fort Valley, Georgia, and their successors in office, dated October 31, 1979, filed December 21, 1979 and recorded in Deed Book 52, Page 359, records of the Superior Court of Peach County, Georgia.

Being the same tract of land described in a Title Report prepared by Stewart Title Guaranty Company, Commitment No. 21000090172, dated February 26, 2021 at 5:00 p.m.

Measured Legal Description

ALL that tract or parcel of land lying and being in Land Lot 203 of the 9th District of Peach County, Georgia, being more particularly described as follows:

Beginning at an iron pin located on the eastern side of the right of way of Edward Street (40 foot right of way) south 01° 21' east, 1,221.43 feet along the eastern side of the right of way of Fagan Circle from the point of intersection of the eastern side of the right of way of Edward Street and the southern side of the right of way of Spruce Street; thence north 88° 36' 00" east, 200.00 feet to a point; thence north 01° 21' 00" west, 10.00 feet to a point; thence north 88° 36' 00" east, 700.00 feet to a point; thence south 01° 21' east a distance of 920.00 feet to a concrete monument; thence south 88° 36' west, 410.00 feet to a concrete monument; thence north 01° 21' west along the eastern boundary now of formerly owned by College Square Associates, a distance of 711.19 feet to a concrete monument; thence south 88° 36' west along the northern boundary of property now of formerly owned by College Square Associates, 490.00 feet to a concrete monument on the eastern side of the right of way of Edward Street; thence north 01° 21' west 198.81 feet along the eastern side of the right of way of Edward Street to the POINT OF BEGINNING; said tract containing 10.962 acres 477,517 square feet

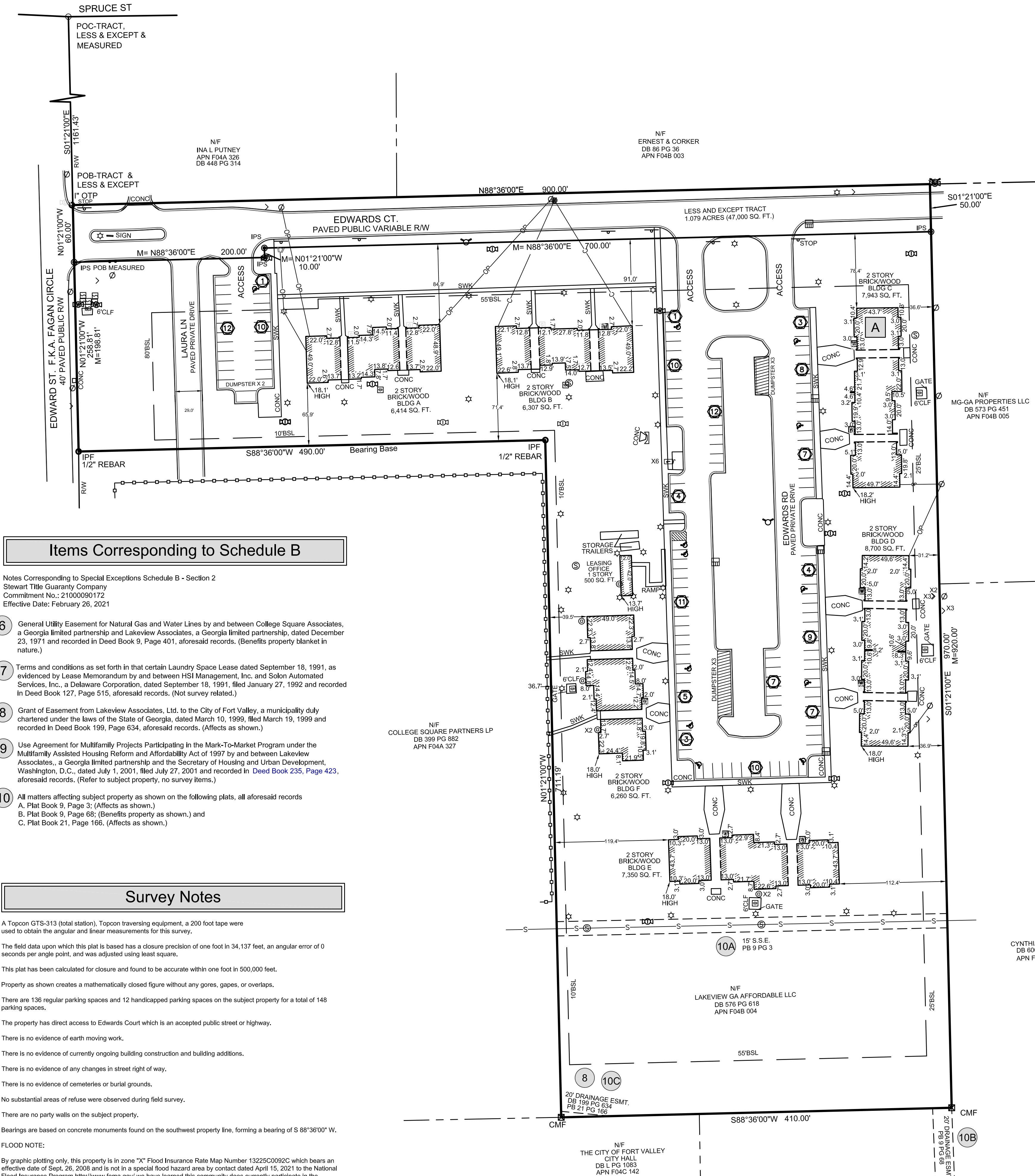
Being the same tract of land described in a Title Report prepared by Stewart Title Guaranty Company, Commitment No. 21000090172, dated February 26, 2021 at 5:00 p.m.

