

STATE OF ALABAMA)
COUNTY OF SHELBY)

769

ASSIGNMENT OF LEASES AND RENTS

THIS ASSIGNMENT OF LEASES AND RENTS (this "Assignment"), made as of the 13th day of December, 1990, by and from Birmingham I Associates, Ltd., a limited partnership organized and existing under the laws of the State of Georgia and having its principal place of business at c/o Realty Development Corporation, 900 Ashwood Parkway, Suite 440, Atlanta, Georgia 30338 ("Borrower"), to and for the benefit of THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey corporation having an office and place of business at One Ravinia Drive, Suite 1400, Atlanta, Georgia 30346 ("Lender").

R E C I T A L S

1. Borrower is the owner of certain real property located in Shelby County, Alabama, more particularly described in Exhibit A attached hereto and by this reference incorporated herein (the "Property").

2. Borrower has executed and delivered to Lender a promissory note (the "Note") of even date herewith in the original principal amount of NINE MILLION AND NO/100ths DOLLARS (\$9,000,000.00) and a Mortgage and Security Agreement (the "Security Instrument") of even date and recorded contemporaneously herewith, securing the obligations of Borrower under the Note and the Security Instrument (the "Obligations").

3. Borrower desires to transfer and assign to Lender, as additional security for the payment and performance of the Obligations, all of its right, title and interest in, to and under the leases described in Exhibit B attached hereto and by this reference incorporated herein and any and all other leases, subleases, lettings and licenses of or affecting the Property that may hereafter be entered into (collectively, the "Leases") and (a) all amendments, extensions, modifications, replacements or renewals thereof, (b) the rents, income and profits due, or to become due thereunder, and (c) the right to enforce, whether at law or in equity or by any other means, all provisions thereof, including, without limitation, any guarantees of the obligations owed Borrower thereunder (collectively, the "Rents").

NOW, THEREFORE, for the consideration of Ten and No/100ths Dollars (\$10.00), with intent to be legally bound hereby, and as an inducement for the making of the loan evidenced by the

Prudential Loan No. 7 503 650

Land Title

Note and secured by the Security Instrument, Borrower hereby grants Lender a security interest in, and transfers, sets over and assigns to Lender as additional security and collateral for the payment and performance of the obligations, all right, title and interest of Borrower in, to and under (a) the Leases and all amendments, extensions, modifications, replacements or renewals thereof, and (b) the Rents. This Assignment is intended to be and is an absolute present assignment from Borrower to Lender and not the mere passage of a security interest; provided, however, that Borrower shall have a license to collect, except as hereinafter provided, the rents, income and profits accruing by virtue of the Leases as they respectively become due ("License"), but not more than one month in advance, and to enforce the agreements of the Leases, so long as there is no default or breach by Borrower under any of the terms, covenants or provisions of the Obligations, the Note, the Security Instrument or this Assignment. Borrower covenants and agrees, however, that in exercising its License shall first apply the same in payment of its Obligations and then to payment of reasonable and necessary operating expenses and after any default or breach by Borrower under any of the terms, covenants or provisions of the Obligations, the Note, the Security Instrument or this Assignment, Borrower covenants and agrees to hold any and all such Rents in trust for payment of its Obligations.

Borrower further covenants and agrees as follows

1. Default Remedies of Lender. It shall constitute an "Event of Default" under this Assignment if (a) Borrower fails to perform any obligation or observe any condition under this Assignment and such failure continues after notice thereof from Lender and the passage of five (5) days in the case of monetary defaults and thirty (30) days in the case of non-monetary defaults (except as set forth in the Security Instrument) or (b) an event of default occurs under the Security Instrument or the Note, or any other deed to secure debt, deed of trust, mortgage, collateral mortgage, pledge, security deed, security agreement, guaranty, assignment of leases or rents or any other instrument now or hereafter given to evidence or further secure the payment of any of the Obligations (all such documents, the "Loan Documents") and (if applicable) such failure continues after notice thereof from Lender and the expiration of the cure period as set forth in the Security Instrument, the Note or the Loan Documents. Notwithstanding the foregoing, if Lender gives notice of a monetary default two (2) times within any twelve (12) month period, Lender shall have no further obligation to give notice of monetary defaults prior to there existing an Event of Default. If an Event of Default occurs under this Assignment, the License of Borrower to collect rents, income and profits shall cease and terminate. Lender shall thereupon be authorized at its option to enter and take possession of all or part of the Property, and to perform all acts necessary for the operation and maintenance of the Property in the same manner and to the same extent that Borrower might

reasonably so act. In furtherance thereof, Lender shall be authorized, but under no obligation, to collect the rents, income and profits arising from the Leases, and to enforce performance of any other terms of the Leases including, but not limited to, Borrower's rights to fix or modify rents, sue for possession of the leased premises, relet all or part of the leased premises, and collect all rents, income and profits under such new leases. Borrower shall also pay to Lender, promptly upon any Event of Default, (i) all rent prepayments and security or other deposits paid to Borrower pursuant to any Lease assigned hereunder and (ii) all charges for services or facilities or for escalation which have theretofore been paid pursuant to any such Lease to the extent allocable to any period from and after any Event of Default. Lender will, after payment of all proper costs, charges and any damages including, without limitation, those payable pursuant to paragraph 5 hereof, apply the net amount of such rents, income and profits to the sums then due to Lender under the Obligations. Lender shall have sole discretion as to the manner in which such net income is applied, the reasonableness of the costs to which it is applied, and the items that will be credited thereby.

