

PROPERTY CONDITION REPORT

Ascend South Creek
3060 Southcreek Boulevard
Orlando, Florida 32824

August 2, 2022
Partner Project Number: 22-378483.2

Prepared for:
Versity
Aliso Viejo, California 92656



August 2, 2022

Mr. Michael Buysse
Versity
20 Enterprise, Suite 400
Aliso Viejo, California 92656

Subject: Property Condition Report
Ascend South Creek
3060 Southcreek Boulevard
Orlando, Florida 32824
Partner Project No. 22-378483.2

Dear Mr. Buysse:

Partner Assessment Corporation is pleased to provide the results of the assessment performed on the above-referenced property. At a minimum, this assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and as specified in the engagement agreement that initiated this work.

The purpose of this assessment is to describe the primary systems and components of the subject property, to identify conspicuous defects or material deferred maintenance and to present an opinion of costs to remedy to observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation period and includes an opinion of cost for future capital replacements.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

We appreciate the opportunity to provide these assessment services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Jenny Redlin at (310) 765-7243 or jredlin@partneresi.com.

Sincerely,
Partner Assessment Corporation



Timothy J. Casey
Senior Project Manager



Jenny Redlin
Relationship Manager

EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

Executive Summary

Partner Assessment Corporation (Partner) has performed a property condition assessment (PCA) of the parcel and improvements defined in the following table (the "subject property"). The assessment was performed in accordance with ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process". The purpose of this Property Condition Assessment was to observe and document readily-visible materials and building system defects that might significantly affect the value of the subject property and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period.

Property Data	
Name	Ascend South Creek
Address	3060 Southcreek Boulevard
City, State and Zip Code	Orlando, Florida 32824
Property use	Multi-family residential
Land acreage (acres)	24.85
Number of Apartment buildings	10
Number of other buildings	Five garages, one leasing office/clubhouse, one maintenance
Number of floors	One-story (Clubhouse & Maintenance buildings); Three-stories (Apartment buildings)
Approximate Percentage of Parcel Occupied by Improvements	90%
Year built	2022
Gross building area (sf)	371,403
Number of residential units	300
Foundation / Substructure	Concrete slab-on-grade with perimeter and interior footings under load bearing structures
Superstructure	Conventional wood-framing
Façade	Painted fiber cement lap siding with decorative stone accents
Roof type	Pitched, asphalt composition shingles
Parking area	Asphalt pavement at grade
Parking space count	576
ADA-designated parking count	Provides 12 ADA accessible parking spaces, of which, three are van-accessible parking spaces
HVAC system	Split system units
Water supply piping	CPVC
Electrical branch wiring	Copper
Number of elevators	None
Fire suppression	Wet-pipe sprinkler system
Fire alarm	Central system with outside dialer

The buildings on the subject property are further described as follows:

Structure	Address	Building Area (SF)	Construction Date
Clubhouse	3060 Southcreek Boulevard	8,463	2022
Building 1	12420 Rain Stream Court	36,086	2022
Building 2	12430 Rain Stream Court	38,842	2022
Building 3	12630 Falls Circle	41,958	2022
Building 4	12640 Falls Circle	32,943	2022
Building 5	3125 Rockybrook Lane	36,086	2022
Building 6	12535 Windy Pointe Loop	28,412	2022
Building 7	12550 Windy Pointe Loop	40,177	2022
Building 8	12595 Windy Pointe Loop	31,423	2022
Building 9	12570 Windy Pointe Loop	38,842	2022
Building 10	12580 Windy Pointe Loop	41,958	2022
Garage Bldg. 1	Not applicable	~1,750	2022
Garage Bldg. 2	Not applicable	~1,750	2022
Garage Bldg. 3	Not applicable	~1,750	2022
Garage Bldg. 4	Not applicable	~1,750	2022
Garage Bldg. 5	Not applicable	~1,750	2022
Maintenance Bldg.	Not applicable	~1,400	2022

Overall Condition

Based on the systems and components observed during the site visit, the subject property appeared to be in good condition. The overall level of preventative maintenance appeared to be good. The detailed observations of reviewed systems are presented in the following Sections of this report, with tabulated opinions of cost presented as well.

The information provided in the completed pre-survey questionnaire appeared to be accurate.

Reported Capital Expenditures

No recent or planned capital improvements were reported by property management. The subject property is newly constructed as of 2022.

Immediate and Short-Term Repair Items

This report presents opinions of costs for items or conditions that require immediate action as a result of the following: Material existing or potentially unsafe conditions, material code violations, or any other physical deficiencies that if left uncorrected would be expected to result in or contribute to the failure of critical elements or systems within one year or may result in a significant increase in remedial costs. These items should be addressed at the first practical opportunity.

In addition, this report presents opinions of costs for items or conditions that may not require immediate action; however, should be conducted on a priority basis above and beyond routine maintenance. Generally, the recommended time frame for addressing these items is two years.

Deferred maintenance items and/or physical deficiencies that are considered significant are also identified in Table 1 - Immediate Repair and Deferred Maintenance Cost Opinion.

Replacement Reserve Items

In accordance with the terms under which this assessment was performed, this report includes opinions of costs for capital replacement reserve items that are anticipated to occur during a specified evaluation period. These items are identified in Table 2 – Long-Term Cost Opinion. Systems or components that are present at the subject property; however, not listed in Table 2, are expected to realize a useful life that exceeds the evaluation period.

Cost Exclusions

This report excludes costs for systems or components that are reported to be a tenant responsibility to maintain and replace, that are generally associated with the normal operation of the subject property, that are part and parcel of a building renovation program, for enhancements to reposition the subject property within the marketplace, for work that is cosmetic or decorative, for work that is being conducted for warranty transfer purposes and routine maintenance activities. This report also excludes costs that are below the reporting threshold established by the engagement agreement.

Deviation from ASTM E2018

The deviations listed below are part of the Partner standard operating procedures or were specified in the Client's scope of work.

- This report includes seismic zone information that is not required by the Standard.
- This report includes an opinion of costs for anticipated capital expenditures for an evaluation period defined by the Addressee. The costs are presented in Table 2.
- This report includes an evaluation of the condition of the observed components and systems.

Recommendations for Additional Investigations

There were no issues observed or reported by property management that indicate the need for additional investigations.

TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION

Ascend South Creek
3060 Southcreek Boulevard
Orlando, Florida 32824

Partner Project No. 22-378483.2
August 2, 2022

Sect. No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Total Cost
2.0 Regulatory Compliance					
	None Noted				
3.0 Site Improvements					
	None Noted				
4.0 Structural Frame and Building Envelope					
	None Noted				
5.0 Mechanical and Electrical Systems					
	None Noted				
6.0 Interior Elements					
6.5.3	It appears the heat from the electric range-oven tops is damaging the kitchen cabinet doors on the either side of the range-ovens in the apartment units. Partner anticipates replacement of the kitchen cabinet doors on either side of the apartment unit range-ovens in the near term. Additionally, Partner recommends that property management check the calibration of the range-oven tops to ensure they are set at a heat level that will avoid further damage to the cabinets.	600	Unit	\$175	\$105,000
7.0 Accessibility					
	None Noted				
8.0 Water Intrusion and Microbial Growth					
	None Noted				

TOTAL \$ 105,000

TABLE 2 - LONG-TERM COST OPINION

Ascend South Creek
3060 Southcreek Boulevard
Orlando, Florida 32824

Partner Project No. 22-378483.2
August 2, 2022

Number of units: 300
Site effective age (years): 0
Inflation rate: 2.5%
Evaluation period (years): 12

Sect. No.	Description	Avg EUL (YR)	Eff Age (YR)	RUL (YR)	On Site	Qty	Qty in Eval Period	Unit	Unit Cost	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	YR 11	YR 12	Total Cost
3.0 Site Improvements																						
3.2.2	Asphalt seal coat & striping	5	0	5	167,400	334,800		SF	\$0.15					\$ 25,110					\$ 25,110			\$ 50,220
3.2.9	Swimming pool liner, Resurface	12	0	12	1	1		LS	\$9,000											\$ 9,000		\$ 9,000
3.2.9	Pool filtration/circulation equipment, Replace	10	0	10	1	1		LS	\$3,000									\$ 3,000				\$ 3,000
3.2.9	Pool heater, Replace	10	0	10	2	2		EA	\$3,000									\$ 6,000				\$ 6,000
4.0 Structural Frame and Building Envelope																						
4.3.1	Exterior cleaning, painting, sealing	8	0	8	300	300		UNIT	\$600								\$ 180,000					\$ 180,000
5.0 Mechanical and Electrical Systems																						
5.1	Unit water heater, Replace	12	0	12	300	25		EA	\$700											\$ 17,500		\$ 17,500
6.0 Interior Elements																						
6.1 / 6.3	Common/support area carpeting, Replace	7	0	7	2,000	2,000		SF	\$3.00						\$ 6,000							\$ 6,000
6.1 / 6.3	Common/support area FF&E, Replace	10	0	10	1	1		LS	\$20,000									\$ 20,000				\$ 20,000
6.5.5	Apartment dishwasher, Replace	12	0	12	300	25		EA	\$450											\$ 11,250		\$ 11,250
6.5.5	Apartment microwave/vent, Replace	12	0	12	300	25		EA	\$250											\$ 6,250		\$ 6,250
6.5.5	Apartment washer, Replace	12	0	12	300	25		EA	\$600											\$ 15,000		\$ 15,000
6.5.5	Apartment dryer, Replace	12	0	12	300	25		EA	\$500											\$ 12,500		\$ 12,500

Uninflated Totals: \$ - \$ - \$ - \$ - \$ 25,110 \$ - \$ 6,000 \$ 180,000 \$ - \$ 54,110 \$ - \$ 71,500 \$ 336,720
Inflated Totals: \$ - \$ - \$ - \$ - \$ 27,717 \$ - \$ 6,958 \$ 213,963 \$ - \$ 67,576 \$ - \$ 93,814 \$ 410,029

Uninflated cost per unit per year: \$94

Inflated cost per unit per year: \$114

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FIGURES AND APPENDICES

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Figure 1: Site Location Map

Figure 2: Site Plan

Appendix A: Site Photographs

Appendix B: Supporting Documentation

Appendix C: Qualifications

1.0 INTRODUCTION

1.1 Purpose

The purpose of this assessment is to provide information to evaluate the condition of the subject property in order to facilitate completion of due diligence by the addressee. The purpose is accomplished by describing the primary systems and components of the subject property, identifying conspicuous defects or material deferred maintenance and presenting an opinion of cost to remedy the observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation period and includes an opinion of cost for future capital replacements.

1.2 Scope of Work

This assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" (the Standard) and as specified in the engagement agreement that initiated this work. Specific requirements or deviations from the minimum ASTM standard are described herein.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

1.3 Cost Evaluation Methodology

Opinions of costs presented within this report are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, Partner's experience with past costs for similar projects, city cost indexes, consultations with local specialty contractors, client-provided information and assumptions regarding future economic conditions. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility and access to the subject property and buildings. In addition, opinions of costs are based solely on material replacement and do not account for soft costs.

Items included in the replacement reserve table are determined based upon the estimated useful life (EUL) of a system or component, the apparent effective age (EA) of the system and the remaining useful life (RUL) of that system. Factors that may affect the age and condition of a system include; however, are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age.

1.4 Descriptive Qualifiers

The following definitions and terminology are used in this report regarding the physical condition of the project and the estimated life expectancies/age of the components and systems.

Good	In working condition and does not require immediate or short-term repairs above an agreed threshold.
Fair	In working condition; however, may require immediate or short-term repairs above an agreed threshold.
Poor	Not in working condition or requires immediate or short-term repairs substantially above an agreed threshold.

The agreed threshold is presumed to be the de minimis reporting threshold, unless otherwise specified in this report.

Unless stated otherwise in this report, the systems reviewed are considered to be in good condition and their performance appears to be satisfactory.

1.5 User Reliance

All reports both verbal and written are for the sole use and benefit of Versity Invest, LLC ("Client"), Apex South Creek, DST, and any of its affiliates, successors or assigned, and any beneficial interest holders/investors which may purchase interests from Apex South Creek, DST and their broker/dealers, and also third parties authorized in writing by Versity Invest, LLC and Apex South Creek, DST.

2.0 RECONNAISSANCE, REGULATORY AND DOCUMENT REVIEW

2.1 Site Reconnaissance

Date: July 12, 2021
Weather: Sunny, 80 °F
Field Assessor: Victor Ma
Escort: Mr. Juan Almenar, Maintenance Supervisor, (407) 579-5807

Limiting Conditions

The performance of this assessment was limited by the following conditions:

- Observed tenant areas were selected by the escort. The observed conditions are presumed to be indicative of areas throughout the subject property.
- Roofs are pitched, not safely accessible and were observed from ground level.

2.2 Property Personnel Interviewed/Contacted

The site escort was interviewed during the course of the survey. Additional site personnel were not available for interview. Mr. Juan Almenar has been associated with the subject property for one year and was cooperative during the property observations. Mr. Almenar appeared to be knowledgeable about the subject property history and maintenance practices.

2.3 Regulatory Compliance Inquiry

Building Codes	Orange County Code Enforcement Department		
Contact:	Online research	Telephone:	Not applicable
Findings:	<input checked="" type="checkbox"/> No Violations	<input type="checkbox"/> Violations	<input type="checkbox"/> Awaiting response
No violations reported.			
Fire or Life Safety	Orange County Fire Rescue		
Contact:	Representative	Telephone:	407-836-9050
Findings:	<input checked="" type="checkbox"/> No Violations	<input type="checkbox"/> Violations	<input type="checkbox"/> Awaiting response
No violations reported.			
Zoning	Orange County Planning Department		
Contact:	Online research	Telephone:	Not applicable
Findings:	<input checked="" type="checkbox"/> No Violations	<input type="checkbox"/> Violations	<input type="checkbox"/> Awaiting response
According to a review of the zoning map obtained from the Orange County property appraiser's website, the subject property is zoned P-D, Planned Development. The permitted uses listed in the zoning regulations include mixed use. Based on limited review, the subject property appeared to be compliant.			

This information does not constitute a detailed regulatory-compliance investigation and any code compliance issues noted in this report are based on information provided by the regulatory agencies noted above. If possible, the provided information was confirmed with on-site observations. Additional information that is received within 30 days of the site visit will be forwarded upon receipt.

2.4 Document Review

The following documents were readily available or provided to Partner for reference as part of this assessment.

- Orange County Tax Assessor property information
- Zoning Map
- On-line building code violation database
- Federal Emergency Management Agency (FEMA) flood hazard layer map
- Site Plan Map
- Rent Roll
- Certificates of Occupancy
- ALTA/NSPS Land Title Survey, Hamilton Engineering & Surveying, LLC, May 31, 2022

3.0 PROPERTY CHARACTERISTICS

3.1 Parcel Configuration

The subject property improvements are placed upon one parcel. The parcel is irregularly-shaped and comprise approximately 24.85 acres.

3.2 Site Improvements

3.2.1 Topography and Storm Water Drainage

The general vicinity is flat. The subject property slopes gently towards central pavement areas to facilitate stormwater drainage.

Storm water from the roofs of the subject buildings, landscaped areas and paved areas is removed primarily by sheet flow action across the paved surfaces towards on-site concrete swales, which drain to the public right-of-way and to on-site storm water drains.

Storm water is managed by a series of on-site storm drains that are interconnected and attached to a storm water retention pond located southeast of the subject property. The retention pond discharges into a storm water system that is owned and maintained by the municipality.

Storm water is directed to an on-site retention basin. The basin is constructed with earthen embankments with a concrete discharge standpipe.

Survey Condition and Analysis

The topography appeared to be in good overall condition and appeared to adequately accommodate the built improvements. Routine maintenance is anticipated during the evaluation period.

Precipitation was not present during the walk-through survey; consequently, direct observation of the operation of the storm water drainage system was not possible. Evidence of improper operation was not readily apparent. Routine maintenance, including clearing of debris from inlets, channels, piping and outlets, is anticipated throughout the evaluation period.

3.2.2 Vehicular Access, Paving

Vehicular access is provided by two-way drive lanes leading from the adjacent public right-of-way to the on-site parking areas and drive aisles. Signalization is not provided at the entrance points to the subject property.

Asphalt pavement is utilized throughout the subject property.

According to the property management, the parking area provides 576 total parking spaces, including 12 ADA accessible parking spaces, of which, three are van-accessible parking spaces.

Curbing placed at the parking area perimeters and interior islands consists of cast-in-place concrete.

Survey Condition and Analysis

The pavement appeared to be in good structural condition. Routine maintenance is anticipated during the evaluation period.

Asphalt seal coat appeared to be in good condition. Reapplication of the seal coat is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

Pavement markings and striping appear to be in good condition. Reapplication of markings and striping is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

Curbing appeared to be in good condition. Routine maintenance, including minor sectional replacement, is anticipated throughout the evaluation period.

3.2.3 Walkways, Grade-Level Steps and Ramps

Building entrance flatwork and pedestrian walkways consist of cast-in-place concrete construction.

Survey Condition and Analysis

The pedestrian concrete walkways appear to be in good overall condition. Routine maintenance, including minor sectional replacement, is anticipated throughout the evaluation period.

3.2.4 Landscaping and Irrigation

Landscaped areas consisting of grass-covered lawns, floral plantings, trees and shrubs are provided in areas not occupied by the buildings, walkways, or pavement. An underground automatic irrigation system is provided.

Survey Condition and Analysis

Vegetative materials appeared to be in good overall condition. Routine maintenance, including as-needed replacement of vegetation, is anticipated throughout the evaluation period.

Although operation of the sprinkler system was not directly tested, components are assumed to be in proper working order, based on the general appearance and as reported by property management. The overall conditions of the landscaping and maintenance practices by the landscape service appeared to be adequate. Routine maintenance is anticipated during the evaluation period.

3.2.5 Retaining Walls

Retaining walls are not present.

3.2.6 Site and Building Signage

Building address identification is primarily provided by metal signage positioned along pedestrian walkways leading to building entrances. A limited quantity of façade-mounted, tenant-specific signage is also present. Property signage appeared to be limited to small monument signs in the landscaped areas.

Survey Condition and Analysis

The signage appeared to be sufficient and in good condition. Sign painting or replacement can be performed on an as-needed basis during the evaluation period as part of routine maintenance.

3.2.7 Perimeter Walls, Gates and Fences

Painted decorative metal security fencing are provided along the perimeters of the subject property.

Survey Condition and Analysis

The perimeter walls, fencing and gates, including associated automatic gate operating mechanisms, appeared to be in good and operational condition. Routine maintenance is anticipated during the evaluation period.

3.2.8 Exterior Lights

Outdoor lighting is provided by pole-mounted light fixtures generally located in parking areas and along the subject property drive aisles. The fixtures are equipped with high-intensity discharge lamps. The poles are constructed with elevated concrete bollard bases. Soffit areas over entryways have recessed halogen lighting. Photocells control exterior lighting.

Survey Condition and Analysis

The walk-through survey was conducted during daylight hours and lighting operation could not be verified. Based on the number of lights provided and the spacing, the lighting appeared to be adequate and was reported by property management to be sufficient for the subject property.

The light fixtures were reported by property management and appeared to be in good overall condition. The light fixtures are anticipated to require minimal repairs and replacements that can be addressed as part of routine maintenance during the evaluation period.

3.2.9 Site Amenities

Freestanding residential-style parking garages are provided throughout the subject property. The wood-framed parking structures are finished with fiber cement siding and pitched asphalt composition shingle roofing. Garage doors are metal. Five of these parking garage structures are provided at the subject property, each one providing six parking garages.

The subject property has one in-ground, outdoor swimming pool. The pool is constructed of concrete with a painted plaster finish and ceramic tile at the water line. A concrete coping is located around the edge of the pool and surrounding deck surfaces are concrete. Equipment is located in a dedicated equipment enclosure adjacent to the pool and consists of filters, circulating pumps and two gas-fired heaters. Exposed circulation piping is PVC.