Statement of Encroachments

A Building extends over setback line 1.14' to 1.62' for a maximum distance of 43.7'

Area

Total area of subject property is approximately 10,962 acres (477,517 square feet).



Items Corresponding to Schedule B

Notes Corresponding to Special Exceptions Schedule B - Section 2
Stewart Title Guaranty Company
Commitment No.: 21000090172
Effective Date: February 26, 2021

- General Utility Easement for Natural Gas and Water Lines by and between College Square Associates, a Georgia limited partnership and Lakeview Associates, a Georgia limited partnership, dated December 23, 1971 and recorded in Deed Book 9, Page 401, aforesaid records. (Benefits property blanket in nature.)
- Terms and conditions as set forth in that certain Laundry Space Lease dated September 18, 1991, as evidenced by Lease Memorandum by and between HSI Management, Inc. and Solon Automated Services, Inc., a Delaware Corporation, dated September 18, 1991, filed January 27, 1992 and recorded in Deed Book 127, Page 515, aforesaid records. (Not survey related.)
- Grant of Easement from Lakeview Associates, Ltd. to the City of Fort Valley, a municipality duly chartered under the laws of the State of Georgia, dated March 10, 1999, filed March 19, 1999 and recorded in Deed Book 159, Page 634, aforesaid records. (Affects as shown.)
- Use Agreement for Multifamily Projects Participating in the Mark-To-Market Program under the Multifamily Assisted Housing Reform and Affordability Act of 1997 by and between Lakeview Associates, a Georgia limited partnership and the Secretary of Housing and Urban Development, Washington, D.C., dated July 1, 2001, filed July 27, 2001 and recorded in Deed Book 235, Page 423, aforesaid records. (Refer to subject property, no survey items.)
- All matters affecting subject property as shown on the following plats, all aforesaid records
A. Plat Book 9, Page 3; (Affects as shown.)
B. Plat Book 9, Page 68; (Benefits property as shown.) and
C. Plat Book 21, Page 166. (Affects as shown.)

Survey Notes

A Topcon GTS-313 (total station), Topcon traversing equipment, a 200 foot tape were used to obtain the angular and linear measurements for this survey.

The field data upon which this plat is based has a closure precision of one foot in 34,137 feet, an angular error of 0 seconds per angle point, and was adjusted using least square.

This plat has been calculated for closure and found to be accurate within one foot in 500,000 feet.

Property as shown creates a mathematically closed figure without any gores, gaps, or overlaps.

There are 136 regular parking spaces and 12 handicapped parking spaces on the subject property for a total of 148 parking spaces.

The property has direct access to Edwards Court which is an accepted public street or highway.

There is no evidence of earth moving work.

There is no evidence of currently ongoing building construction and building additions.

There is no evidence of any changes in street right of way.

There is no evidence of cemeteries or burial grounds.

No substantial areas of refuse were observed during field survey.

There are no party walls on the subject property.