Additional amenities include a backyard pavilion, yoga lawn, dog park and barbeque areas.

Survey Condition and Analysis

The garages appeared to be in good overall condition. Painting of the garages is anticipated during the evaluation period and can be performed as part of the building exterior paint and maintenance as discussed in Section 4.3.1.

The swimming pool appears to be in good overall condition. No damage was observed or reported by property management. Based on EUL, budgeting for resurfacing and equipment replacement over the evaluation period is advised and included in Table 2.

The remaining amenities were observed in good condition. Routine maintenance is expected throughout the evaluation period.

3.2.10 Utility Service Providers

Utility	Provider	Meter configuration and location
Storm Water	OUC	
Electric	OUC	Unit meters are located in a meter bank mounted at the exterior façades
Gas	Propane Gas Only	From propane gas tank adjacent to pool heater
Water	OUC	Individual water meters located in mechanical closets of each unit
Sanitary Sewer	OUC	

Survey Condition and Analysis

No issues or service deficiencies were reported by property management. Routine maintenance is anticipated during the evaluation period.

3.2.11 Special Utility Systems

Special utility systems are not present.

4.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

4.1 Foundation/Substructure

Based on experience with similar structures in this geographic region, the foundation systems are likely to consist of a reinforced-concrete slab-on-grade with continuous strip footings at the perimeter and isolated spread footings at interior bearing locations.

Survey Condition and Analysis

Evidence of structural distress indicative of foundation settlement was not observed. The foundations appeared to be in functional condition. Normal monitoring of the foundation is anticipated during the evaluation period.

4.2 Building Frame

The buildings are constructed of conventional, wood-stud platform framing with isolated areas of concrete masonry unit (CMU) walls. Upper floors consist of wooden beams and joists with concrete-topped, wooden sheathing supported by interior wooden columns. The pitched roof structure consists of engineered-wood trusses with wooden decking. The roof trusses form an attic that is accessible by a ceiling hatch located in the upper floor corridor. Attic ventilation is provided by ridge, soffit and gable vents.

Survey Condition and Analysis

Evidence of structural distress indicative of framing failure was not observed. The framing appeared to be in functional condition. Normal monitoring of the framing is anticipated during the evaluation period.

Fire retardant-treated plywood (FRTD) was not observed at the attic spaces.

4.3 Facades or Curtain Walls

4.3.1 Exterior Walls

The exterior walls of each building consist of fiber cement board siding and decorative stone accents.

Soffits consist of vinyl.

Survey Condition and Analysis

The exterior walls appeared to be in generally good condition. Routine maintenance is anticipated during the evaluation period.

Based on the observed condition of the paint finish and the average effective useful life of paint coatings, reapplication of exterior paint is anticipated during the evaluation period. Additional work consisting of reapplying sealants is anticipated on an as-needed basis. An opinion of cost for this work is included in Table 2.

4.3.2 Windows

Windows were observed to be single-pane, operable units. Window framing was observed to be vinyl. Windowsills are integral with the window frame system.

Windows at the Clubhouse building entrances are part of a storefront window system consisting of full height, low-e or solar tinted glazing in aluminum frames that incorporates the entry doors. Windows are aluminum-framed storefront units with fixed panes of tinted, insulated glazing. Vinyl gaskets are used at the joints between glazing panes and the framing.

Survey Condition and Analysis

Windows were reported by property management and appeared to be in good overall condition. No signs of window leaks or condensation were evident during the observation. Window sealants appeared to be intact, with no signs of deterioration. Routine maintenance is anticipated during the evaluation period.

4.3.3 Doors

The main entrance consists of a pair of aluminum-framed doors with full-height glazing set in an aluminum storefront system. Hardware includes horizontal exit bars, exterior pulls, closers and deadbolts.

Secondary doors are painted, hollow metal set in metal frames. The doors have horizontal exit bars, exterior lever handles, closers and deadbolts.

Units are accessed through exterior painted solid core wood entry doors set in metal frames. Door entry hardware typically is a lever-keyed lock with separate deadbolt.

Balcony and patio access doors consist of swing type wood with single pane glass in a metal frame.

Survey Condition and Analysis

Doors were reported by property management and appeared to be in good overall condition. Routine maintenance is anticipated during the evaluation period.

4.3.4 Parapets

Parapets are not present.

4.4 Roof

4.4.1 Roofing Materials

Roofs are pitched and covered with asphalt-composition shingles.

Roof access was not provided. Observations occurred from grade and elevated floor levels.

Survey Condition and Analysis

The roofing systems appear to be in good overall condition. According to property management, the shingles are the originally installed system and are less than one year old. Based on our observations, the reported age appears to be reasonable. Roof leakage was not observed and or reported by property

management. Expenditures consistent with routine maintenance are anticipated for the duration of the evaluation period.

According to the site escort, roof maintenance and repairs are conducted by the in-house staff.

4.4.2 Roof Drainage

Storm water runoff for the roof is directed to sheet metal gutters and downspouts that discharge onto splash blocks at grade.

Survey Condition and Analysis

Roof drains appeared to be in good overall condition. Roof drains should be repaired or replaced as needed during roof replacement activities.

4.4.3 Balconies, Stairs, Upper-Level Walkways and Breezeways

Balconies are constructed of wooden substructures with plywood sheathing and elastomeric waterproofing. Balconies are supported by columns at each corner. Balcony railings are metal. Soffits are enclosed and include a vinyl finish.

The buildings have exterior stairs providing access to the upper-level tenant spaces. Exterior stairs are metal-frame construction with precast concrete treads supported by angle brackets. Steel pipe guardrails are located on the open sides, while steel handrails are located on adjacent walls. Observed steel components are painted.

The elevated breezeways are constructed of wooden substructures with plywood sheathing and lightweight concrete. The elevated walkways are supported by columns. Soffits are enclosed and include a vinyl finish.

Survey Condition and Analysis

Stairs and balconies appear to be in good condition. Routine maintenance is anticipated throughout the evaluation period. Replacement of elastomeric coatings is anticipated during the evaluation period. The cost for this work can be performed as part of routine maintenance. Painting of the stairs, balconies and guard rails can be performed in conjunction with the painting of the building exterior and interior common areas.

5.0 MECHANICAL AND ELECTRICAL SYSTEMS

5.1 Plumbing, Domestic Hot Water and Sewer Systems

Domestic water piping was reported to be CPVC. Observation of visible piping at water heaters and plumbing stub-outs indicates that the piping is CPVC.

Sanitary drainage and vent piping was reported to be PVC. Observation of visible vent piping indicates that the piping is PVC.

Domestic hot water is provided by 40-gallon capacity tank, electric water heaters installed in mechanical closets in each unit. Units are predominately manufactured by American Standard. Observed domestic hot water supply piping is not insulated.

Survey Condition and Analysis

The plumbing systems were reported by property management to be in good overall condition. Evidence of leaks or faulty piping was not observed. Routine maintenance is anticipated during the evaluation period.

The sanitary drainage and vent system was reported by property management to be in good overall condition. Evidence of leaks or faulty piping was not observed. Routine maintenance is anticipated during the evaluation period.

The water heaters appeared to be in good overall condition. The water heaters were reported by property management to be original to development and approximately less than one year old. Based on EUL, replacement of a portion of the water heaters is anticipated at the end of the evaluation period. An opinion of cost for this work is included in Table 2.

Polybutylene and/or galvanized steel piping was not reported by property management or noted in observed areas.

5.2 Heating, Air Conditioning and Ventilation

Heating and cooling are provided by direct expansion HVAC split systems. Each system has a condensing unit located at grade and a fan coil/furnace unit located above the ceilings. Manufactured by Goodman, the condensing units have a typical input capacity of two tons and use R-410A refrigerant. The furnace units provide heat through electric resistance coils. Distribution of the conditioned air is by concealed sheet metal ductwork and temperature control is by a local thermostat.

Ventilation is provided by individual and common area fans that vent through the roof.

Survey Condition and Analysis

According to property management, the mechanical equipment is maintained by in-house staff.

The HVAC equipment components are reported by property management to be original to development and generally in good condition. Based on observed conditions and estimated useful life (EUL), the HVAC systems are anticipated to last beyond the evaluation period with routine maintenance.

5.3 Electrical

Electrical service is delivered via several pad-mounted, utility-owned transformers located throughout landscape areas. Electrical service provided to units is rated at 1200-amp, 120/208 volt, three phase main distribution panels. The subject property is individually metered. The dwelling units are individually metered with 120-amp electrical service. Breaker panels are located at each unit. Observed panels were manufactured by Square D.

Electrical branch wiring was reported to be copper by property management.

Ground fault circuit interrupter (GFCI) outlets were observed in kitchens and bathrooms.

Survey Condition and Analysis

No indications of aluminum wiring were observed or reported by property management. Circuit breakers are provided for overcurrent protection. Fuses were not observed in the areas surveyed and property management reported that fuses were not present in the subject buildings. Federal Pacific Stab Lok breaker panels were not present in the observed units or reported to be present by property management.

The dwelling units are individually metered with 120-amp electrical service. No problems with electrical service were reported by tenants or property management. Expenditures consistent with routine maintenance are anticipated for the duration of the evaluation period.

5.4 Vertical Transportation

Vertical conveyances are not provided.

5.5 Life Safety and Fire Protection

5.5.1 Fire Suppression Systems

The building is protected by a fire protection system consisting of a wet-pipe automatic sprinkler system that provides a means for manual application of water to fires. Water is supplied via a fire sprinkler line from the municipal main that is fitted with flow and tamper switches and a backflow prevention device.

Fire sprinkler piping was observed to be steel. Sprinkler heads in the spares cabinet were observed to be manufactured by RASCO.

Fire extinguishers were observed in corridors, elevator lobbies and in mechanical/electrical spaces. Fire hydrants are located at several points adjacent to the parking lot.

Survey Condition and Analysis

The fire suppression system appeared to be in good overall condition. The system is reported by property management to be tested on an annual basis. Current inspection tags were observed on the fire riser. Routine maintenance, including regularly-scheduled testing, is anticipated during the evaluation period.

The fire extinguishers are reported by property management to be inspected on a yearly basis, with the last inspection having occurred on May 2022. Current inspection tags were observed on the fire extinguishers. Routine maintenance, including regularly-scheduled testing and as-needed replacement, is anticipated during the evaluation period.

Fire hydrants were noted to be in good condition. Routine maintenance is anticipated through the evaluation period.

5.5.2 Alarm Systems

The fire alarm system is reported by property management and was observed to be comprised of hardwired smoke detectors, heat detectors, pull stations and alarm horn/strobes. A central fire alarm control panel (FACP) monitors the initiating devices. The FACP was manufactured by Edwards and includes a remote dialer. The system is fully-addressable and is reported by property management to be monitored by F.A.S.T.

Hardwired smoke detectors are located in bedrooms and corridors in each unit. Smoke detectors are connected to a central fire alarm control panel (FACP).

Survey Condition and Analysis

The fire alarm system appeared to be in good overall condition and is reported by property management to be tested on an annual basis. Current inspection tags were observed on the main fire alarm control panel. Routine maintenance, including regularly-scheduled testing, is anticipated during the evaluation period.

5.5.3 Other Systems

Emergency lighting is typically provided by wall- and ceiling-mounted battery-operated fixtures. Emergency means of egress locations are indicated by illuminated exit signs.

Survey Condition and Analysis

The observed components appeared to be in good overall condition. Routine maintenance, including regularly-scheduled testing and as-needed replacement, is anticipated during the evaluation period.

6.0 INTERIOR ELEMENTS

6.1 Common Areas

A central one-story leasing office is provided complete with community room and kitchen, fitness room, business center, multi-purpose room, common toilet rooms and administrative offices. The facility is complete with Wi-Fi accessibility. The building is of similar construction to the apartment buildings. Finishes include, carpet, tile, vinyl flooring, painted drywall partitions, vinyl wall coverings and painted drywall ceiling system. The community room has furnishings, television and a small kitchen area that can be used by tenants of the apartment complex.

Survey Condition and Analysis

Common area finishes were observed to be in good overall condition. Replacement of the common area hard floor coverings, soft finishes (carpet, paint and wall coverings) and fixtures, furniture and equipment (FF&E) is anticipated during the evaluation period. An opinion of cost is included in Table 2.

6.2 Amenities and Special Features

The building is constructed with an atrium. Common area furnishings consist of sofas, chairs and tables.

Survey Condition and Analysis

Amenities and furnishings were observed to be in good overall condition. Routine maintenance is anticipated during the evaluation period.

6.3 Support Areas

Significant support areas are not provided.

6.4 Commercial Tenant Spaces

Commercial tenant spaces are not provided.

6.5 Residential Spaces

6.5.1 Unit Types and Quantities

Approximately 10% of the residential units, including a minimum of 50% of vacant units, were observed. No down units were identified at the time of the assessment.

Multifamily Apartment Unit Summary Type	Quantity	Average Area (SF)	Total Area (SF)	Occupied Units	Vacant Units	Down Units
1 Bed / 1 Bath	168	817	137,320	138	30	0
2 Bed / 2 Bath	108	1,216	131,372	102	6	0
3 Bed / 2 Bath	24	1,482	35,568	21	3	0
Total	300	1,014	304,260	261	39	0

Observed tenant spaces were selected by property management on the basis of tenant cooperation and privacy concerns. Apartment units were randomly selected during the walk-through survey. Conditions appeared to be consistent throughout; consequently, additional observation was not warranted.

Observed spaces		
Unit ID	Status (O,V,M,D)	Condition notes
8-303	V	Good overall condition
8-105	V	Good overall condition
10-211	V	Good overall condition
10-310	V	Good overall condition
5-107	M	Good overall condition
5-108	V	Good overall condition
1-306	V	Good overall condition
1-205	O	Good overall condition
3-306	V	Good overall condition
3-305	V	Good overall condition
4-108	V	Good overall condition
5-304	V	Good overall condition
5-301	V	Good overall condition
7-112	V	Good overall condition
7-108	V	Good overall condition
7-306	V	Good overall condition
7-308	V	Good overall condition
7-307	V	Good overall condition
7-202	V	Good overall condition
7-302	V	Good overall condition
8-101	V	Good overall condition
8-105	M	Good overall condition
8-208	O	Good overall condition
8-303	O	Good overall condition
8-305	V	Good overall condition
8-308	O	Good overall condition
10-107	V	Good overall condition
10-108	V	Good overall condition
10-111	V	Good overall condition
10-212	V	Good overall condition

6.5.2 Unit Interior Finishes

Unit flooring is comprised of vinyl flooring in all areas.

Walls and ceilings are typically painted gypsum board. The shower/tub enclosure is provided with a one-piece fiberglass surround.

Entrance doors are typically solid core wood set in metal frames. Hardware includes a locking handle activated by card key, separate deadbolt, closer, safety hasp and peep hole. Interior doors are also solid core wood set in metal frames with a locking lever handle.

Survey Condition and Analysis

The residential unit finishes appeared to be in good condition. During the evaluation period, resident unit interior painting can be expected; however, this work is considered part of the operational routine

maintenance budget associated with unit turnover and costs are not included in this report. Based on EUL, the vinyl flooring is anticipated to last beyond the evaluation period with routine maintenance.

6.5.3 Cabinetry and Fixtures

The kitchens equipped with a stainless-steel sink, stained solid wood cabinets and solid stone countertops. Typical bathroom fixtures include a floor-mounted, tank-type commode, a lavatory with a vanity, wall mirror and a shower/bathtub arrangement.

Survey Condition and Analysis

According to the property management, kitchen and bathroom fixtures are replaced as-needed or during tenant turnover. Overall, the fixtures appeared to be in good condition with the exception that it appears the heat from the electric range-oven tops is damaging the kitchen cabinet doors on the either side of the range-ovens in the apartment units. Partner anticipates replacement of the kitchen cabinet doors on either side of the apartment unit range-ovens in the near term. An opinion of cost has been provided in Table 1. Additionally, Partner recommends that property management check the calibration of the range-oven tops to ensure they are set at a heat level that will avoid further damage to the cabinets.

6.5.4 Soft Goods

Soft goods are not provided.

6.5.5 Appliances

The kitchens are provided with one-piece electric range-ovens with vent hoods, refrigerators, dishwashers, garbage disposals and cabinet hung built-in microwaves.

Side-by-side washers and dryers are provided in each of the units.

Survey Condition and Analysis

Appliances appeared to be in good condition. Based on observed conditions and estimated useful life (EUL), replacement of a portion of select appliances is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

Based on the anticipated minimal cost of the garbage disposals, they can be replaced as needed as part of routine maintenance.

7.0 ACCESSIBILITY

7.1 Americans with Disabilities Act

As part of this assessment, a limited, visual, accessibility survey was conducted. The survey did not include taking measurements or counting accessibility elements. The scope of the survey was limited to determining the existence of architectural barriers or physical attributes of the subject property, which affect on-site parking, path of travel into and through public areas of the building and elevators, as applicable. Furthermore, the scope of our survey includes only the federal requirements of the ADA; it is not intended to address state or local codes. Our observations were limited to the places of public accommodation on the subject property.

Survey Condition and Analysis

Based on current use, the subject property is a "public accommodation".

Based upon our limited survey, no readily apparent limitations were found or reported by property management.

7.2 Fair Housing Amendments Act

The Fair Housing Amendments Act of 1988 (FHAA) requirements cover buildings consisting of four or more dwelling units with first occupancy after March 13, 1991. If such buildings have one or more elevators, all dwelling units are covered by the Act; otherwise, in buildings without elevators, only ground floor dwelling units are covered by the Act. Townhouses are exempted from the Act. The Department of Housing and Urban Development (HUD) has published Final Design Guidelines (see Federal Register, 24 CFR, Vol. 56, No. 44, March 6, 1991, page 9497). The Act requires design and construction to meet the seven design requirements listed below.

Requirement 1: Accessible building entrance on an accessible route that can be used by a person using a wheelchair must be provided.

Requirement 2: Public and common use areas of the dwellings must be readily accessible to and usable by persons with disabilities.

Requirement 3: Doors designed to allow passage into and within all premises, usable to a person in a wheelchair, must be provided.

Requirement 4: An accessible route must be provided into and through the covered dwelling unit to allow passage by a person in a wheelchair.

Requirement 5: All light switches, electrical outlets, thermostats and other environmental controls requiring access must be provided at accessible locations.

Requirement 6: Bathroom walls must provide reinforcements to allow for later installation of grab bars and shower seats.

Requirement 7: Kitchens and bathrooms must be designed to allow an individual in a wheelchair to maneuver about the space.

The subject property was first occupied after March 13, 1991; as such, it is required to comply with the provisions for new construction buildings under the FHAA. Based on our limited observations, no readily apparent limitations were found or reported by property management.

Statements regarding Fair Housing Amendments Act (FHAA) compliance are not based on a comprehensive FHAA review. The above limited comments and conclusions are based solely on a visual assessment of the accessible areas observed at the time of the site walk through. Only visual observations were made without taking any physical measurements. Any technical analyses made are based on the appearance of the improvements and the evaluator's judgment of the physical condition of the subject property components at the time of this assessment. This limited scope FHAA review is not a comprehensive FHAA audit.

8.0 MOISTURE AND MICROBIAL GROWTH AND PEST MANAGEMENT

8.1 Moisture and Microbial Growth

Microbial growth (e.g., mold or fungus) typically occurs when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities).

A limited visual and olfactory survey for the conspicuous presence of mold was conducted as part of this assessment. Destructive sampling and air quality analysis was not included in the scope of work. The observation consisted of gaining entry to interior spaces and visually evaluating the accessible areas.

Survey Condition and Analysis

Property management reported that significant mold or microbial growth has not been observed at the subject property, that tenant occupants have not had complaints concerning mold or microbial growth and that a formal indoor air quality management plan is not in effect.

Significant flood impact, roof leaks, water from infiltration, pipes, fixtures, or HVAC systems were not reported by property management.

Evidence of water damage and/or suspect microbial growth was not observed during the survey.

Visual or olfactory indications of significant suspect microbial growth were not observed.

8.2 Pest Management

A limited visual survey for the conspicuous presence of pests, vermin and damage caused by potential wood-destroying organisms including granular pellets, mud tubes, dry rot, or swarming activity was conducted as part of this assessment. This report is not intended to be construed, perceived, or substituted for a termite report. Additional indications of organism activity may be present in crawl spaces, excavated sections around the foundation, behind wall access and attic spaces, that were not observed.

According to property management, a Termite Bond is not in effect on the property.

Visual indications of wood-destroying organisms were not noted. In addition, the observed structures are constructed with masonry façades and do not have significant amounts of exposed wooden elements.

9.0 NATURAL HAZARD INFORMATION

Partner referenced readily-available materials to obtain the following information. Determination of site-specific conditions is not within the scope of this report and may require additional investigation.

9.1 Flood Zone

According to the Flood Insurance Rate Map, Community Panel Number 12095C0265F, dated September 25, 2009, the subject property appears to be located in Zone X (unshaded); defined as minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains.

9.2 Seismic Zone

According to the seismic zone map, published in the Uniform Building Code 1997, Volume 2, Table 16.2, the subject property appears to be located in Seismic Zone 0, an area with very low probability of damaging ground motion.

10.0 OUT OF SCOPE CONSIDERATIONS

These following items are categorically excluded from the scope of work.

- Utilities: Operating conditions of any systems or accessing manholes or utility pits.
- Structural Frame and Building Envelope: Entering of crawl or confined space areas (however, the field observer will observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
- Roofs: Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.
- Plumbing: Determining adequate pressure and flow rate, fixture unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems.
- Heating: Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. Entering of plenum or confined space areas.
- Air conditioning & Ventilation: Process-related equipment or condition of tenant owned or maintained equipment. Entering of plenum or confined space areas. Testing or measurements of equipment or air flow.
- Electrical: Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating any electrical devices. Opining on process related equipment or tenant-owned equipment.
- Vertical Transportation: Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/ escalator pits or shafts.
- Life Safety/ Fire Protection: Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, paths of travel, construction groups or types, or use classifications.
- Interior Elements: Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings and flammability issues/regulations.

Activity Exclusions- These activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide (ASTM 2018-15). These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide.

- Providing opinions of costs that are either individually or in the aggregate less than a threshold amount of \$3,000 for like items unless specifically requested by the addressee.
- Identifying capital improvements, enhancements, or upgrades to building components, systems, or finishes;
- Removing, relocating, or repositioning of materials, ceiling, wall, or equipment panels, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment or appliances; or disturbing personal items or property, that obstruct access or visibility;
- Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground drains;

- Determining NFPA hazard classifications, identifying, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, accessible routes, construction groups or types, or use classifications;
- Preparing engineering calculations to determine any system's, component's or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiencies;
- Identification of code or OSHA compliance beyond what has been reported through communication with local regulatory offices.
- Taking measurements or quantities to establish or confirm any information provided by the owner or user;
- Reporting on the presence or absence of pests or insects;
- Reporting on the condition of subterranean or concealed conditions as well as items or systems that are not permanently installed or are tenant-owned and maintained;
- Entering or accessing any area deemed to potentially pose a threat of dangerous or adverse conditions with respect to the field observer's health or safety;
- Performing any procedure, that may damage or impair the physical integrity of the property, any system, or component;
- Providing an opinion on the operation of any system or component that is shut down;
- Evaluating the Sound Transmission Class or acoustical or insulating characteristics of systems or components;
- Providing an opinion on matters regarding security and protection of occupants or users from unauthorized access;
- Evaluating the flammability of materials and related regulations;
- Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access;
- Operating or witnessing the operation of lighting or any other system controlled by a timer, operated by the maintenance staff, or operated by service companies;
- Providing an environmental assessment or opinion on the presence of any environmental issues such as potable water quality, asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc. unless specifically defined within the agreed scope;
- Evaluating systems or components that require specialized knowledge or equipment;
- Entering of plenum or confined space areas.

11.0 LIMITATIONS

This assessment is based upon the guidelines set forth by the ASTM Standard current to the issuance of this report and subject to the limitations stated therein. Our review of the subject property consisted of a visual assessment of the site, the structure(s) and the accessible interior spaces. Any technical analyses made are based on the appearance of the improvements at the time of this assessment and the evaluator's judgment of the physical condition of the subject property components, their ages and their EUL. Consequently, this report represents the condition of the subject property at the time of observation. Acceptance and use of this report infers acknowledgment that the condition of the property may have changed subsequent to site observations and/or that additional information may have been discovered and that Partner, its officers, employees, vendors, successors or assigns, are not liable for changes in the condition of the property, failures in property components or systems and damages that may occur as a result of the changes or failures.

Information regarding the subject property is obtained from a site walk-through survey, local government agency records review, interviews and client-, tenant- or property owner-provided documents. No material sampling, invasive or destructive investigations, equipment or system testing was performed. The observations and related comments within this report are limited in nature and should not be inferred as a full and comprehensive survey of the building components and systems.

Information regarding operations, conditions and test data provided by the Addressee, property owner, or their respective representatives has been assumed to be factual and complete. Information obtained from readily-available sources, including internet research and interview of municipal officials or representatives is assumed to be factual and complete. No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally-accepted practices applicable at the time and location of the study.

The actual performance of systems and components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation. This assessment, analyses and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

The report does not identify minor, inexpensive repairs or maintenance items, which should be part of the subject property owner's current operating budget so long as these items appear to be addressed on a regular basis. The report does identify infrequently occurring maintenance items of significant cost, such as exterior painting, roofing, deferred maintenance and repairs and replacements that normally involve major expense or outside contracting.

The assessment of the roof, façade and substructure contained herein cannot specifically state that these items are free of leaks and/or water intrusion and should not be interpreted as such. Comments made with respect to the condition of the systems are limited to visual observation and information provided by the designated site contacts and/or on-site representatives and their contractors/vendors. The evaluation of these systems did not include any sampling and/or testing. A more extensive evaluation may be required if a comprehensive report on the condition of these systems is required.

Performance of a comprehensive building, fire or zoning code review is outside of the scope of work for this report. Information provided within this report is based on readily-available information or interview of municipal officials.

This report presents an evaluation of the accessibility of the subject property as specified in the engagement agreement. This report does not present an audit of all components specified in federal, state or local accessibility regulations. Instead, this review observed general design components such as routes of travel, door hardware, plumbing amenities, elevator controls and signals, basic emergency alarm components and signage. This report is not a comprehensive Americans with Disabilities Act review.

FIGURES

- 1. SITE LOCATION MAP**
- 2. SITE PLAN**

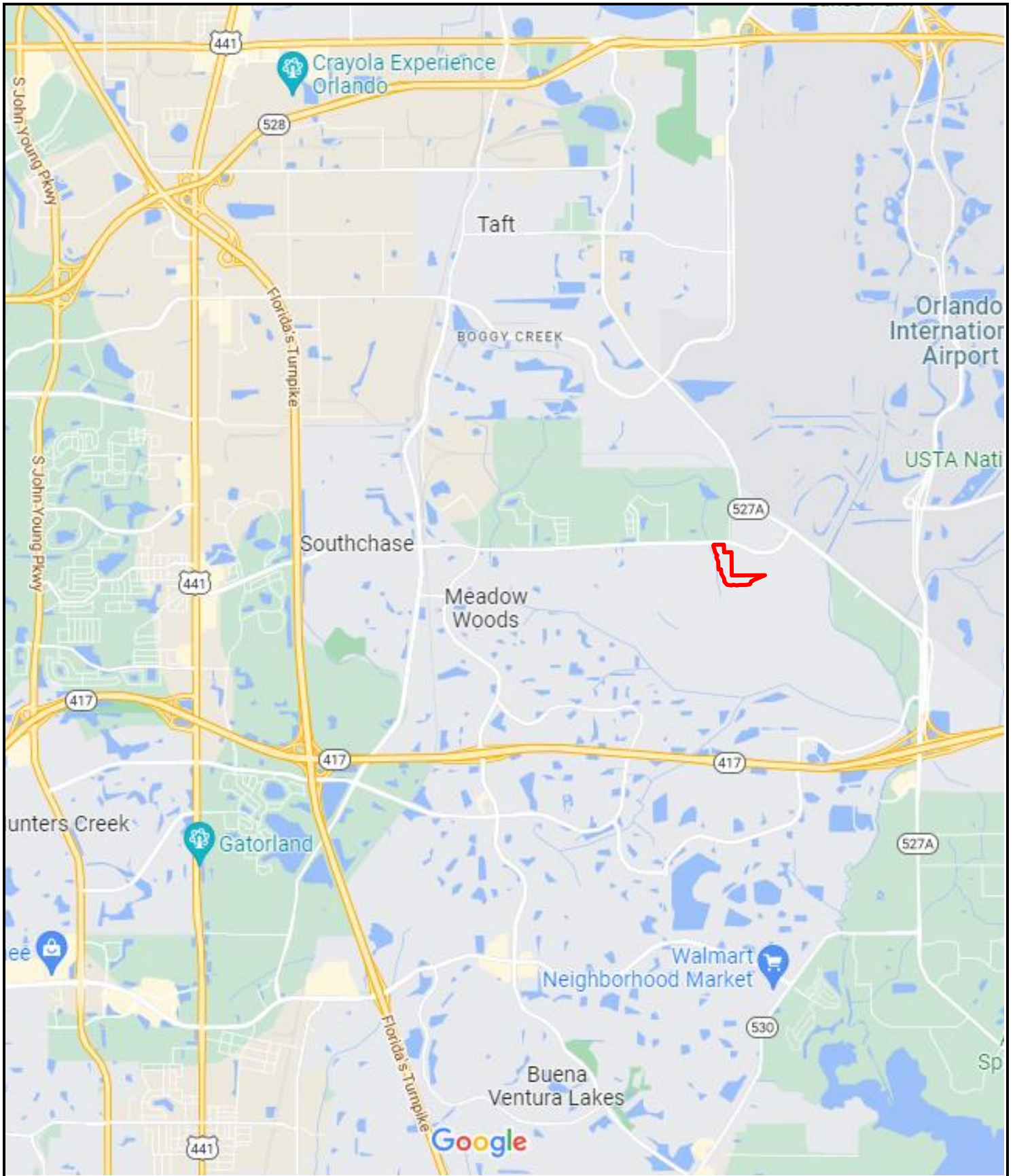
APPENDIX A: SITE PHOTOGRAPHS

APPENDIX B: SUPPORTING DOCUMENTATION

APPENDIX C: QUALIFICATIONS

FIGURES

- 1. SITE LOCATION MAP**
- 2. SITE PLAN**



KEY:
Subject Property 

FIGURE 1: SITE LOCATION MAP
Project No. 22-378483.2

PARTNER



KEY:
Subject Property 

FIGURE 2: SITE PLAN
Project No. 22-378483.2

PARTNER

APPENDIX A: SITE PHOTOGRAPHS



1. Monument signage at entrance driveway



2. Apartment front elevation



3. Apartment front elevation



4. Clubhouse elevation



5. Garage building elevation



6. Southeast retention pond



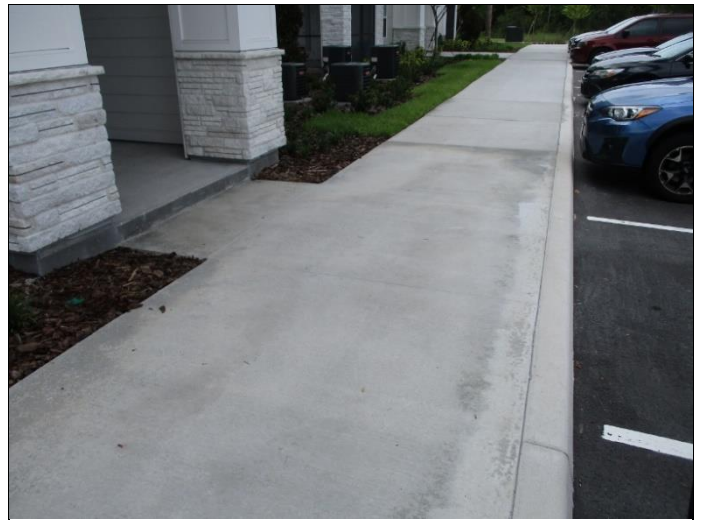
7. Asphalt pavement driveways and parking areas



8. Electric vehicle charging station



9. Parking pavement markings and signage



10. Concrete sidewalks



11. Enclosed dog park area



12. Entrance security gates



13. Dog wash and car wash stations



14. Trash compactor at north elevation



15. Trash compactor enclosure



16. Yoga lawn



17. Outdoor swimming pool adjacent to clubhouse building



18. Pool furnishings



19. Faux lawn and landscaping at pool decking



20. Pool barbeque equipment



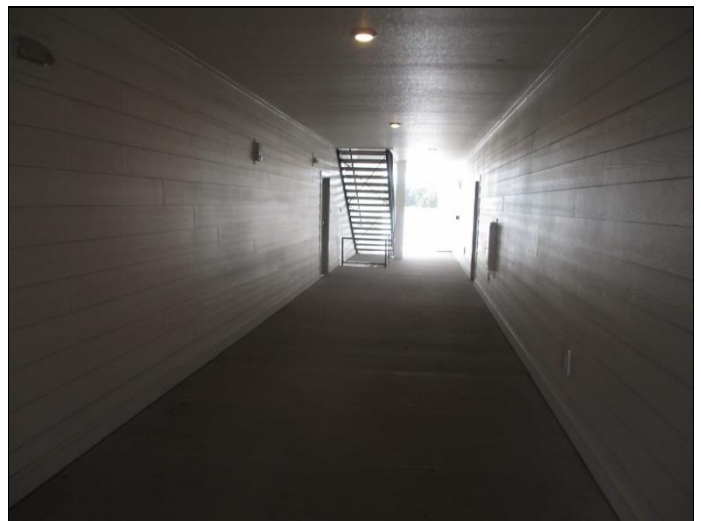
21. Gas-fired pool heaters



22. Pool equipment enclosure adjacent to pool



23. Apartment building fiber cement siding and decorative stone accents



24. Apartment building breezeways



25. Exterior breezeway stairs



26. Pitched asphalt composite shingle roof finishes



27. Resident entrance door and door equipment



28. Resident balcony



29. Interior breezeways at select building



30. Pad-mounted electrical transformers throughout landscape areas



31. Façade-mounted electrical meters



32. Interior unit electric breaker equipment



33. Exterior GFCI receptacles inside appropriate housings



34. CPVC piping observed throughout the subject property



35. Electric hot water heater at each unit



36. Pad-mounted HVAC split system condensers



37. Split system air handler unit in mechanical closets in each unit



38. Fire sprinkler riser pipe at each building



39. Replacement fire sprinkler heads



40. Fire extinguishers in mounted enclosures



41. Fire hydrant and standpipe connections



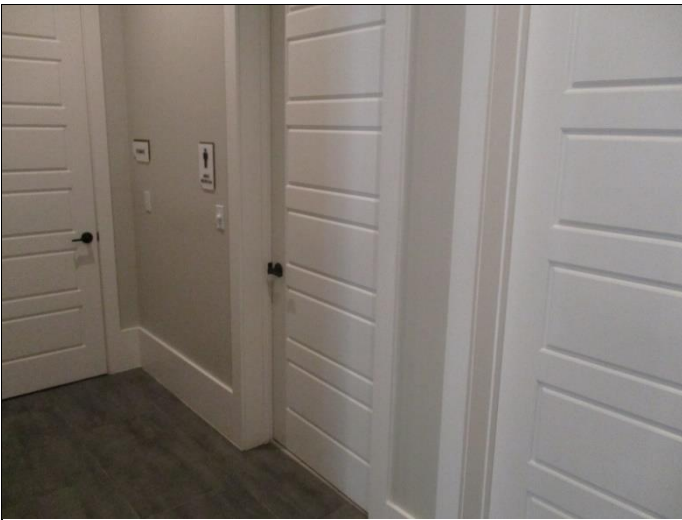
42. Central fire alarm control panel



43. Clubhouse hallway finishes



44. Clubhouse leasing offices



45. Clubhouse restroom door and signage



46. Clubhouse restroom



47. Clubhouse lobby area



48. Employee break room



49. Maintenance building interior



50. Pool deck sitting area



51. Pool restroom area



52. Resident living room area



53. Resident bedroom area



54. Resident kitchen area



55. Resident bathroom area



56. Resident bathtub fixture



57. Resident washer equipment



58. Resident dryer equipment



59. Resident room entrance signage



60. Storage units

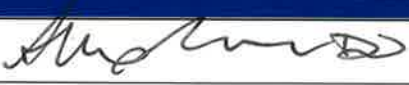
APPENDIX B: SUPPORTING DOCUMENTATION

PRE-SURVEY QUESTIONNAIRE

PROPERTY INFORMATION

Property Name: ASCEND SOUTH CREEK		
Property Address: 3060 South Creek Blvd.		
City: Orlando	State: FL	Zip: 32824
Assessor's Parcel Number 20-24-30-7641-01000		
Property Owner & Contact Information: DHIC - South Creek, LLC		
Date Property Owner Purchased: 6/19/2019		
Key Site Manager & Contact Information: Jessica Armstrong (772) 370-4738 CDSouthCreek@liverangewater.com		
Property Acreage: 24.85+/-	Building Area: 359,288	# of Buildings: 10 Residential
# of Residential Units: 300	Commercial Units: N/A	Construction Date: 3/17/2020
Renovation Date: N/A	Parking Space Count: 588	ADA Parking Count: 12
Historical Use of the Property: New Multifamily Construction		

COMPLETED BY

Signature: 	Date: 7/14/2022
Printed Name: Alex Lion-Do	Relation to Subject Property: Owner Development Manager

RESIDENTIAL UNIT BREAKDOWN

Unit Type	Number of Units	Square Footage
A1(A)	8	774
A1(B)	16	769
A1(C)	24	801
A2	72	790
A3	48	890
B1/ B1(A)ALT / B1 (B)ALT	60 / 4 / 8	1166 / 1185 / 1180
B2	36	1312
C1	24	1482

PRE-SURVEY QUESTIONNAIRE

PROPERTY UTILITY PROVIDERS

Electricity	OUC	Water	OUC
Natural Gas	N/A	Sewer	OUC
Bio-hazardous Waste	N/A	Elevator Maintenance	N/A
Used Grease	N/A	Hazardous Waste	N/A

PROPERTY SERVICE VENDORS

Roofing	None at this time	Electric	None at this time
HVAC	Under Warranty	Plumbing	Roto-Rooter
Elevator	N/A	Pool	American Pool
Fire Sprinkler	FAST	Fire Alarm	FAST
Landscaping	Greenbriar	Other	

PROPERTY MATERIALS/CONDITIONS

Check each component known to be present on the subject property and describe

ABS Sanitary Lines	<input type="checkbox"/>	None
Galvanized Steel Piping	<input type="checkbox"/>	None
Omega or Central Brand Sprinkler Heads	<input type="checkbox"/>	None
Aluminum Wiring	<input checked="" type="checkbox"/>	On all main feeders
Fire Retardant Treated Plywood (FRT)	<input type="checkbox"/>	None – Not required
Polybutylene Piping	<input type="checkbox"/>	None
Wood Fiber Siding	<input type="checkbox"/>	None
Imported Drywall	<input type="checkbox"/>	None
Stored Chemicals	<input checked="" type="checkbox"/>	Pool chemicals and paint for touch up only
Underground Storage Tanks	<input checked="" type="checkbox"/>	Gas Tank for Pool Heaters (west side of Building 5)
Aboveground Storage Tanks	<input type="checkbox"/>	None
Spills or Releases	<input type="checkbox"/>	None
Dump Areas/Landfills	<input type="checkbox"/>	None

PRE-SURVEY QUESTIONNAIRE

Waste Treatment Systems	<input type="checkbox"/>	None
Clarifiers/Separators	<input checked="" type="checkbox"/>	Oil/Sand Separator at Car Wash Area
Vents/Odors	<input type="checkbox"/>	No Radon System / Odors
Floor Drains/Sumps	<input type="checkbox"/>	None
Stained Soil	<input type="checkbox"/>	None
Electrical Transformers	<input checked="" type="checkbox"/>	Underground Wiring and Transformers on pads
Hydraulic Lifts/Elevators/Equipment	<input type="checkbox"/>	None
Dry Cleaning Operations	<input type="checkbox"/>	None
Oil/Gas/Water/Monitoring Wells	<input type="checkbox"/>	None
Environmental Permits	<input checked="" type="checkbox"/>	All environmental permits required to build and complete project

MAJOR REPLACEMENT COST ITEMS

Item	Year Replaced	Cost
Asphalt Pavement Sealing and Striping	N/A	
Exterior Painting	N/A	
Roof Replacement	N/A	
HVAC Equipment	N/A	
Plumbing Equipment	N/A	
Laundry Equipment	N/A	
Clubhouse Refurbishment	N/A	
Pool Equipment	N/A	
Pool Resurfacing	N/A	
Other Major Items	N/A	

PRE-SURVEY QUESTIONNAIRE

PROPERTY CONDITION & DEFICIENCIES

Please list any deficiencies / violations reported by the building, fire, or health department during the last three years

None

Please list, to the best of your knowledge, any structural, water infiltration, mold, roof, plumbing, HVAC, fire alarm, or electrical problems

None

Are there any down units? Total number and reason?