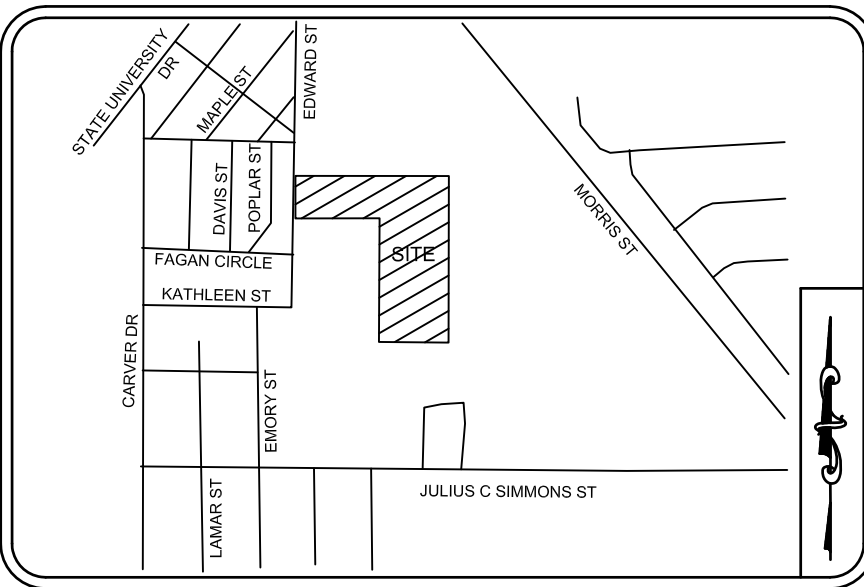
Bearings are based on concrete monuments found on the southwest property line, forming a bearing of S 88°36'00" W.

FLOOD NOTE:

By graphic plotting only, this property is in zone "X" Flood Insurance Rate Map Number 13225C0092C which bears an effective date of Sept. 28, 2008 and is not in a special flood hazard area by contact dated April 15, 2021 to the National Flood Insurance Program <http://www.fema.gov/> we have learned this community does currently participate in the program, no field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

REFERENCE:

Deed Book 576 Page 618



Vicinity Map

Not to Scale

Zoning Information

The subject property is zoned R-2, Residential.

Front Setback: Major: 80' minimum Collector: 65' minimum Other: 55' minimum
Side Setback: Interior: 10' minimum Street: Major: 80' minimum Collector: 65' minimum Other: 55' minimum
Rear Setback: 25' Minimum
Height Restrictions: 35'
Minimum Lot Area: 3,000 sq. ft. per dwelling unit (288,000 sq. ft. based on 96 units/11)
Minimum Lot Width: 85'
Minimum Lot Depth: No Requirement Noted
Maximum Lot Coverage: 30%
Maximum Floor Area Ratio: No Requirement Noted

Parking Formula:
Dwellings: One space per dwelling unit,
Required spaces 36 spaces based on 96 units
No other bulk zoning restrictions found.

Legal Conforming

Report Prepared by:
NV5 Transaction Services - Zoning Division
1012 24th Ave. NW, Ste. 100
Norman, OK 73069
(800) 787-8390

This report was researched and produced by Lani Moala, NV5 Zoning Analyst.
Please direct questions or comments regarding this report to Shania Mayabb, NV5 Zoning Analyst
(800) 787-8390 x227, Shania.Mayabb@NV5.com

NV5 Reference No. 7202100917:001
Dated: April 23, 2021

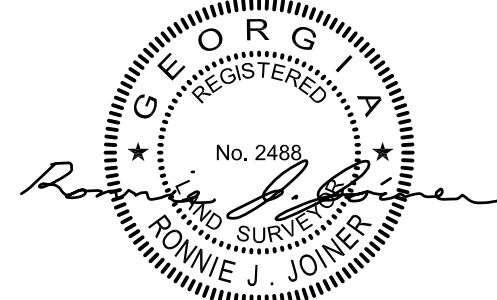
ALTA/NSPS Land Title Survey

Surveyor's Certification

To: VE Lakeview LP, a Georgia limited partnership; Walker & Dunlop, LLC, a Delaware limited liability company; Federal Home Loan Mortgage Corporation and its successors and or assigns and Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10, 13, 16 and 18 of Table A thereof. The field work was completed on April 9, 2021.

Date of Plat or Map: August 24, 2021



Ronnie Joiner
Registration No. 2488
Within the State of GA

Survey Prepared by:
Atlas Technical Consultants
2450 Commerce Ave Ste 100
Duluth, GA 30096-8910
Phone: 770-263-5945
Fax: 770-263-0166
ronnie.joiner@oneatlas.com

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. **RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.** Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

ALTA/NSPS
SURVEY FOR:

LAKEVIEW APARTMENTS

LOCATION

DISTRICT: 9th LAND LOT: 203
COUNTY: PEACH STATE: GEORGIA
ADDRESS: 1105 EDWARD STREET
CITY: FORT VALLEY
TAX PARCEL ID: F04B 004

INFORMATION

JOB NUMBER: 21224
SURVEY DATE: 04/16/2021
FIELD WORK DATE: 04/09/2021
DATE OF LAST REVISION: 08/24/2021
DRAWN BY: CLC
CHECKED BY: RJJ

SHEET 1 OF 1

ATLAS
Technical Consultants
2450 Commerce Avenue, Suite 100
Duluth, Georgia 30096
770/263-5945