None

Have any major **capital improvements** been made to the site or building(s) in the last five years?
Please list or provide extra sheet with approximate cost

None

Are there any future major **capital improvements** planned for the property within the next five years?
Please list or provide extra sheet with approximate cost

None

PRE-SURVEY QUESTIONNAIRE

Additional Documentation

Please provide the following (check the box, if available):

- ☒ Alta Survey
- ☒ Roof Warranty
- ☒ Unit Floor Plans
- ☒ Site Layout Plan
- ☒ Certificate of Occupancy
- ☒ Wood Destroying Pests & Organisms Inspection Report
- ☒ Fire Sprinkler Testing Report
- ☒ Fire Alarm Testing Report
- ☐ Fire Department Inspection Report
- ☐ Previous Phase I Reports
- ☒ Subsurface Investigations
- ☐ Remediation Reports
- ☐ Asbestos Inspection/Survey/Analytical Reports
- ☐ Lead Based Paint Inspection/Survey/Analytical Reports

SURROUNDING PROPERTY USE

DIRECTION	Use
North	Multifamily
South	Conservation
East	Commercial and Retail
West	Single Family Residential

Are you aware of any potential environmental concerns associated with surrounding properties?

 YES X NO

If yes, please describe:

USER QUESTIONNAIRE

The following questionnaire is required by the ASTM Standard E 1527-13, which adheres to the All Appropriate Inquiries (AAI) Rule (United States Environmental Protection Agency) (40 CFR 312).

As defined by ASTM, the User of the report is the "party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice."

1. Environmental liens that are filed or recorded against the property (40 CFR 312.25)

Did a search of recorded land title records (or judicial records) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?

☐

YES

☒

NO

2. Activity and use limitations (AULs) that are in place on the property or that have been filed or records against the property (40 CFR 312.26(a)(1)(v) and (vi))

Did a search of recorded land title records (or judicial records) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?

☐

YES

☒

NO

3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28)

Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☐

YES

☒

NO

USER QUESTIONNAIRE

4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29)

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

☐

YES

☒

NO

5. Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30)

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?

☐

YES

☒

NO

a. Do you know the past uses of the property?

☐

YES

☒

NO

b. Do you know of specific chemicals that are present or once were present at the property?

☐

YES

☒

NO

c. Do you know of spills or other chemical releases that have taken place at the property?

☐

YES

☒

NO

USER QUESTIONNAIRE

d. Do you know of any environmental cleanups that have taken place at the property?

☐

YES

☒

NO

e. Do you have any prior knowledge that the property was developed as a gas station, dry cleaner, manufacturing/industrial facility in the past?

☐

YES

☒

NO

f. Are you aware of historical use of hazardous materials or petroleum products used or present on the property?

☐

YES

☒

NO

g. Do you know if the property is currently or was formerly equipped with underground storage tanks (USTs) or septic tanks?

☐

YES

☒

NO

h. Do you know of any past, threatened or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?

☐

YES

☒

NO

6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40

CFR 312.31)

USER QUESTIONNAIRE

Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?

☐

YES

☒

NO

Signature of User/Person Interviewed: _____

Name of User/Person Interviewed: _____

Title/Relationship to Property: _____

Phone Number/Email: _____

Date: _____

Alex Lion
ALEX LION - DO
OWNER - DEVELOPMENT MANAGER
407-496-9677 ATLIONDO@DRITOREN.COM
7/14/2022

Property Record - 20-24-30-7641-01-000

Orange County Property Appraiser •
http://www.ocpafl.org

Property Summary as of 08/01/2022

Property Name

Ascend South Creek

Names

Dhic-South Creek LLC

Municipality

ORG - Un-Incorporated

Property Use

0310 - Multi-Family II

Mailing Address

1341 Horton Cir
Arlington, TX 76011-4310

Physical Address

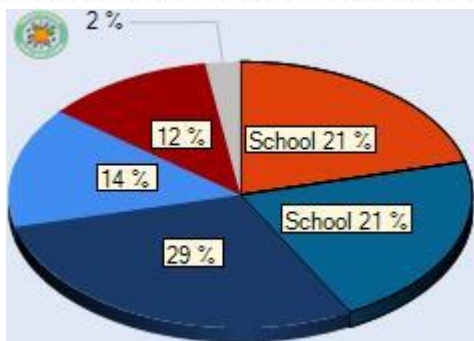
3060 Southcreek Blvd
Orlando, FL 32824



QR Code For Mobile Phone





3060 SOUTHCREEK BLVD, UN-INCORPORATED, FL 32824 4/13/2022 3:02 PM



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land	Building(s)	Feature(s)	Market Value	Assessed Value
2021	 	\$4,500,100	+ \$0	+ \$0	= \$4,500,100	\$4,500,100

2021 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$4,500,100	\$0	\$4,500,100	3.4890	\$15,700.85	22 %
Public Schools: By Local Board	\$4,500,100	\$0	\$4,500,100	3.2480	\$14,616.32	20 %
Orange County (General)	\$4,500,100	\$0	\$4,500,100	4.4347	\$19,956.59	28 %
Unincorporated County Fire	\$4,500,100	\$0	\$4,500,100	2.2437	\$10,096.87	14 %
Unincorporated Taxing District	\$4,500,100	\$0	\$4,500,100	1.8043	\$8,119.53	11 %
Library - Operating Budget	\$4,500,100	\$0	\$4,500,100	0.3748	\$1,686.64	2 %
South Florida Water Management District	\$4,500,100	\$0	\$4,500,100	0.1061	\$477.46	1 %
South Florida Wmd Okeechobee Basin	\$4,500,100	\$0	\$4,500,100	0.1146	\$515.71	1 %
South Florida Wmd Everglades Const	\$4,500,100	\$0	\$4,500,100	0.0365	\$164.25	0 %
				15.8517	\$71,334.22	

2021 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
COUNTY SPECIAL ASSESSMENT	STREET LIGHTS - STREET LIGHTS - (407)836-5770	1.00	\$81.00	\$81.00
				\$81.00

Property Features

Property Description

SOUTH CREEK PHASE 2 104/84 LOT 1

Total Land Area


1,082,286 sqft (+/-) | 24.85 acres (+/-) GIS Calculated


Land


Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0310 - Multi-Family II	P-D	300 UNIT(S)	working...	working...	working...	working...
9530 - Pvt Pond	P-D	1 UNIT(S)	working...	working...	working...	working...

Buildings

Model Code	03 - Multi Fam Residence	Subarea Description	Sqft	Value
Type Code	0310 - Multi-Family II	BAS - Base Area	10309	working...
Building Value	working...	FOP - F/Opn Prch	2037	working...
Estimated New Cost	working...	FSP - F/Scr Prch	2718	working...
Actual Year Built	2021	FST - Fin Storge	144	working...


Beds	3	FUS - F/Up Story	20618	working...
Baths	2.0	UST - Unf Storag	260	working...
Floors	5			
Gross Area	36086 sqft	 sketched SubAreas:		
Living Area	30927 sqft	BAS: 10309,		
Exterior Wall	Hardie Brd	FUS: 20618,		
Interior Wall	Drywall	FSP: 2718,		
		FOP: 2037,		
		UST: 260,		
		FST: 144,		

Model Code	03 - Multi Fam Residence	Subarea Description	Sqft	Value
Type Code	0310 - Multi-Family II	BAS - Base Area	10611	working...
Building Value	working...	CAN - Canopy	29	working...
Estimated New Cost	working...	FDG - F/Det Garg	1781	working...
Actual Year Built	Update Pending	FOP - F/Opn Prch	2004	working...
Beds	3	FSP - F/Scr Prch	3018	working...
Baths	2.0	FST - Fin Storge	144	working...
Floors	3	FUS - F/Up Story	21221	working...
Gross Area	38842 sqft	UST - Unf Storag	34	working...
Living Area	31832 sqft			
Exterior Wall	Hardie Brd	 sketched SubAreas:		
Interior Wall	Drywall	BAS: 10611,		
		FUS: 21221,		
		FSP: 3018,		
		FOP: 2004,		
		UST: 34,		
		FST: 144,		
		CAN: 29,		
		FDG: 1781,		

Model Code	03 - Multi Fam Residence	Subarea Description	Sqft	Value
Type Code	0310 - Multi-Family II	BAS - Base Area	10258	working...
Building Value	working...	CAN - Canopy	27	working...
Estimated New Cost	working...	FDG - F/Det Garg	1781	working...
Actual Year Built	Update Pending	FOP - F/Opn Prch	5722	working...
Beds	3	FSP - F/Scr Prch	3423	working...
Baths	2.0	FST - Fin Storge	196	working...
Floors	3	FUS - F/Up Story	20516	working...
Gross Area	41958 sqft	UST - Unf Storag	35	working...
Living Area	30774 sqft			
Exterior Wall	Hardie Brd	 sketched SubAreas:		
Interior Wall	Drywall	BAS: 10258,		
		FUS: 20516,		
		FSP: 3423,		
		FOP: 5722,		
		UST: 35,		
		FST: 196,		
		CAN: 27,		
		FDG: 1781,		


Model Code	03 - Multi Fam Residence	Subarea Description	Sqft	Value
Type Code	0310 - Multi-Family II	BAS - Base Area	8776	working...
Building Value	working...	CAN - Canopy	32	working...
Estimated New Cost	working...	FOP - F/Opn Prch	3555	working...
Actual Year Built	Update Pending	FSP - F/Scr Prch	2850	working...
Beds	3	FST - Fin Storge	144	working...

Baths	2.0	FUS - F/Up Story	17552	working...
Floors	3	UST - Unf Storag	34	working...
Gross Area	32943 sqft			
Living Area	26328 sqft			
Exterior Wall	Hardie Brd			
Interior Wall	Drywall			

 sketched SubAreas:
 BAS: 8776,
 FUS: 17552,
 FSP: 2850,
 FOP: 3555,
 UST: 34,
 FST: 144,
 CAN: 32,


Model Code	03 - Multi Fam Residence	Subarea Description	Sqft	Value
Type Code	0310 - Multi-Family II	BAS - Base Area	10309	working...
Building Value	working...	FOP - F/Opn Prch	2037	working...
Estimated New Cost	working...	FSP - F/Scr Prch	2718	working...
Actual Year Built	2021	FST - Fin Storge	144	working...
Beds	3	FUS - F/Up Story	20618	working...
Baths	2.0	UST - Unf Storag	260	working...

Floors	3
Gross Area	36086 sqft
Living Area	30927 sqft
Exterior Wall	Hardie Brd
Interior Wall	Drywall

 sketched SubAreas:
 BAS: 10309,
 FUS: 20618,
 FSP: 2718,
 FOP: 2037,
 UST: 260,
 FST: 144,

Model Code	03 - Multi Fam Residence	Subarea Description	Sqft	Value
Type Code	0310 - Multi-Family II	BAS - Base Area	7367	working...
Building Value	working...	CAN - Canopy	27	working...
Estimated New Cost	working...	FOP - F/Opn Prch	3461	working...
Actual Year Built	Update Pending	FSP - F/Scr Prch	2592	working...
Beds	3	FST - Fin Storge	196	working...
Baths	2.0	FUS - F/Up Story	14734	working...
Floors	3	UST - Unf Storag	35	working...


Gross Area	28412 sqft
Living Area	22101 sqft
Exterior Wall	Hardie Brd
Interior Wall	Drywall

 sketched SubAreas:
 BAS: 7367,
 FUS: 14734,
 FSP: 2592,
 FOP: 3461,
 UST: 35,
 FST: 196,
 CAN: 27,


Model Code	03 - Multi Fam Residence	Subarea Description	Sqft	Value
Type Code	0310 - Multi-Family II	BAS - Base Area	10258	working...
Building Value	working...	CAN - Canopy	27	working...
Estimated New Cost	working...	FOP - F/Opn Prch	5722	working...
Actual Year Built	Update Pending	FSP - F/Scr Prch	3423	working...
Beds	3	FST - Fin Storge	196	working...
Baths	2.0	FUS - F/Up Story	20516	working...
Floors	3	UST - Unf Storag	35	working...

Gross Area	40177 sqft
Living Area	30774 sqft


Exterior Wall Hardie Brd
Interior Wall Drywall

 sketched SubAreas:
 BAS: 10258,
 FUS: 20516,
 FSP: 3423,
 FOP: 5722,
 UST: 35,
 FST: 196,
 CAN: 27,

Model Code	03 - Multi Fam Residence	Subarea Description	Sqft	Value
Type Code	0310 - Multi-Family II	BAS - Base Area	8776	working...
Building Value	working...	CAN - Canopy	32	working...
Estimated New Cost	working...	FOP - F/Opn Prch	2035	working...
Actual Year Built	Update Pending	FSP - F/Scr Prch	2850	working...
Beds	3	FST - Fin Storge	144	working...
Baths	2.0	FUS - F/Up Story	17552	working...
Floors	3	UST - Unf Storag	34	working...
Gross Area	31423 sqft			
Living Area	26328 sqft			
Exterior Wall	Hardie Brd			
Interior Wall	Drywall			

 sketched SubAreas:
 BAS: 8776,
 FUS: 17552,
 FSP: 2850,
 FOP: 2035,
 UST: 34,
 FST: 144,
 CAN: 32,

Model Code	03 - Multi Fam Residence	Subarea Description	Sqft	Value
Type Code	0310 - Multi-Family II	BAS - Base Area	10611	working...
Building Value	working...	CAN - Canopy	29	working...
Estimated New Cost	working...	FDG - F/Det Garg	1781	working...
Actual Year Built	Update Pending	FOP - F/Opn Prch	2004	working...
Beds	3	FSP - F/Scr Prch	3018	working...
Baths	2.0	FST - Fin Storge	144	working...
Floors	3	FUS - F/Up Story	21221	working...
Gross Area	38842 sqft	UST - Unf Storag	34	working...
Living Area	31832 sqft			
Exterior Wall	Hardie Brd			
Interior Wall	Drywall			

 sketched SubAreas:
 BAS: 10611,
 FUS: 21221,
 FSP: 3018,
 FOP: 2004,
 UST: 34,
 FST: 144,
 CAN: 29,
 FDG: 1781,


Model Code	03 - Multi Fam Residence	Subarea Description	Sqft	Value
Type Code	0310 - Multi-Family II	BAS - Base Area	10258	working...
Building Value	working...	CAN - Canopy	27	working...
Estimated New Cost	working...	FDG - F/Det Garg	1781	working...
Actual Year Built	Update Pending	FOP - F/Opn Prch	5722	working...
Beds	3	FSP - F/Scr Prch	3423	working...
Baths	2.0	FST - Fin Storge	196	working...
Floors	3	FUS - F/Up Story	20516	working...
Gross Area	41958 sqft	UST - Unf Storag	35	working...
Living Area	30774 sqft			

Exterior Wall

Hardie Brd

Interior Wall

Drywall

 sketched SubAreas:
 BAS: 10258,
 FUS: 20516,
 FSP: 3423,
 FOP: 5722,
 UST: 35,
 FST: 196,
 CAN: 27,
 FDG: 1781,

Model Code	04 - Commercial	Subarea Description	Sqft	Value
Type Code	3400 - Rec/Meeting	AOF - Avg Office	1195	working...
Building Value	working...	BAS - Base Area	4836	working...
Estimated New Cost	working...	FOP - F/Opn Prch	2197	working...
Actual Year Built	2021	UST - Unf Storag	235	working...

Beds**Baths****Floors**

1

Gross Area

8463 sqft

Living Area

6031 sqft

Exterior Wall

Hardie Brd

Interior Wall

Drywall

 sketched SubAreas:
 BAS: 4836,
 FOP: 2197,
 UST: 235,
 AOF: 1195,

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
There are no sales for the selected parcel							

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
6750 Woodlake Dr	06/06/2022	\$64,749,900	\$279	Special Warranty Multiple	50/50	20220367730/	
3024 N Powers Dr	06/02/2022	\$52,400,000	\$192	Special Warranty	67/67	20220372204/	
4793 N Pine Hills Rd	05/23/2022	\$38,650,000	\$179	Special Warranty	67/54	20220372345/	
4793 N Pine Hills Rd	05/23/2022	\$4,046,200	\$19	Special Warranty	67/54	20220360487/	
3024 N Powers Dr	05/23/2022	\$13,985,300	\$51	Special Warranty	67/67	20220360488/	
5402 Pine Chase Dr	05/13/2022	\$36,000,000	\$137	Special Warranty	60/60	20220344316/	
5700 Folkstone Ln	05/02/2022	\$76,200,000	\$658	Special Warranty Multiple	39/34	20220295707/	
5762 Folkstone Ln	05/02/2022	\$76,200,000	\$357	Special Warranty Multiple	66/56	20220295707/	
1211 E Plant St	04/25/2022	\$107,000,000	\$332	Special Warranty	14/10	20220277924/	
3200 Innovation Walk Loop	04/22/2022	\$91,750,000	\$324	Special Warranty	36/28	20220276664/	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value
There are no TPP Accounts associated with this parcel.		

Schools

South Creek (Middle School)

Principal	Orlando Norwood
Office Phone	407.251.2413
Grades	2019: B

Wetherbee (Elementary)

Principal	Kristy Logue
Office Phone	407.850.5130
Grades	2019: B 2018: B 2017: B

Cypress Creek (High School)

Principal	Dr. Walton McHale
Office Phone	407.852.3400
Grades	2019: B 2018: B 2017: C

Utilities/Services

Electric	Orlando Utilities Commission
Water	Orlando Utilities Commission
Recycling (Tuesday)	Orange County

Trash (Monday) Orange County

Yard Waste (Tuesday) Orange County

Elected Officials

County Commissioner	Maribel Gomez Cordero
State Senate	Victor M. Torres, Jr
US Representative	Val Demings
School Board Representative	Linda Kobert
State Representative	Daisy Morales
Orange County Property Appraiser	Amy Mercado

(AS PER TITLE COMMITMENT ISSUING AGENT-DHL TITLE (JAX), ISSUING OFFICE FILE NUMBER: 111-221401402 AND FILE NO: 22038109 EB, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF MAY 4, 2022 AT 08:00 A.M.)

1. DECEASED, U.S. ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTESTING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES TITLE TO THE RECORD OF THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY MATTER)
2. FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED. (NOT A SURVEY MATTER)
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. (NOT A SURVEY MATTER)
4. CONSTRUCTION, MECHANICS' CONTRACTORS' OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. (NOT A SURVEY MATTER)
5. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
6. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS. (NOT A SURVEY MATTER)
7. WETHERSEE ROAD-PHASE III RIGHT-OF-WAY DEVELOPMENT AGREEMENT AMONG ORANGE COUNTY, WETHERSEE AGREES, LTD., MICHAEL MCCOVERT, ELIZABETH A. STERCH, PATRICIA C. FAWCETT, AURELYN M. STROU, AND JOHN LEE RECORDED MARCH 11, 2020 IN PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. FIRST LEND RECORDED SEPTEMBER 1, 2005 IN PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (NOT A SURVEY MATTER)
8. SLOPE EASEMENT IN FAVOR OF ORANGE COUNTY, A CHARTER COUNTY AND A POLYMER CONCRETE PIPE MANUFACTURER, RECORDED UNDER INSTRUMENT NO. 20200492927, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (SHOWN HEREIN)
9. DECLARATION OF RESTRICTIVE COVENANTS RECORDED UNDER INSTRUMENT NO. 20200492927, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (NOT A SURVEY MATTER)
10. ORLANDO UTILITIES COMMISSION UTILITY EASEMENT RECORDED UNDER INSTRUMENT NO. 202010414183, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (BLANKET IN NATURE)
11. EASEMENT AGREEMENT BETWEEN SOUTH CREEK COMMUNITY ASSOCIATION, INC. AND ORANGE COUNTY, RECORDED UNDER INSTRUMENT NO. 20210978605, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (BLANKET IN NATURE)
12. USE AGREEMENT FOR POND BETWEEN DHG-C-SOUTH CREEK, LLC, SOUTH CREEK COMMUNITY ASSOCIATION, INC. AND ORANGE COUNTY, RECORDED UNDER INSTRUMENT NO. 2022041414, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (NOT A SURVEY MATTER)
13. USE AGREEMENT BETWEEN DHG-C-SOUTH CREEK, LLC, SOUTH CREEK COMMUNITY ASSOCIATION, INC. AND ORANGE COUNTY, RECORDED UNDER INSTRUMENT NO. 20210044243, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (NOT A SURVEY MATTER)
14. ALL MATTERS CONTAINED ON THE PLAT OF SOUTH CREEK PHASE 2, AS RECORDED IN PLAT BOOK 104, PAGES 84 AND 85, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (SHOWN HEREIN)

(JAS PER TITLE COMMITMENT ISSUING AGENT: DHI TITLE (JAX), ISSUING OFFICE FILE NUMBER 1111-221401402 AND FILE NO.: 22038109 EB, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF MAY 24, 2022 AT 08:00 A.M.)

TRACT CD-1, SOUTH CREEK, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 103, PAGES 120, 121, 126, 129 AND 130, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO KNOWN AS LOT 1, SOUTH CREEK, PHASE 2, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 104, PAGES 84 AND 85, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE PARCEL CONTAINING 24.85+ ACRES, MORE OR LESS.

2. SITE ADDRESS IS 3060 SOUTHCREEK BLVD, ORLANDO, FLORIDA 32824 PER THE GOOGLE MAPS
3. THE FLOOD ZONE IS ZONE "X".
4. THE AREA OF THE PROPERTY IS 24.85± ACRES MORE OR LESS.
5. EXTERIOR BUILDINGS DIMENSIONS ARE SHOWN.

8. SUBSTANTIAL FEATURES ARE SHOWN
9. THERE IS NO PARKING OR STRIPPING.
- 11(a). OBSERVED EVIDENCE OF UTILITIES IS SHOWN,
13. THE ADJACENT OWNERS ARE SHOWN ACCORDING TO THE ORANGE COUNTY PROPERTY APPRAISER'S WEB SITE.
14. THE DISTANCE TO THE NEAREST INTERSECTION IS ABUTTING ON WEST.
16. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
17. THERE IS NO OBSERVABLE EVIDENCE OF CHANGE TO STREET RIGHTS-OF-WAY OR STREET AND SIDEWALK CONSTRUCTION.
18. THERE IS NO OBSERVABLE EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.
19. HAMILTON ENGINEERING AND SURVEYING INC. CARRIES \$1,000,000.00 OR MORE OF PROFESSIONAL LIABILITY INSURANCE.



ACCORDING TO CURRENT FLOOD INSURANCE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY SHOWN APPEARS TO LIE WITHIN ZONE "X" PANEL NO. 12090504040F, DATED 09/25/2009. THE APPROXIMATE FLOOD ZONE TRANSITION, IF APPLICABLE, HAS BEEN IDENTIFIED AND PLOTTED FROM LARGE SCALE MAPS AND IS DEPICTED AS SHOWN. IF POSSIBLE, THIS STREET PLAN MEANS REPRESENTS A DETERMINATION OF WHETHER THE PROPERTY IS SUBJECT TO FLOODING. THE BUILDING DEPARTMENT OR OTHER CUSTODIAL AGENCY FOR FLOOD DETERMINATION WITHIN THIS MUNICIPALITY MAY HAVE ADDITIONAL INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

1. BEARINGS, SOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF THE NW 1/4 OF SECTION 20, TOWNSHIP 24 SOUTH, RANGE 30 EAST, HAVING A BEARING OF S 89°25'26" W AND A DISTANCE OF 100.00 FEET.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT, OR TITLE COMMITMENT AND IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, AND/OR OWNERSHIP BE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
3. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. NO INFORMATION OR DOCUMENT FOR THIS SURVEY OR OWNERS OR ADJOINING PROPERTY RECORDING THAT MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THE SURVEYOR HAS MADE NO INVESTIGATION OF INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. THE BOUNDARY CORNERS AND LINES DEPICTED BY THIS SURVEY WERE ESTABLISHED PER INFORMATION AS FURNISHED.
7. UNLESS OTHERWISE SHOWN HEREON, NO JURISDICTIONAL WETLAND AREAS OR OTHER IMPROVEMENTS AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN FIELD LOCATED EXCEPT AS SHOWN.
8. UNDERGROUND ENCUMBRANCES, SUCH AS UTILITIES, STRUCTURES, INSTALLATIONS, IMPROVEMENTS AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN FIELD LOCATED EXCEPT AS SHOWN.
9. THIS MAP DOES NOT DEFINE OR REFLECT OWNERSHIP OF PROPERTY, BOUNDARY LINES OR ADJACENT INTERESTS, OR THE LOCATION OF ANY OF THE FOLLOWING: EASEMENTS, ENCUMBRANCES, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
10. UNDERGROUND UTILITY LOCATIONS AND IDENTIFICATIONS SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND APURTANCES AND DO NOT NECESSARILY SHOW ALL UTILITY LOCATIONS. NO SUBTERRANEAN EXCAVATION HAS BEEN MADE TO DETERMINE UNDERGROUND UTILITY LOCATIONS.
11. THE MEASURED MATHEMATICAL CLOSURE OF THE SURVEYED BOUNDARY EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AS DEFINED BY THE AMERICAN SURVEYING AND MAPPING SOCIETY.
12. LINES FROM BUILDING CORNERS, FENCE CORNERS, SHED CORNERS, ETC., ARE NOT TO BE CONSIDERED AS BOUNDARIES OR EVIDENCE OF OWNERSHIP.
13. ADDITIONS OR DELETIONS TO SURVEYS OR REPORTS MADE BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
14. THIS SURVEY HAS BEEN PREPARED EXPRESSLY FOR THE NAMED ENTITIES AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR REUSE THIS SURVEY FOR ANY OTHER PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF HAMILTON ENGINEERING & SURVEYING AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER.
15. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.
16. FENCE OWNERSHIP NOT DETERMINED.
17. PRINTED DIMENSIONS SHOWN ON THE MAP OF SURVEY SUPERSEDE SCALED DIMENSIONS.
18. THE LOCATION OF ANY EASEMENT OR ENCUMBRANCE SHALL BE SHOWN ON THE MAP.
19. PERMISSION FOR THIS SURVEY IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION FROM THE SIGNING SURVEYOR.
20. THE WORD, "CERTIFIED" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL SURVEYOR'S OPINION BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT TUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
21. THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY DATE AND IS BASED ON FOUND EXISTING MONUMENTATION IN THE FIELD.
22. ALL BEARINGS AND DISTANCES ARE PLAT AND FIELD MEASURED.
23. THE SIGNATURE DATE DOES NOT UPDATE OR SUPERSEDE THE DATE OF SURVEY.

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 ALP/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, (1) SQUARE FEET OR ACRES), 7(a), 7(b), 8, 9, 10, 11(a), 13, 14, 16, 17, 18 and 19 OF TABLE A THERETO. THE FIELD WORK WAS COMPLETED ON 05/31, 2022.

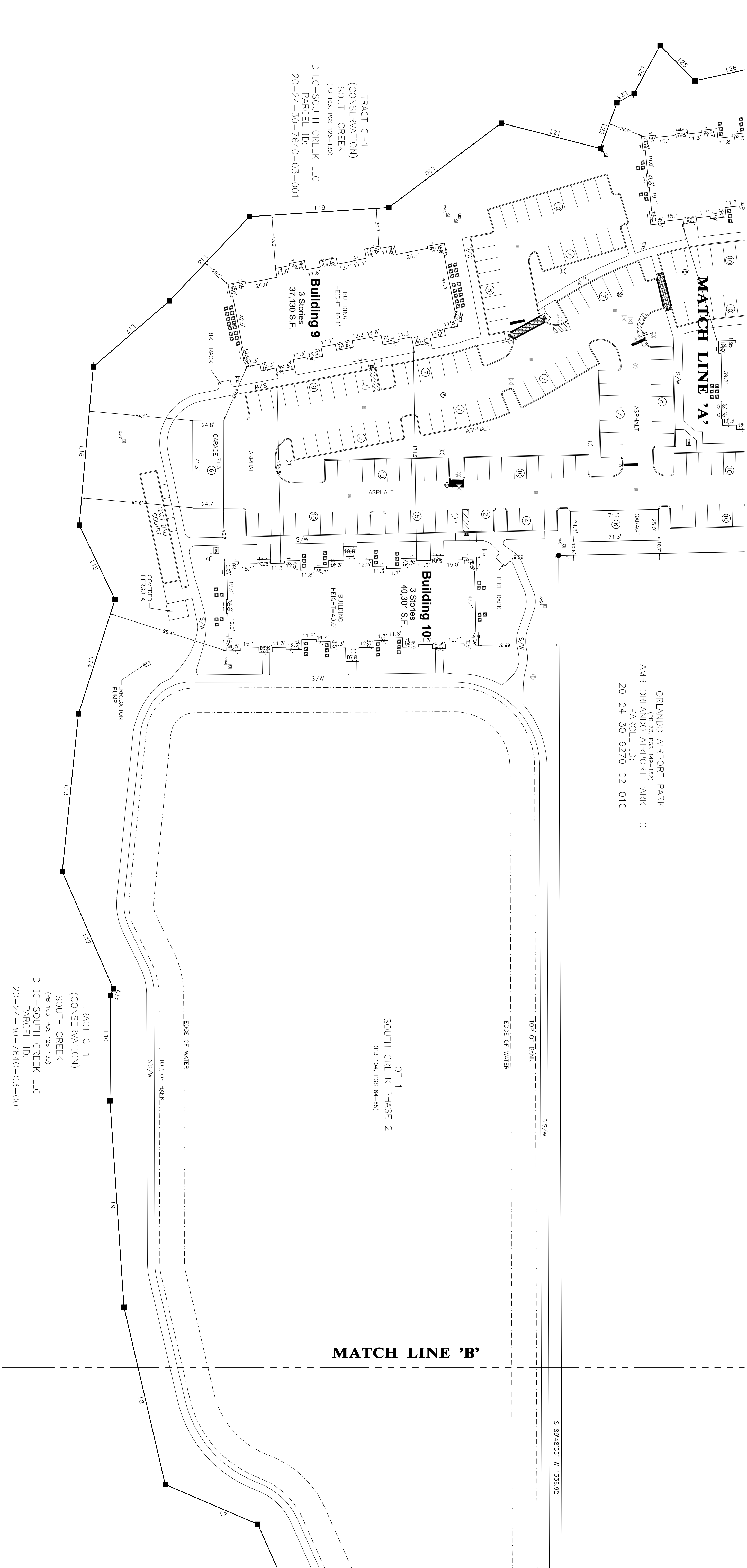
PRELIMINARY
06/10/2022
SIGNATURE DATE
HARRY B. ROGERS III, PSM

FLORIDA LICENSE NO. PSM#66418
 CERTIFICATE OF AUTHORIZATION LB #7013
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
 FLORIDA PROFESSIONAL SURVEYOR

[illegible]

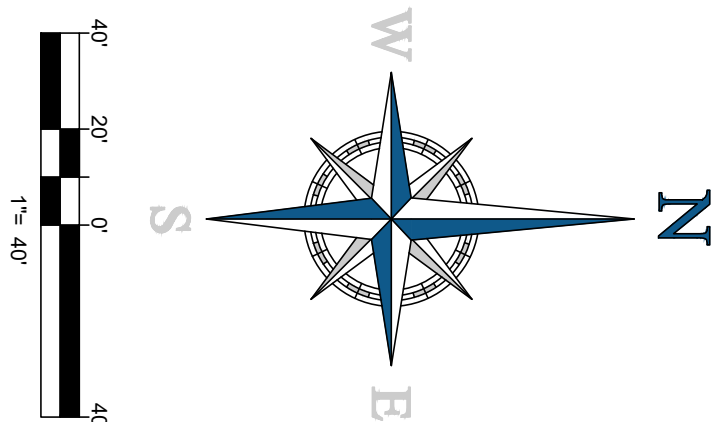
**MAP OF BOUNDARY SURVEY
ALTA/NSPS LAND TITLE SURVEY
ASCEND SOUTH CREEK
3060 SOUTHCREEK BLVD
ORLANDO, FLORIDA 32824
ORANGE COUNTY, FLORIDA**





Legend: (AS APPLICABLE)

- | | | | |
|-----|-------------------------------------|-------|---|
| 1 | SET 4"X4" CONCRETE MONUMENT LB#7013 | BN/F | BARRIED-WIRE FENCE |
| 2 | FOUND AS NOTED | CONV | CONCRETE INTRUSION VAULT |
| 3 | FOUND 4"X4" CONCRETE MONUMENT | CL/F | CHAIN LINK FENCE |
| 4 | FOUND PARKER-KALON NAIL & DISK | CL/F | CHAIN LINK FENCE |
| 5 | EDGE OF PARAPENT | CONC | CONCRETE MANHOLE PIPE |
| 6 | FENCE (METAL) | CONC | CORROGATED PLASTIC PIPE |
| 7 | FIRE LINE (CONC) | ETC | ELECTRIC BOX |
| 8 | OVERHEAD UTILITY LINE | EPG | ENVIRONMENTAL PROTECTION COMMISSION |
| 9 | SANITARY WATER | FEP | FOUND CAPPED IRON PIPE |
| 10 | STEEL DRAINAGE | FIR | FOUND CAPPED IRON PIPE |
| 11 | TOE OF SLOPE | FCC | FIRE DEPARTMENT CONNECTION |
| 12 | WATER LINE | FBOI | FLORIDA DEPARTMENT OF TRANSPORTATION |
| 13 | BACK FLOW PREVENTER | FIR | FOUND IRON PILEATION |
| 14 | BLIND | FIR | FOUND IRON RAIL DISK |
| 15 | CLEAN OFF | FRNKD | FOUND PARKER-KALON NAIL & DISK |
| 16 | CLUB INLET | ICV | IRRIGATION CONTROL VALVE |
| 17 | DRAINAGE CONTROL STRUCTURE | ID | IDENTIFICATION |
| 18 | ELECTRIC MANHOLE | LB | LICENSED BUSINESS |
| 19 | ELECTRIC TRANSFORMER | L/F | METAL FINISH |
| 20 | FIRE DEPARTMENT CONNECTION | NANO | NORTH AMERICAN NATIONAL FIRE PROTECTION ASSOCIATION |
| 21 | GRATE INLET | OH | OVERHEAD UTILITY LINE |
| 22 | HAND HOLE | PRG | PERSONAL RECORDS BOOK |
| 23 | HANDMAID PARKING | REIN | REINFORCED CONCRETE PIPE |
| 24 | MIXED END SECTION (MS) | RSR | SET PARKER-KALON NAIL & DISK LB #7013 |
| 25 | PEDestal LIGHT | SB | SUBMITAL |
| 26 | SANITARY MANHOLE | TBOX | TELEPHONE BENCH MARK |
| 27 | SPRINKLER HEAD | TOE | TOE OF DRAIN |
| 28 | TELEPHONE MANHOLE | UXB | UTILITY BOX |
| 29 | VERTION PEDestal | NR | NON-RAIL LINE |
| 30 | WATER VALE | NR | NON-RAIL LINE |
| 31 | YARD DRAIN | PER | PER FIELD |
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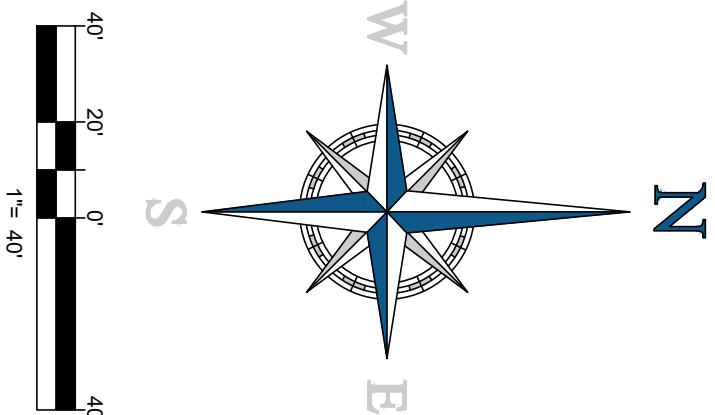


	LINE#	DIRECTION	LENGTH
L1	S 0105.939° E	5.66'	
L2	S 7722.053° W	185.06'	
L3	S 6119.200° W	125.65'	
L4	S 6846.455° E	158.05'	
L5	S 4801.333° W	48.65'	
L6	S 6025.922° W	88.80'	
L7	S 2315.192° W	81.42'	
L8	S 7854.14° W	147.41'	
L9	S 8807.24° W	167.57'	
L10	S 8645.40° W	85.53'	
L11	N 6514.01° W	5.74'	
L12	S 6697.25° W	103.50'	
L13	N 8928.19° W	128.46'	
L14	N 7774.57° W	97.28'	
L15	S 6413.98° W	66.03'	
L16	N 8754.55° W	128.07'	
L17	N 0501.52° W	81.54'	
L18	N 4628.54° W	94.13'	
L19	N 4021.35° W	113.23'	
L20	N 3351.28° W	113.95'	

LINE#		LINE	DESCRIPTION	LENGTH
L21	N 14.29356° E	82.78'		
L22	N 26.84138° W	39.38'		
L23	N 68.94438° W	55.60'		
L24	N 61.32356° W	14.20'		
L25	N 49.21070° E	40.27'		
L27	N 13.20329° W	71.51'		
L27	N 17.90029° E	12.65'		
L28	N 77.59344° W	92.32'		
L29	S 30.72146° W	27.88'		
L30	S 71.72436° W	32.65'		
L31	N 07.07042° W	25.93'		
L32	N 78.93707° W	5.55'		
L33	N 00.92327° E	100.95'		
L34	N 07.04356° W	92.10'		
L35	N 08.29356° E	92.11'		
L36	N 07.57512° E	49.91'		
L37	N 31.14415° W	65.68'		
L38	N 25.93134° E	16.34'		
L39	N 64.92242° E	70.99'		
L40	N 43.93474° E	70.99'		

LINE TABLE		
LINE#	DIRECTION	LENGTH
L41	N 30°35.53' E	59.44'
L42	N 29°15.33' W	119.51'
L43	N 09°15.33' W	8.03'
L44	N 00°33.36' W	38.05'
L45	N 44°23.27' E	31.09'
L46	N 00°33.36' W	3.15'

CURVE#	CURVE TABLE			
	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH DELTA
C1	53.96' N 461.608" W	27.95'	28.27'	3001.12"
C2	288.00' N 191.53" W	99.33'	99.84'	2700.02"
C3	314.00' S 173.34" E	90.83'	91.15'	1639.56"
C4	224.00' N 131.33" W	96.23'	99.03'	2519.54"



LINE#	DIRECTION	LENGTH
L21	N 142°56'E	82.78'
L22	N 69°56'21"E	35.38'
L23	N 26°44.38'W	15.82'
L24	N 61°32.56'W	44.20'
L25	N 45°23.07'E	40.27'
L26	N 12°30.57'W	71.57'
L27	N 13°08.29'E	72.56'
L28	N 77°59.44'W	92.32'
L29	S 32°24.76'W	32.58'
L30	S 75°12.96'W	27.56'
L31	N 07°07.44'W	25.91'
L32	N 78°47.32'W	5.45'
L33	N 63°30.27'E	100.95'
L34	N 01°04.56'W	92.10'
L35	N 08°46.56'E	92.11'
L36	N 69°57.12"E	49.91'
L37	N 31°44.15'W	86.66'
L38	N 26°23.13'W	131.95'
L39	N 68°32.42'E	16.34'
L40	N 42°26.47'E	7.09'

LINE TABLE		
LINE#	DIRECTION	LENGTH
L41	N 30°35'53" E	59.44'
L42	N 29°15'33" W	119.51'
L43	N 09°15'33" W	8.03'
L44	N 00°33'36" W	38.05'
L45	N 44°23'37" E	31.09'
L46	N 00°33'36" W	3.15'

CURVE #		RADIUS		CHORD BEARING		CHORD LENGTH		ARC LENGTH		DELTA	
C1	53.96°	N	46°16'08"	W	27.95'	28.27'	350°11'21"				
C2	286.00°	N	19°15'33"	W	99.33'	99.84'	220°00'02"				
C3	314.00°	S	17°34'30"	E	90.83'	91.15'	163°35'56"				
C4	224.00°	N	13°13'32"	W	96.23'	99.03'	251°35'44"				

ORLANDO AIRPORT PARK
(PG 73, PGS 149-152)
AMB ORLANDO AIRPORT PARK LLC
PARCEL ID:
20-24-30-6270-02-010

Legend:	(AS APPLICABLE)
	SET 4"x4" CONCRETE MONUMENT #B7013
	SET CAPPED IRON ROD LB#7013
	FOUND 4"x4" CONCRETE MONUMENT
	CONC AS NOTED
	FOUND PARKER-KALON NAIL & DISK
	EDGE OF PAVEMENT
	FENCE (M&D)
	FIRE LINE
	OVERHEAD UTILITY LINE
	SANITARY MANHOLE
	TOP OF BANK
	TOE OF SLOPE
	AIR CONDITIONER UNIT
	BACK FLOW PREVENTER
	BLOCK OFF
	CORNER CUT
	DRAINAGE MANHOLE
	ELECTRIC TRANSMISSION TOWER
	ELECTRIC TRANSFORMER
	FIRE HYDRANT
	GAS METER
	HAND HOLE
	LAWN AND PARKING
	LIHT POLE
	MISSED END SECTION (NES)
	PEDSTALK LIGHT SIGN
	PEDSTALK LIGHT SIGN
	SPRINKLER HEAD
	UTILITY MANHOLE
	VERSION PEDSTALK
	WATER METER
	WIND DRAIN
<	



Certificate of Occupancy

ORANGE COUNTY DIVISION OF BUILDING SAFETY

Alan C. Plante, BUILDING OFFICIAL

201 S. Rosalind Avenue

Orlando, FL 32802-2687

Phone: 407-836-5550

DATE ISSUED: **January 31, 2022**

PERMIT NUMBER: **B20903401**

THIS CERTIFICATE IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES AND REGULATIONS ENFORCED BY THE
DIVISION OF BUILDING SAFETY OF ORANGE COUNTY, FLORIDA.

Tenant/Occupant: **NONE**

Owner: **DHIC-SOUTH CREEK LLC**

Project Address: **12630 Dream Falls Cir.**

Parcel I.D. Number: **20-24-30-7641-01-000**

Contractor: **Justin S Kovacsik**

Zoning District: **P-D**

Address: **2002 Renaissance Blvd.**

Licence #: **CGC1529466**

Building Code: **6th Ed (2017) Florida Building Code, Building**

THE PORTION OF THE STRUCTURE AND THE OCCUPANCY DESCRIBED IN THIS PERMIT HAS BEEN
INSPECTED FOR COMPLIANCE WITH THE ABOVE REFERENCED CODE.

Square Footage: **40,301**

Maximum Floor Load Allowable: **40**

No. Of Stories: **3**

Maximum Number of Persons: **208**

Type of Construction: **Type VA**

No. of Units: **0**

Sprinkler Sys Provided: **YES**

Sprinkler Sys Req'd: **Yes**

Building Risk Category: **II**

Use & Occupancy Type: **R-2 (Residential - Apt,
Condo, etc.)**

Wind Speed: **139**

Wind Borne Debris Region: **N/A**

Special Conditions: **Building 3 at Ascend South Creek Apartments**

THIS CERTIFICATE OF OCCUPANCY BECOMES INVALID UPON CHANGE OF TENANT, OCCUPANCY OR
UPON ANY CHANGES TO THE BUILDING OR PREMISES, OR UPON ANY VIOLATION OF THE ZONING
ORDINANCE OR ANY AMENDMENTS THERETO.

KEEP POSTED ON PREMISES



Certificate of Occupancy

ORANGE COUNTY DIVISION OF BUILDING SAFETY

Alan C. Plante, BUILDING OFFICIAL

201 S. Rosalind Avenue

Orlando, Fl. 32802-2687

Phone: 407-836-5550

DATE ISSUED: **February 25, 2022**

PERMIT NUMBER: **B20903402**

THIS CERTIFICATE IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES AND REGULATIONS ENFORCED BY THE
DIVISION OF BUILDING SAFETY OF ORANGE COUNTY, FLORIDA.

Tenant/Occupant: **NONE**

Owner: **DHIC-SOUTH CREEK LLC**

Project Address: **12640 Dream Falls Cir.**

Parcel I.D. Number: **20-24-30-7641-01-000**

Contractor: **Justin S Kovacsik**

Zoning District: **P-D**

Address: **2002 Renaissance Blvd.**

Licence #: **CGC1529466**

Building Code: **6th Ed (2017) Florida Building Code, Building**

THE PORTION OF THE STRUCTURE AND THE OCCUPANCY DESCRIBED IN THIS PERMIT HAS BEEN
INSPECTED FOR COMPLIANCE WITH THE ABOVE REFERENCED CODE.

Square Footage: **31,474**

Maximum Floor Load Allowable: **40**

No. Of Stories: **3**

Maximum Number of Persons: **158**

Type of Construction: **Type VA**

No. of Units: **0**

Sprinkler Sys Provided: **YES**

Sprinkler Sys Req'd: **Yes**

Building Risk Category: **II**

Use & Occupancy Type: **R-2 (Residential - Apt,
Condo, etc.)**

Wind Speed: **139**

Wind Borne Debris Region: **N/A**

Special Conditions: **Building 4 at Ascend South Creek Apartments**

THIS CERTIFICATE OF OCCUPANCY BECOMES INVALID UPON CHANGE OF TENANT, OCCUPANCY OR
UPON ANY CHANGES TO THE BUILDING OR PREMISES, OR UPON ANY VIOLATION OF THE ZONING
ORDINANCE OR ANY AMENDMENTS THERETO.

KEEP POSTED ON PREMISES



Certificate of Occupancy

ORANGE COUNTY DIVISION OF BUILDING SAFETY

Alan C. Plante, BUILDING OFFICIAL

201 S. Rosalind Avenue

Orlando, Fl. 32802-2687

Phone: 407-836-5550

DATE ISSUED: **January 19, 2022**

PERMIT NUMBER: **B20903403**

THIS CERTIFICATE IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES AND REGULATIONS ENFORCED BY THE
DIVISION OF BUILDING SAFETY OF ORANGE COUNTY, FLORIDA.

Tenant/Occupant: **NONE**

Owner: **DHIC-SOUTH CREEK LLC**

Project Address: **3125 Rockybrook Ln.**

Parcel I.D. Number: **20-24-30-7641-01-000**

Contractor: **Justin S Kovacsik**

Zoning District: **P-D**

Address: **2002 Renaissance Blvd.**

Licence #: **CGC1529466**

Building Code: **6th Ed (2017) Florida Building Code, Building**

THE PORTION OF THE STRUCTURE AND THE OCCUPANCY DESCRIBED IN THIS PERMIT HAS BEEN
INSPECTED FOR COMPLIANCE WITH THE ABOVE REFERENCED CODE.

Square Footage: **36,216**

Maximum Floor Load Allowable: **40**

No. Of Stories: **3**

Maximum Number of Persons: **182**

Type of Construction: **Type VA**

No. of Units: **0**

Sprinkler Sys Provided: **YES**

Sprinkler Sys Req'd: **Yes**

Building Risk Category: **II**

Use & Occupancy Type: **R-2 (Residential - Apt,
Condo, etc.)**

Wind Speed: **139**

Wind Borne Debris Region: **N/A**

Special Conditions: **Building 5 at Ascend South Creek Apartments**

THIS CERTIFICATE OF OCCUPANCY BECOMES INVALID UPON CHANGE OF TENANT, OCCUPANCY OR
UPON ANY CHANGES TO THE BUILDING OR PREMISES, OR UPON ANY VIOLATION OF THE ZONING
ORDINANCE OR ANY AMENDMENTS THERETO.

KEEP POSTED ON PREMISES



Certificate of Occupancy

ORANGE COUNTY DIVISION OF BUILDING SAFETY

Alan C. Plante, BUILDING OFFICIAL

201 S. Rosalind Avenue

Orlando, FL 32802-2687

Phone: 407-836-5550

DATE ISSUED: **March 16, 2022**

PERMIT NUMBER: **B20903404**

THIS CERTIFICATE IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES AND REGULATIONS ENFORCED BY THE
DIVISION OF BUILDING SAFETY OF ORANGE COUNTY, FLORIDA.

Tenant/Occupant: **NONE**

Owner: **DHIC-SOUTH CREEK LLC**

Project Address: **12535 Windy Pointe Loop.**

Parcel I.D. Number: **20-24-30-7641-01-000**

Contractor: **Justin S Kovacsik**

Zoning District: **P-D**

Address: **2002 Renaissance Blvd.**

Licence #: **CGC1529466**

Building Code: **6th Ed (2017) Florida Building Code, Building**

THE PORTION OF THE STRUCTURE AND THE OCCUPANCY DESCRIBED IN THIS PERMIT HAS BEEN
INSPECTED FOR COMPLIANCE WITH THE ABOVE REFERENCED CODE.

Square Footage: **28,745**

Maximum Floor Load Allowable: **40**

No. Of Stories: **3**

Maximum Number of Persons: **144**

Type of Construction: **Type VA**

No. of Units: **0**

Sprinkler Sys Provided: **YES**

Sprinkler Sys Req'd: **Yes**

Building Risk Category: **II**

Use & Occupancy Type: **R-2 (Residential - Apt,
Condo, etc.)**

Wind Speed: **139**

Wind Borne Debris Region: **N/A**

Special Conditions: **Building 6 at Ascend South Creek Apartments**

THIS CERTIFICATE OF OCCUPANCY BECOMES INVALID UPON CHANGE OF TENANT, OCCUPANCY OR
UPON ANY CHANGES TO THE BUILDING OR PREMISES, OR UPON ANY VIOLATION OF THE ZONING
ORDINANCE OR ANY AMENDMENTS THERETO.

KEEP POSTED ON PREMISES



Certificate of Occupancy

ORANGE COUNTY DIVISION OF BUILDING SAFETY

Alan C. Plante, BUILDING OFFICIAL

201 S. Rosalind Avenue

Orlando, FL 32802-2687

Phone: 407-836-5550

DATE ISSUED: **March 31, 2022**

PERMIT NUMBER: **B20903405**

THIS CERTIFICATE IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES AND REGULATIONS ENFORCED BY THE
DIVISION OF BUILDING SAFETY OF ORANGE COUNTY, FLORIDA.

Tenant/Occupant: **NONE**

Owner: **DHIC-SOUTH CREEK LLC**

Project Address: **12550 Windy Pointe Loop.**

Parcel I.D. Number: **20-24-30-7641-01-000**

Contractor: **Justin S Kovacsik**

Zoning District: **P-D**

Address: **2002 Renaissance Blvd.**

Licence #: **CGC1529466**

Building Code: **6th Ed (2017) Florida Building Code, Building**

THE PORTION OF THE STRUCTURE AND THE OCCUPANCY DESCRIBED IN THIS PERMIT HAS BEEN
INSPECTED FOR COMPLIANCE WITH THE ABOVE REFERENCED CODE.

Square Footage: **40,301**

Maximum Floor Load Allowable: **40**

No. Of Stories: **3**

Maximum Number of Persons: **208**

Type of Construction: **Type VA**

No. of Units: **36**

Sprinkler Sys Provided: **YES**

Sprinkler Sys Req'd: **Yes**

Building Risk Category: **II**

Use & Occupancy Type: **R-2 (Residential - Apt,
Condo, etc.)**

Wind Speed: **139**

Wind Borne Debris Region: **N/A**

Special Conditions: **Building 7 at Ascend South Creek Apartments**

THIS CERTIFICATE OF OCCUPANCY BECOMES INVALID UPON CHANGE OF TENANT, OCCUPANCY OR
UPON ANY CHANGES TO THE BUILDING OR PREMISES, OR UPON ANY VIOLATION OF THE ZONING
ORDINANCE OR ANY AMENDMENTS THERETO.

KEEP POSTED ON PREMISES



Certificate of Occupancy

ORANGE COUNTY DIVISION OF BUILDING SAFETY

Alan C. Plante, BUILDING OFFICIAL

201 S. Rosalind Avenue

Orlando, FL 32802-2687

Phone: 407-836-5550

DATE ISSUED: **April 25, 2022**

PERMIT NUMBER: **B20903406**

THIS CERTIFICATE IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES AND REGULATIONS ENFORCED BY THE
DIVISION OF BUILDING SAFETY OF ORANGE COUNTY, FLORIDA.

Tenant/Occupant: **NONE**

Owner: **DHIC-SOUTH CREEK LLC**

Project Address: **12595 Windy Pointe Loop.**

Parcel I.D. Number: **20-24-30-7641-01-000**

Contractor: **Justin S Kovacsik**

Zoning District: **P-D**

Address: **2002 Renaissance Blvd.**

Licence #: **CGC1529466**

Building Code: **6th Ed (2017) Florida Building Code, Building**

THE PORTION OF THE STRUCTURE AND THE OCCUPANCY DESCRIBED IN THIS PERMIT HAS BEEN
INSPECTED FOR COMPLIANCE WITH THE ABOVE REFERENCED CODE.

Square Footage: **31,474**

Maximum Floor Load Allowable: **40**

No. Of Stories: **3**

Maximum Number of Persons: **158**

Type of Construction: **Type VA**

No. of Units: **30**

Sprinkler Sys Provided: **YES**

Sprinkler Sys Req'd: **Yes**

Building Risk Category: **II**

Use & Occupancy Type: **R-2 (Residential - Apt,
Condo, etc.)**

Wind Speed: **139**

Wind Borne Debris Region: **N/A**

Special Conditions: **Building 8 at Ascend South Creek Apartments**

THIS CERTIFICATE OF OCCUPANCY BECOMES INVALID UPON CHANGE OF TENANT, OCCUPANCY OR
UPON ANY CHANGES TO THE BUILDING OR PREMISES, OR UPON ANY VIOLATION OF THE ZONING
ORDINANCE OR ANY AMENDMENTS THERETO.

KEEP POSTED ON PREMISES



Certificate of Occupancy

ORANGE COUNTY DIVISION OF BUILDING SAFETY

Alan C. Plante, BUILDING OFFICIAL

201 S. Rosalind Avenue

Orlando, FL 32802-2687

Phone: 407-836-5550

DATE ISSUED: **April 29, 2022**

PERMIT NUMBER: **B20903407**

THIS CERTIFICATE IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES AND REGULATIONS ENFORCED BY THE
DIVISION OF BUILDING SAFETY OF ORANGE COUNTY, FLORIDA.

Tenant/Occupant: **NONE**

Owner: **DHIC-SOUTH CREEK LLC**

Project Address: **12570 Windy Pointe Loop.**

Parcel I.D. Number: **20-24-30-7641-01-000**

Contractor: **Justin S Kovacsik**

Zoning District: **P-D**

Address: **2002 Renaissance Blvd.**

Licence #: **CGC1529466**

Building Code: **6th Ed (2017) Florida Building Code, Building**

THE PORTION OF THE STRUCTURE AND THE OCCUPANCY DESCRIBED IN THIS PERMIT HAS BEEN
INSPECTED FOR COMPLIANCE WITH THE ABOVE REFERENCED CODE.

Square Footage: **37,130**

Maximum Floor Load Allowable: **40**

No. Of Stories: **3**

Maximum Number of Persons: **187**

Type of Construction: **Type VA**

No. of Units: **30**

Sprinkler Sys Provided: **YES**

Sprinkler Sys Req'd: **Yes**

Building Risk Category: **II**

Use & Occupancy Type: **R-2 (Residential - Apt,
Condo, etc.)**

Wind Speed: **139**

Wind Borne Debris Region: **N/A**

Special Conditions: **Building 9 at Ascend South Creek Apartments**

THIS CERTIFICATE OF OCCUPANCY BECOMES INVALID UPON CHANGE OF TENANT, OCCUPANCY OR
UPON ANY CHANGES TO THE BUILDING OR PREMISES, OR UPON ANY VIOLATION OF THE ZONING
ORDINANCE OR ANY AMENDMENTS THERETO.

KEEP POSTED ON PREMISES



Certificate of Occupancy

ORANGE COUNTY DIVISION OF BUILDING SAFETY

Alan C. Plante, BUILDING OFFICIAL

201 S. Rosalind Avenue

Orlando, FL 32802-2687

Phone: 407-836-5550

DATE ISSUED: **June 10, 2022**

PERMIT NUMBER: **B20903408**

THIS CERTIFICATE IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES AND REGULATIONS ENFORCED BY THE
DIVISION OF BUILDING SAFETY OF ORANGE COUNTY, FLORIDA.

Tenant/Occupant: **NONE**

Owner: **DHIC-SOUTH CREEK LLC**

Project Address: **12580 Windy Pointe Loop.**

Parcel I.D. Number: **20-24-30-7641-01-000**

Contractor: **Justin S Kovacsik**

Zoning District: **P-D**

Address: **2002 Renaissance Blvd.**

Licence #: **CGC1529466**

Building Code: **6th Ed (2017) Florida Building Code, Building**

THE PORTION OF THE STRUCTURE AND THE OCCUPANCY DESCRIBED IN THIS PERMIT HAS BEEN
INSPECTED FOR COMPLIANCE WITH THE ABOVE REFERENCED CODE.

Square Footage: **40,301**

Maximum Floor Load Allowable: **N/A**

No. Of Stories: **3**

Maximum Number of Persons: **208**

Type of Construction: **Type VA**

No. of Units: **36**

Sprinkler Sys Provided: **YES**

Sprinkler Sys Req'd: **Yes**

Building Risk Category: **II**

Use & Occupancy Type: **R-2 (Residential - Apt,
Condo, etc.)**

Wind Speed: **139**

Wind Borne Debris Region: **N/A**

Special Conditions: **Building 10 at Ascend South Creek Apartments**

THIS CERTIFICATE OF OCCUPANCY BECOMES INVALID UPON CHANGE OF TENANT, OCCUPANCY OR
UPON ANY CHANGES TO THE BUILDING OR PREMISES, OR UPON ANY VIOLATION OF THE ZONING
ORDINANCE OR ANY AMENDMENTS THERETO.

KEEP POSTED ON PREMISES



Certificate of Occupancy

ORANGE COUNTY DIVISION OF BUILDING SAFETY

Alan C. Plante, BUILDING OFFICIAL

201 S. Rosalind Avenue

Orlando, Fl. 32802-2687

Phone: 407-836-5550

DATE ISSUED: **April 26, 2022**

PERMIT NUMBER: **B20903409**

THIS CERTIFICATE IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES AND REGULATIONS ENFORCED BY THE
DIVISION OF BUILDING SAFETY OF ORANGE COUNTY, FLORIDA.

Tenant/Occupant: **NONE**

Owner: **DHIC-SOUTH CREEK LLC**

Project Address: **3060 Southcreek Blvd.**

Parcel I.D. Number: **20-24-30-7641-01-000**

Contractor: **Justin S Kovacsik**

Zoning District: **P-D**

Address: **2002 Renaissance Blvd.**

Licence #: **CGC1529466**

Building Code: **6th Ed (2017) Florida Building Code, Building**

THE PORTION OF THE STRUCTURE AND THE OCCUPANCY DESCRIBED IN THIS PERMIT HAS BEEN
INSPECTED FOR COMPLIANCE WITH THE ABOVE REFERENCED CODE.

Square Footage: **8,465**

Maximum Floor Load Allowable: **100**

No. Of Stories: **1**

Maximum Number of Persons: **122**

Type of Construction: **Type VB**

No. of Units: **0**

Sprinkler Sys Provided: **Yes**

Sprinkler Sys Req'd: **No**

Building Risk Category: **II**

Use & Occupancy Type: **A-3 (Assembly)**

Wind Speed: **139**

Wind Borne Debris Region: **N/A**

Special Conditions: **Clubhouse at South Creek Apartments**

THIS CERTIFICATE OF OCCUPANCY BECOMES INVALID UPON CHANGE OF TENANT, OCCUPANCY OR
UPON ANY CHANGES TO THE BUILDING OR PREMISES, OR UPON ANY VIOLATION OF THE ZONING
ORDINANCE OR ANY AMENDMENTS THERETO.

KEEP POSTED ON PREMISES



Certificate of Occupancy

ORANGE COUNTY DIVISION OF BUILDING SAFETY

Alan C. Plante, BUILDING OFFICIAL

201 S. Rosalind Avenue

Orlando, FL 32802-2687

Phone: 407-836-5550

DATE ISSUED: **May 24, 2022**

PERMIT NUMBER: **B20903410**

THIS CERTIFICATE IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES AND REGULATIONS ENFORCED BY THE
DIVISION OF BUILDING SAFETY OF ORANGE COUNTY, FLORIDA.

Tenant/Occupant: **NONE**

Owner: **DHIC-SOUTH CREEK LLC**

Project Address: **12508 Windy Pointe Loop.**

Parcel I.D. Number: **20-24-30-7641-01-000**

Contractor: **Justin S Kovacsik**

Zoning District: **P-D**

Address: **2002 Renaissance Blvd.**

Licence #: **CGC1529466**

Building Code: **6th Ed (2017) Florida Building Code, Building**

THE PORTION OF THE STRUCTURE AND THE OCCUPANCY DESCRIBED IN THIS PERMIT HAS BEEN
INSPECTED FOR COMPLIANCE WITH THE ABOVE REFERENCED CODE.

Square Footage: **1,400**

Maximum Floor Load Allowable: **125**

No. Of Stories: **1**

Maximum Number of Persons: **3**

Type of Construction: **Type VB**

No. of Units: **0**

Sprinkler Sys Provided: **No**

Sprinkler Sys Req'd: **No**

Building Risk Category: **II**

Use & Occupancy Type: **S-1 (Moderate-hazard
Storage)**

Wind Speed: **139**

Wind Borne Debris Region: **N/A**

Special Conditions: **Maintenance building at Ascend South Creek Apartments**

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UPON ANY CHANGES TO THE BUILDING OR PREMISES, OR UPON ANY VIOLATION OF THE ZONING
ORDINANCE OR ANY AMENDMENTS THERETO.

KEEP POSTED ON PREMISES



Certificate of Completion

Orange County Division of Building Safety

201 South Rosalind Avenue
Orlando, Florida 32802-2687
Phone: 407-836-5550

DATE ISSUED: **May 19, 2022**

PERMIT NUMBER: **B20903411**

Occupant: **NONE**

Owner: **DHIC-SOUTH CREEK LLC**

Project Address: **12504 Windy Pointe Loop.
Orlando, FL
32824**

Parcel I.D. Number: **20-24-30-7641-01-000**

Zoning District: **P-D**

Contractor: **Justin S Kovacsik**

License #: **CGC1529466**

Street Address: **2002 Renaissance Blvd.
King of Prussia, PA
19406**

Nature of Work: **New Construction**

Description: **Trash compactor and double dumpster enclosure at Ascend South Creek Apartments**

Our records indicate the above permit(s) located at the project address listed has completed all inspections including final inspection.



Certificate of Completion

Orange County Division of Building Safety

201 South Rosalind Avenue
Orlando, Florida 32802-2687
Phone: 407-836-5550

DATE ISSUED: **February 07, 2022**

PERMIT NUMBER: **B20903412**

Occupant:	NONE
Owner:	DHIC-SOUTH CREEK LLC
Project Address:	12536 Windy Pointe Loop. Orlando, FL 32824
Parcel I.D. Number:	20-24-30-7641-01-000
Zoning District:	P-D
Contractor:	Justin S Kovacsik
License #:	CGC1529466
Street Address:	2002 Renaissance Blvd. King of Prussia, PA 19406
Nature of Work:	New Construction
Description:	Mail Kiosk at Ascend South Creek Apartments

Our records indicate the above permit(s) located at the project address listed has completed all inspections including final inspection.



Certificate of Completion

Orange County Division of Building Safety

201 South Rosalind Avenue
Orlando, Florida 32802-2687
Phone: 407-836-5550

DATE ISSUED: **December 06, 2021**

PERMIT NUMBER: **B20905450**

Occupant:	NONE
Owner:	DHIC-SOUTH CREEK LLC
Project Address:	12418 Rain Stream Ct. Orlando, FL 32824
Parcel I.D. Number:	20-24-30-7641-01-000
Zoning District:	P-D
Contractor:	Justin S Kovacsik
License #:	CGC1529466
Street Address:	2002 Renaissance Blvd. King of Prussia, PA 19406
Nature of Work:	New Construction
Description:	12418 Rain Stream Court (Garage 1)

Our records indicate the above permit(s) located at the project address listed has completed all inspections including final inspection.



Certificate of Completion

Orange County Division of Building Safety

201 South Rosalind Avenue
Orlando, Florida 32802-2687
Phone: 407-836-5550

DATE ISSUED: **December 03, 2021**

PERMIT NUMBER: **B20905451**

Occupant:	NONE
Owner:	DHIC-SOUTH CREEK LLC
Project Address:	12448 Rain Stream Ct. Orlando, FL 32824
Parcel I.D. Number:	20-24-30-7641-01-000
Zoning District:	P-D
Contractor:	Justin S Kovacsik
License #:	CGC1529466
Street Address:	2002 Renaissance Blvd. King of Prussia, PA 19406
Nature of Work:	New Construction
Description:	12448 Rain Stream Court (Garage 2)

Our records indicate the above permit(s) located at the project address listed has completed all inspections including final inspection.



Certificate of Completion

Orange County Division of Building Safety

201 South Rosalind Avenue
Orlando, Florida 32802-2687
Phone: 407-836-5550

DATE ISSUED: **February 09, 2022**

PERMIT NUMBER: **B20905452**

Occupant:	NONE
Owner:	DHIC-SOUTH CREEK LLC
Project Address:	12644 Dream Falls Cir. Orlando, FL 32824
Parcel I.D. Number:	20-24-30-7641-01-000
Zoning District:	P-D
Contractor:	Justin S Kovacsik
License #:	CGC1529466
Street Address:	2002 Renaissance Blvd. King of Prussia, PA 19406
Nature of Work:	New Construction
Description:	12644 Dream Falls Circle (Garage 3)

Our records indicate the above permit(s) located at the project address listed has completed all inspections including final inspection.



Certificate of Completion

Orange County Division of Building Safety

201 South Rosalind Avenue
Orlando, Florida 32802-2687
Phone: 407-836-5550

DATE ISSUED: **May 02, 2022**

PERMIT NUMBER: **B20905453**

Occupant:	NONE
Owner:	DHIC-SOUTH CREEK LLC
Project Address:	12594 Windy Pointe Loop. Orlando, FL 32824
Parcel I.D. Number:	20-24-30-7641-01-000
Zoning District:	P-D
Contractor:	Justin S Kovacsik
License #:	CGC1529466
Street Address:	2002 Renaissance Blvd. King of Prussia, PA 19406
Nature of Work:	New Construction
Description:	12594 Windy Pointe Loop (Garage 4)

Our records indicate the above permit(s) located at the project address listed has completed all inspections including final inspection.



Certificate of Completion

Orange County Division of Building Safety

201 South Rosalind Avenue
Orlando, Florida 32802-2687
Phone: 407-836-5550

DATE ISSUED: **May 18, 2022**

PERMIT NUMBER: **B20905454**

Occupant: **NONE**

Owner: **DHIC-SOUTH CREEK LLC**

Project Address: **12576 Windy Pointe Loop.
Orlando, FL
32824**

Parcel I.D. Number: **20-24-30-7641-01-000**

Zoning District: **P-D**

Contractor: **Justin S Kovacsik**

License #: **CGC1529466**

Street Address: **2002 Renaissance Blvd.
King of Prussia, PA
19406**

Nature of Work: **New Construction**

Description: **12576 Windy Pointe Loop (Garage 5)**

Our records indicate the above permit(s) located at the project address listed has completed all inspections including final inspection.



Certificate of Occupancy

ORANGE COUNTY DIVISION OF BUILDING SAFETY

Alan C. Plante, BUILDING OFFICIAL

201 S. Rosalind Avenue

Orlando, FL 32802-2687

Phone: 407-836-5550

DATE ISSUED: **March 01, 2022**

PERMIT NUMBER: **B20907014**

THIS CERTIFICATE IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES AND REGULATIONS ENFORCED BY THE
DIVISION OF BUILDING SAFETY OF ORANGE COUNTY, FLORIDA.

Tenant/Occupant: **NONE**

Owner: **DHIC-SOUTH CREEK LLC**

Project Address: **3060 Southcreek Blvd.**

Parcel I.D. Number: **20-24-30-7641-01-000**

Contractor: **Justin S Kovacsik**

Zoning District: **P-D**

Address: **2002 Renaissance Blvd.**

Licence #: **CGC1529466**

Building Code: **6th Ed (2017) Florida Building Code, Building**

THE PORTION OF THE STRUCTURE AND THE OCCUPANCY DESCRIBED IN THIS PERMIT HAS BEEN
INSPECTED FOR COMPLIANCE WITH THE ABOVE REFERENCED CODE.

Square Footage: **2,250**

Maximum Floor Load Allowable: **100**

No. Of Stories: **1**

Maximum Number of Persons: **76**

Type of Construction: **Type VB**

No. of Units: **0**

Sprinkler Sys Provided: **No**

Sprinkler Sys Req'd: **No**

Building Risk Category: **II**

Use & Occupancy Type: **A-3 (Assembly)**

Wind Speed: **139**

Wind Borne Debris Region: **N/A**

Special Conditions: **Pavilion on site**

THIS CERTIFICATE OF OCCUPANCY BECOMES INVALID UPON CHANGE OF TENANT, OCCUPANCY OR
UPON ANY CHANGES TO THE BUILDING OR PREMISES, OR UPON ANY VIOLATION OF THE ZONING
ORDINANCE OR ANY AMENDMENTS THERETO.

KEEP POSTED ON PREMISES



Certificate of Occupancy

ORANGE COUNTY DIVISION OF BUILDING SAFETY

Alan C. Plante, BUILDING OFFICIAL

201 S. Rosalind Avenue

Orlando, Fl. 32802-2687

Phone: 407-836-5550

DATE ISSUED: **March 01, 2022**

PERMIT NUMBER: **B21901627**

THIS CERTIFICATE IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES AND REGULATIONS ENFORCED BY THE
DIVISION OF BUILDING SAFETY OF ORANGE COUNTY, FLORIDA.

Tenant/Occupant: **NONE**

Owner: **DHIC-SOUTH CREEK LLC**

Project Address: **3060 Southcreek Blvd.**

Parcel I.D. Number: **20-24-30-7641-01-000**

Contractor: **William Benjamin Evans**

Zoning District: **P-D**

Address: **7320 Narcoossee Rd.**

Licence #: **CPC057251**

Building Code: **7th Ed. (2020) Florida Building Code, Building**

THE PORTION OF THE STRUCTURE AND THE OCCUPANCY DESCRIBED IN THIS PERMIT HAS BEEN
INSPECTED FOR COMPLIANCE WITH THE ABOVE REFERENCED CODE.

Square Footage: **0**

Maximum Floor Load Allowable: **N/A**

No. Of Stories: **0**

Maximum Number of Persons: **N/A**

Type of Construction: **Type IIB**

No. of Units: **0**

Sprinkler Sys Provided: **N/A**

Sprinkler Sys Req'd: **N/A**

Building Risk Category: **N/A**

Use & Occupancy Type: **A-4 (Assembly)**

Wind Speed: **N/A**

Wind Borne Debris Region: **N/A**

Special Conditions: **Construct Swimming Pool for Apartment Project
Master Building Permit B20903409**

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UPON ANY CHANGES TO THE BUILDING OR PREMISES, OR UPON ANY VIOLATION OF THE ZONING
ORDINANCE OR ANY AMENDMENTS THERETO.

KEEP POSTED ON PREMISES



Certificate of Completion

Orange County Division of Building Safety

201 South Rosalind Avenue
Orlando, Florida 32802-2687
Phone: 407-836-5550

DATE ISSUED: **April 07, 2022**

PERMIT NUMBER: **B22900560**

Occupant:	NONE
Owner:	DHIC-SOUTH CREEK LLC
Project Address:	3060 Southcreek Blvd. Orlando, FL 32824
Parcel I.D. Number:	20-24-30-7641-01-000
Zoning District:	P-D
Contractor:	Chad David Gressani
License #:	CGC061042
Street Address:	658 Atlantis Rd., Suite 102 Melbourne, FL 32904
Nature of Work:	Site Work Only
Description:	Install Aluminum Fence / Gates (See Permit B21901627) Please do not cancel this permit (Contractor submit a cancelation letter but he change his mind they want to continue whit the job) cf 02-24-2022

Our records indicate the above permit(s) located at the project address listed has completed all inspections including final inspection.



Certificate of Completion

Orange County Division of Building Safety

201 South Rosalind Avenue
Orlando, Florida 32802-2687
Phone: 407-836-5550

DATE ISSUED: **June 15, 2022**

PERMIT NUMBER: **B22901316**

Occupant:	NONE
Owner:	DHIC-SOUTH CREEK LLC
Project Address:	3060 Southcreek Blvd. Orlando, FL 32824
Parcel I.D. Number:	20-24-30-7641-01-000
Zoning District:	P-D
Contractor:	Chad David Gressani
License #:	CGC061042
Street Address:	658 Atlantis Rd., Suite 102 Melbourne, FL 32904
Nature of Work:	New Construction
Description:	Install Aluminum Fencing / Gates (See Permit B21901627) - Perimeter Fence

Our records indicate the above permit(s) located at the project address listed has completed all inspections including final inspection.



Certificate of Completion

Orange County Division of Building Safety

201 South Rosalind Avenue
Orlando, Florida 32802-2687
Phone: 407-836-5550

DATE ISSUED: **May 18, 2022**

PERMIT NUMBER: **B22901317**

Occupant: **NONE**

Owner: **DHIC-SOUTH CREEK LLC**

Project Address: **3060 Southcreek Blvd.
Orlando, FL
32824**

Parcel I.D. Number: **20-24-30-7641-01-000**

Zoning District: **P-D**

Contractor: **Chad David Gressani**

License #: **CGC061042**

Street Address: **658 Atlantis Rd., Suite 102
Melbourne, FL
32904**

Nature of Work: **New Construction**

Description: **Dog Park Fence**

Our records indicate the above permit(s) located at the project address listed has completed all inspections including final inspection.



Certificate of Completion

Orange County Division of Building Safety

201 South Rosalind Avenue
Orlando, Florida 32802-2687
Phone: 407-836-5550

DATE ISSUED: **May 18, 2022**

PERMIT NUMBER: **B22901318**

Occupant: **NONE**

Owner: **DHIC-SOUTH CREEK LLC**

Project Address: **12640 Dream Falls Cir.
Orlando, FL
32824**

Parcel I.D. Number: **20-24-30-7641-01-000**

Zoning District: **P-D**

Contractor: **Chad David Gressani**

License #: **CGC061042**

Street Address: **658 Atlantis Rd., Suite 102
Melbourne, FL
32904**

Nature of Work: **New Construction**

Description: **Dog Yard Fence Building 4**

Our records indicate the above permit(s) located at the project address listed has completed all inspections including final inspection.



Certificate of Completion

Orange County Division of Building Safety

201 South Rosalind Avenue
Orlando, Florida 32802-2687
Phone: 407-836-5550

DATE ISSUED: **May 18, 2022**

PERMIT NUMBER: **B22902592**

Occupant: **NONE**

Owner: **DHIC-SOUTH CREEK LLC**

Project Address: **12535 Windy Pointe Loop.
Orlando, FL
32824**

Parcel I.D. Number: **20-24-30-7641-01-000**

Zoning District: **P-D**

Contractor: **Chad David Gressani**

License #: **CGC061042**

Street Address: **658 Atlantis Rd., Suite 102
Melbourne, FL
32904**

Nature of Work: **New Construction**

Description: **Dog Yard Fence Building 6**

Our records indicate the above permit(s) located at the project address listed has completed all inspections including final inspection.



Certificate of Completion

Orange County Division of Building Safety

201 South Rosalind Avenue
Orlando, Florida 32802-2687
Phone: 407-836-5550

DATE ISSUED: **June 16, 2022**

PERMIT NUMBER: **B19910257**

Occupant:	NONE
Owner:	DHIC-SOUTH CREEK LLC
Project Address:	4402 E Wetherbee Rd. Orlando, FL 32824
Parcel I.D. Number:	20-24-30-0000-00-004
Zoning District:	P-D
Contractor:	Brock Kingsley Evans
License #:	CUC1224409
Street Address:	4739 Patch Rd., Suite 40 Orlando, FL 32822-3304
Nature of Work:	Site Work Only
Description:	Site work, landscape, and hardscape improvements to serve the wetherbee acces - phase 2 apartments project. This permit does not include any vertical construction of structures or amenities. DP-19-02-068 Vertical Permit: B20903397 (2) Proposed retaining walls on sheets C2.00 and C2.01 have been removed from the scope of work. RGP

Our records indicate the above permit(s) located at the project address listed has completed all inspections including final inspection.



Certificate of Occupancy

ORANGE COUNTY DIVISION OF BUILDING SAFETY

Alan C. Plante, BUILDING OFFICIAL

201 S. Rosalind Avenue

Orlando, FL 32802-2687

Phone: 407-836-5550

DATE ISSUED: **May 04, 2022**

PERMIT NUMBER: **B20903397**

THIS CERTIFICATE IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES AND REGULATIONS ENFORCED BY THE
DIVISION OF BUILDING SAFETY OF ORANGE COUNTY, FLORIDA.

Tenant/Occupant: **NONE**

Owner: **DHIC-SOUTH CREEK LLC**

Project Address: **12420 Rain Stream Ct.**

Parcel I.D. Number: **20-24-30-7641-01-000**

Contractor: **Justin S Kovacsik**

Zoning District: **P-D**

Address: **2002 Renaissance Blvd.**

Licence #: **CGC1529466**

Building Code: **6th Ed (2017) Florida Building Code, Building**

THE PORTION OF THE STRUCTURE AND THE OCCUPANCY DESCRIBED IN THIS PERMIT HAS BEEN
INSPECTED FOR COMPLIANCE WITH THE ABOVE REFERENCED CODE.

Square Footage: **36,216**

Maximum Floor Load Allowable: **40**

No. Of Stories: **3**

Maximum Number of Persons: **182**

Type of Construction: **Type VA**

No. of Units: **24**

Sprinkler Sys Provided: **YES**

Sprinkler Sys Req'd: **Yes**

Building Risk Category: **II**

Use & Occupancy Type: **R-2 (Residential - Apt,
Condo, etc.)**

Wind Speed: **139**

Wind Borne Debris Region: **N/A**

Special Conditions: **ASCEND SOUTH CREEK APARTMENTS.**

PRIVATE PROVIDER REQUEST RESCINDED 11/17/2020.

THIS CERTIFICATE OF OCCUPANCY BECOMES INVALID UPON CHANGE OF TENANT, OCCUPANCY OR
UPON ANY CHANGES TO THE BUILDING OR PREMISES, OR UPON ANY VIOLATION OF THE ZONING
ORDINANCE OR ANY AMENDMENTS THERETO.

KEEP POSTED ON PREMISES



Certificate of Occupancy

ORANGE COUNTY DIVISION OF BUILDING SAFETY

Alan C. Plante, BUILDING OFFICIAL

201 S. Rosalind Avenue

Orlando, Fl. 32802-2687

Phone: 407-836-5550

DATE ISSUED: **January 12, 2022**

PERMIT NUMBER: **B20903400**

THIS CERTIFICATE IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES AND REGULATIONS ENFORCED BY THE
DIVISION OF BUILDING SAFETY OF ORANGE COUNTY, FLORIDA.

Tenant/Occupant: **NONE**

Owner: **DHIC-SOUTH CREEK LLC**

Project Address: **12430 Rain Stream Ct.**

Parcel I.D. Number: **20-24-30-7641-01-000**

Contractor: **Justin S Kovacsik**

Zoning District: **P-D**

Address: **2002 Renaissance Blvd.**

Licence #: **CGC1529466**

Building Code: **6th Ed (2017) Florida Building Code, Building**

THE PORTION OF THE STRUCTURE AND THE OCCUPANCY DESCRIBED IN THIS PERMIT HAS BEEN
INSPECTED FOR COMPLIANCE WITH THE ABOVE REFERENCED CODE.

Square Footage: **37,130**

Maximum Floor Load Allowable: **40**

No. Of Stories: **3**

Maximum Number of Persons: **187**

Type of Construction: **Type VA**

No. of Units: **0**

Sprinkler Sys Provided: **YES**

Sprinkler Sys Req'd: **Yes**

Building Risk Category: **II**

Use & Occupancy Type: **R-2 (Residential - Apt,
Condo, etc.)**

Wind Speed: **139**

Wind Borne Debris Region: **N/A**

Special Conditions: **Building 2 of Ascend South Creek Apartments**

THIS CERTIFICATE OF OCCUPANCY BECOMES INVALID UPON CHANGE OF TENANT, OCCUPANCY OR
UPON ANY CHANGES TO THE BUILDING OR PREMISES, OR UPON ANY VIOLATION OF THE ZONING
ORDINANCE OR ANY AMENDMENTS THERETO.

KEEP POSTED ON PREMISES

APPENDIX C: QUALIFICATIONS



Education

B.S., Civil Engineering, University of Central Florida

Registrations

State of Florida EIT Certification, 1100014172

Training

Fannie Mae PNA

Freddie Mac PCR

Ventas

Project Management Experience

Highlights

Eight years of experience in property condition assessment consulting

Seven years of experience in Physical Needs Assessments

Experienced in senior-level project management, client management, and PCA technical expertise

Experienced in equity-level structural condition evaluations

Experience Summary

Mr. Ma serves as a Senior Project Manager and team technical PCA expert for Partner Engineering and Science, Inc. (Partner), performing, reviewing, and advising on Property Condition Assessments and Physical Needs Assessments, as specified in the American Society of Testing and Materials (ASTM) standards and client-specific requirements, for the Southeast Region.

Project Assessor

As a project assessor, Mr. Ma has experience over hundreds of property condition report projects of varying requirements, difficulty, and condition throughout the nation, but specializes in detailed Property Condition due diligence services for Equity-type or asset management clientele throughout the nation. Mr. Ma has often been the trusted due diligence advisor in transactions of high-profile properties, consistently fulfilling or exceeding client expectations.

Senior Project Manager

As a Senior Project Manager, Mr. Ma is very client-oriented and is the primary project manager of his team, managing, advising, reviewing, and conducting all logistical planning of PCA-related products from the start of the project to client delivery. Mr. Ma is persistent in fully understanding and addressing any client concerns and is dedicated to overseeing projects to timely completion.

Project Experience

Notable Standard-Format PCA Projects

Bel Aire Mall, Mobile, AL. Mr. Ma conducted an equity-level property condition assessment of the 895,532 square feet Bel Aire Mall, including five outparcel properties and 98.28-acre exterior site improvements.

Double Tree by Hilton, Orlando, FL. Mr. Ma conducted an equity-level property condition assessment of the site improvements, storm water system conditions, and common area ADA requirements of the 455,453 SF Double Tree by Hilton, in tandem with a team of MEP, roof, and structural specialist assessors.

Cambridge Discovery Office, Cambridge, MA. Mr. Ma conducted a property condition assessment of the 201,856 SF Cambridge Discovery Office building and adjacent parking garage.

Cabana Bay Beach Resort at Universal Studios, Orlando, FL. Mr. Ma conducted a property condition assessment of the newly-constructed 1,800-unit Cabana Bay Beach Resort at Universal Studios, consisting of over one million square feet of building area in 39.4 acres.

Little Palm Island Resort & Spa, Little Torch Key, FL. Mr. Ma conducted a specialized property condition assessment of the historic Little Palm Island Resort & Spa, which included the assessment of the entire island and self-sustained waste management systems.

Ventas Portfolio, GA. Mr. Ma assisted in organizing and conducting over 25 Ventas property condition assessments throughout northern Florida and Georgia as part of the 150-site Ventas Senior Care portfolio.

Burger King Portfolio, LS. Mr. Ma conducted property condition assessments of nine Burger King Properties throughout the greater New Orleans area as part of the 100-site Burger King portfolio.

Notable Fannie Mae PNA Projects

Douglas Fraser Towers, Winter Haven, FL. Mr. Ma conducted a Fannie Mae Physical Needs Assessment of the monumental Douglas Fraser Tower in Winter Haven, Florida.

Oak Grove Capital MF Portfolio, FL. Mr. Ma conducted Fannie Mae Physical Needs Assessments of five subject properties in the Florida area as part of a 35-site Fannie Mae Portfolio.

Glen Oaks Apartments, Tallahassee, FL. Mr. Ma conducted a Fannie Mae Physical Needs Assessment of the Glen Oaks multi-family apartment complex in Tallahassee, Florida.

Live Oak Plantation, Savannah, GA. Mr. Ma conducted a Fannie Mae Physical Needs Assessment of the Live Oak Plantation multi-family apartment complex in Savannah, Georgia.

Bayou Crossing Apartments, Riverview, FL. Mr. Ma conducted a Fannie Mae Physical Needs Assessment of the Bayou Crossing multi-family apartment complex in Riverview, Florida.

Notable Freddie Mac PCA Projects

Lakeview Oaks Apartments, Tampa, FL. Mr. Ma conducted a Freddie Mac Property Condition Report of the Lakeview Oaks multi-family apartment complex in Tampa, Florida.

Bayberry Apartments, FL. Mr. Ma conducted a Freddie Mac Property Condition Report of the Bayberry multi-family apartment complex in West Palm Beach, Florida.

Barrington Place, Oviedo, FL. Mr. Ma conducted a Freddie Mac Property Condition Report of the Barrington Place multi-family apartment complex in Oviedo, Florida.

Notable Senior Project Manager-related PCA Projects

LeHigh Office Portfolio, multiple locations, PA. Mr. Ma was the senior project manager and technical expert for a 13-site office building portfolio of equity-level Property Condition Assessments and transactions throughout Pennsylvania.

Dillard's, Cary, NC. Mr. Ma was the senior project manager and technical expert for an equity-level Property Condition Assessment and transaction of the Dillard's retail mall at Cary, North Carolina.

Westmont Red Roof Inn Portfolio, multiple locations, OH, KY, NC, MA, IL, AZ. Mr. Ma was the senior project manager and technical expert for an 8-site hospitality building portfolio of lender-level Property Condition Assessments of Red Roof Inn hotels located throughout the United States.

Artegon Mall, Orlando, FL. Mr. Ma was the senior project manager and technical expert for an equity-level Property Condition Assessment and transaction of the property formerly known as the Artegon Mall in Orlando, Florida.

McLean County Orthopedics, Bloomington, IL. Mr. Ma was the senior project manager and technical expert for an equity-level Property Condition Assessment and transaction of the McLean County Orthopedics building in Bloomington, IL.

Affiliations

Member of the American Society of Civil Engineers

Contact

vma@partneresi.com



Education

B.S., Civil Engineering with an Environmental Specialty, University of Vermont

Registrations

Advanced Institute of Pest Technology (AIPT) Branch III Technical training (Pest Identification, Safety, and Construction Techniques)

Training

Certificate of Completion for PCA/PNA 8-Hour Training and Final Exam including the following modules: Structural Module, Roofing Module, MEP Module, ADA/FFHA Module, Red Flag Issues, Cost Tables and Fannie Mae 4099 Forms

Highlights

18 years of experience in commercial real estate due diligence consulting

15 years performing and managing all types of Property Condition Reports including Fannie Mae and Freddie Mac reports

15 years of experience with Construction Progress Monitoring, American with Disability Act (ADA) Compliance Studies, Seismic Evaluation field data collection in the way of Seismic Risk Analysis (SRAs)

Experience Summary

Mr. Casey serves as a Senior Project Manager for Partner Engineering and Science, Inc. (Partner), managing Property Condition Reports in accordance with ASTM standards, Freddie Mac, Fannie Mae DUS and customized client formats. Mr. Casey also manages Seismic Risk Analysis reports and coordinates tax credit Property Condition Reports with construction document and cost reviews. He is responsible for ensuring consistency, quality, and on-time delivery of due diligence and engineering services provided by Partner. Current day-to-day responsibilities include project oversight, staff supervision, and report quality control.

Mr. Casey has 19 years of experience in commercial real estate due diligence consulting. He has significant experience in due diligence assessments for a variety of property types and in the needs and requirements of varied number of reporting standards. Specifically, Mr. Casey has worked on numerous projects performing Property Condition Assessments (PCAs), Small Loan PCAs and Physical Needs Assessments (PNAs) for over 16 years; Phase I Environmental Site Assessments (ESAs) and Environmental Transaction Screens for over 19 years; Construction Progress Monitoring, American with Disability Act (ADA) Compliance Studies, Seismic Evaluation field data collection in the way of Seismic Risk Analysis (SRAs) for over 16 years, Asbestos Surveys, Lead-based Paint Surveys, Radon Sampling, Lead-in-water Sampling and Analysis, and Preliminary Site Feasibility Analysis.

His experience with numerous national and regional Lenders, Real Estate Investors, Investment Banks, Realty Companies, Credit Corporations, Insurance Companies, Mortgage Banks, Real Estate Advisors/Pension Funds, REITS, Owner/Developers, Contractors and Commercial Brokers, on various types of real estate transactions and developments including commercial retail, office, industrial projects and multi-family

Timothy J. Casey

residential projects has given him a well-rounded understanding of commercial real estate transactions and development.

Mr. Casey has been personally involved in the details of thousands of real estate transactions for various client types and therefore understands the specific needs and scopes of work required for the different parties involved in the transaction. Mr. Casey has been involved with the equity acquisition, sale, debt-refinancing, tax exchange, tax credit, foreclosure and construction of commercial real estate properties nationwide with a focus in the western, central and southern regions of the United States.

Project Experience

Property Condition Assessment due diligence services for large transactions such as the Seattle Design Center in Washington state; Jack London Square in Oakland; the former Chevron World Headquarters, The Rincon Center, 10 United Nations Plaza, The Fairmont Hotel, The Embarcadero West all located in San Francisco, Renaissance Esmeralda Hotel in Palm Springs, and Ford/Lincoln/Mercury auto dealerships located throughout the west.

Property Condition Assessment due diligence services on large-scale regional and national Hotel and Restaurant loan portfolios, including the Kimpton Group hotels (Harbor Court, Argonaut, Hotel Monaco), Motel 8, Motel 6, Fairfield Inn and Black Angus restaurant.

Property Condition Assessment due diligence services on large-scale warehouse buildings for Forever 21 in Los Angeles and the Unified Grocers portfolio in New York.

Property Condition/Physical Needs Assessment due diligence service on large-scale equity and debt level multifamily apartment portfolio's located throughout the country.

Seismic risk analysis due diligence services on large-scale privately held portfolios such as the Academy of Art building portfolio in San Francisco.

Preconstruction feasibility due diligence services for large box commercial retail developments located throughout the west, such as Babies "R" Us.

Construction monitoring services on behalf of the lending community on many large developments such as the Watermark luxury condo high rise in downtown San Francisco, the Fillmore Heritage Center in San Francisco and the Madeline (formerly Capella) Luxury Hotel in Telluride.

Finally, Mr. Casey's diversity across commercial, multi-family residential and industrial environments is a major contribution to Partner Engineering and Science's Project Management team.

Contact

tcasey@partneresi.com



Education

B.S. in Biological Sciences, University of California Santa Barbara, Distinction in Major

Registrations

National Registry of Environmental Professionals: Registered Environmental Property Assessor (REPA)

Training

OSHA 40-Hour Health and Safety Training

Highlights

Almost 20 years in the environmental and engineering consulting industry

Founding member of Partner Engineering and Science, Inc.

Executive Board Member of Partner Engineering and Science, Inc.

Experience Summary

Ms. Redlin brings unique expertise and experience as an almost 20-year veteran of the environmental and engineering consulting industry.

With her strong background in environmental science, coupled with a deep understanding of the commercial real estate business process, Ms. Redlin has become the leading expert in all things relating to commercial real estate due diligence. She has gained valuable knowledge and know-how from having been personally involved in the details of thousands of real estate transactions for various client types, and therefore understands the specific needs and scopes of work required for all parties involved in a transaction. Ms. Redlin's due diligence resume includes advising lenders and real estate investors on a wide gamut of due diligence. This knowledge allows her to offer the most efficient and cost-effective solutions for a wide array of commercial real estate transactions.

Ms. Redlin has extensive experience managing all aspects of due diligence for nationwide and local clients. Real estate investors, redevelopment agencies, financial institutions, insurance lenders, and real estate equity funds have come to rely on her advice and judgment to help them with their real estate business decisions. Ms. Redlin is a dedicated professional who takes pride and pleasure in meeting her client's needs and spearheading and assembling the team with the expertise to handle any issue that may come up during the transaction.

Outside of providing her clients with support on their transactions, Ms. Redlin is a respected and relied upon industry thought leader. She regularly provides insight by contributing to respected industry publications and speaks at industry events.

As an executive board member at Partner, Ms. Redlin is responsible for helping to shape the direction of Partner. Through her leadership contributions, Partner has achieved substantial growth even in the downturn of the commercial real estate market. Average annual growth has been roughly 20% over recent years slowing from exponential growth in the early years of the company. Ms. Redlin has successfully grown her personal book of business at Partner by more than 10% on average annually. As an executive, she

Jenny Redlin, REPA

provides mentorship to Partner's sales team and operation managers. Additionally, Ms. Redlin works diligently to develop her own team into future leaders and provide them a path for growth. Colleagues look at Ms. Redlin's high functioning team as a model for their own.

Project Experience

Ms. Redlin has extensive experience in testing soil, soil gas, and groundwater in the context of a real estate transaction, as well as under the supervision of state and federal regulators. Among her specialties is guiding landowners and prospective purchasers through the process of selling or acquiring an environmentally challenged site.

Ms. Redlin has participated in the characterization of groundwater and soil contamination; quarterly groundwater monitoring; implementation of various systems such as soil vapor extraction systems, dual phase extraction systems, ozone sparging, air sparging, pump and treat; and soil excavation projects such as tank removals at several clean-up sites in Los Angeles and Orange County.

Ms. Redlin also has extensive experience in environmental compliance monitoring and biological consulting. She has extensive experience working as an independent contractor for and in conjunction with state and local agencies such as Santa Barbara County Parks, California Department of Fish and Game, California Public Utilities Commission, Los Angeles Water and Sanitation and others. This included monitoring construction activities near sensitive biological receptors; containing, quantifying and reporting any hazardous material spills that occurred; working with construction crews to ensure compliance with environmental permit regulations as well as reporting to interested parties on the progress and compliance of the project.

Distinctions

Real Estate Forum- Woman of Influence 2012

Ms. Redlin was named by the Los Angeles Business Journal for Women Making a Difference in 2010.

Ms. Redlin has been designated a 2009 California Mortgage Bankers Association (CMBA) Future Leader.

Ms. Redlin was named Real Estate Southern California Woman of Influence in 2008 for her role in the area's commercial real estate transactions.

Ms. Redlin was one of only two consultants asked to sit on the Risk Managers Association (RMA) Credit Committee roundtable which discussed the effects of the new Federal All Appropriate Inquiries (AAI) standard on Phase I Environmental Site Assessments.

Ms. Redlin received an Industry Profile of Distinction in Brownfield Renewal.

Affiliations

Member, Environmental Bankers Association

Member, Mortgage Banker's Association

Member, All Star Group, Income Property Lending

Member, International Council of Shopping Centers

Speaking

Income Property Lending Conferences- Regular Presenter
Southern California Chief Appraiser Meetings- Regular Presenter
Environmental Bankers Association- Regular Presenter
Due Diligence 101 Webinar
Getting in Front of Due Diligence Issues Webinar
Bisnow Conference Series Moderator
GlobeStreet Thought Leader
Connect Apartments Conference – Speaker on Fannie, Freddie
Crittenden Conference – Speaker on Economics of Environmental Risk
First annual CLIC Conference Presenter
CLIC Conference – Annual Speaker
Check Out California Podcast

Publications

Amid Coronavirus Crisis, Hoteliers Find a Window for Renovation, *GlobeSt* 2020
What to Do If Your Phase I ESA Has Environmental Concerns: Alternative Approaches, *GlobeSt* 2019
Factoring Risk and Business Objectives to Maximize Your Opportunity Zone Investments, *Connect* 2019
Remedial Cost Estimates as a Critical Component of Securing CMBS Loans, *CRE Finance World* 2019
[The Sale & Purchase of Non-Residential Properties](#)
Top Three Due Diligence Considerations for 2019: What You Need to Know, *GlobeSt* 2018
An Analysis of Tiered Environmental Due Diligence, *CRE Finance World* 2018
Parking Development Quote in National Real Estate Investor, *NREI* 2018
[Update on the new Phase I ESA Standard \(ASTM E1527-13\)](#)
[Distress in the Wall: Troubled Assets and What to Do With Them \(Part 2\), GlobeSt 2017](#)
Distress in the Wall: Troubled Assets and What to Do With Them (Part 1), *GlobeSt* 2017
[AB 1103: What Does It Mean for the Industry, GlobeSt 2014](#)
Lender Due Diligence Requirements Not Easing Yet, *Commercial Property Executive* 2013
Update on the New Phase I Environmental Standard ASTM E1527-13, *GlobeSt* 2013
I Have a Low-Risk Site; Why Do a Phase 1 Environmental Site Assessment?, *GlobeSt* 2012
The Phase 1's Ugly Stepsister – The Phase 2 Subsurface Investigation, *GlobeSt* 2012
Life After The Phase 1 Environmental, *GlobeSt* 2012
Due Diligence at Foreclosure: What Do Lenders Need to Consider?, *GlobeSt* 2011
Do I Really Need A Phase 1 Environmental Site Assessment?, *GlobeSt*, 2011
Life After The Phase 1 Environmental, *GlobeSt*, 2011
Post-Recession: A New Phase For Environmental Assessments?, *GlobeSt* 2011
[Granite Distributor Sponsors Radon Granite Testing Project, Stone World, December 2008](#)

Contact

jenny@partneresi.com