2. Termination of Assignment. When Borrower pays Lender for the full amount of the indebtedness secured by the Security Instrument and this Assignment, and such payment is evidenced by a recorded satisfaction or release of the Security Instrument, this Assignment shall terminate and become void.

3. Notice to Lessee of Borrower's Default. Borrower hereby irrevocably authorizes each Lessee, upon demand and notice from Lender of Borrower's default (after all applicable notice and cure periods) under the Obligations, the Security Instrument or this Assignment, to pay all rents, income and profits under the Leases to Lender. Each Lessee shall have the right to rely upon any such notices of Lender that Lessee shall pay all rents, income and profits to Lender, without any obligation to inquire as to the actual existence of the default, notwithstanding any claim of Borrower to the contrary. Borrower shall have no claim against any Lessee for any rents paid by Lessee to Lender. Upon the curing of all defaults caused by Borrower under the Obligations, the Security Instrument or this Assignment, Lender shall give each such Lessee written notice of such cure and, thereafter, until further notice from Lender, the Lessees shall pay the rents, incomes and profits to Borrower.

4. Assignment of Defaulting Borrower's Interest in Lease. If Borrower has defaulted under the Obligations, the Security Instrument or this Assignment after all applicable notice and cure periods, Lender shall then have the right to assign Borrower's right, title and interest in and to the Leases to any person acquiring title to the Property through foreclosure or otherwise. Such assignee shall not be liable to account to Borrower for the rents, income and profits thereafter accruing.

5. Indemnification of Lender. Borrower hereby agrees to indemnify and hold Lender harmless from any and all liability, loss or damage that Lender may incur under the Leases or by reason of this Assignment. Such indemnification shall also cover any and all claims that may be asserted against Lender under the Leases or this Assignment. Nothing in this paragraph shall be construed to bind Lender to the performance of any Lease provisions, or to otherwise impose any liability upon Lender including, without limitation, any liability under covenants of quiet enjoyment in the Leases in the event that any Lessee shall have been joined as party defendant in any action to foreclose the Security Instrument and shall have been barred thereby of all right, title, interest, and equity of redemption in the premises. This Assignment imposes no liability upon Lender for the operation and maintenance of the Property or for carrying out the terms of any Lease before Lender has entered and taken possession of the premises. Any loss or liability incurred by Lender, by reason of actual entry and taking possession under any Lease or this Assignment or in the defense of any claims shall, at Lender's request, be reimbursed by Borrower. Such reimbursement shall include interest at the Default Rate (as defined in the Note), costs, expenses and reasonable attorneys' fees. Lender may, upon entry and taking of possession, collect the rents, income and profits and apply them to reimbursement for any such loss or liability.

6. Quality of Borrower's Title to Leases. Borrower represents itself to be the absolute owner of the Leases, with absolute right and title to assign the Leases and the rents, income and profits due or to become due thereunder. Borrower further represents that the Leases are valid and in full force and effect and have not been modified, amended or terminated, or any of the terms and conditions thereof waived, except as stated herein or previously disclosed to Lender; that there are no outstanding assignments or pledges thereof or of the rents, income and profits due or to become due thereunder; that there are no outstanding lease commission payments due under the Leases for the initial term or for any extensions, renewals or expansions; that there are no existing defaults or any state of facts which, with notice or lapse of time, or both, would constitute a default under the provisions thereof on the part of either party; that no Lessee has any defense, set-off or counterclaim against Borrower; that each Lessee is in possession and paying rent and other charges under its Lease and as provided therein; and that no rents, income or profits payable thereunder have been or will hereafter be anticipated, discounted, released, waived, compromised or otherwise discharged, except as may be expressly permitted by the Lease.

7. New Leases, Amendments and Terminations. Subject to the provisions of this paragraph 7, Borrower covenants not to cancel, abridge, surrender or terminate any Lease or change, alter or modify any Lease, either to reduce the amount of the rents, income

and profits payable thereunder, or to otherwise change, alter, abridge or modify any Lease, or make any subsequent assignment or pledge of any Lease, or consent to subordination of the interest of any Lessee in any Lease, without the prior written consent of Lender; provided, however, that if no Event of Default has occurred under this Assignment, Borrower shall have the right, without the prior written consent of Lender: (a) to terminate the Lease of any Lessee in accordance with sound business practices in default of its lease; and (b) to amend the Lease of any Lessee so long as such amended Lease complies with Exhibit C attached hereto and by this reference incorporated herein; and (c) enter into new, bona-fide, arm's length leases or renewal leases with third-party lessees if such leases comply with the requirements of Exhibit C attached hereto. Except as otherwise provided in this paragraph 7, any attempt at cancellation, surrender, termination, change, alteration, modification, assignment, pledge or subordination of any Lease, without the written consent of Lender, shall be null and void.

Without limiting the generality of the foregoing, Borrower shall not without the prior written consent of Lender

(a) Alter, modify, cancel or terminate any guarantees of any Lease;

(b) Consent to any assignment or subletting of any Lease;

(c) Agree to a subordination of any Lease to any mortgage or other encumbrance now or hereafter affecting the Property;

(d) Permit a material alteration ~~or~~ addition to the premises by any Lessee unless the right to alter or enlarge is expressly reserved by Lessee in the Lease; or

(e) Enter into any additional Leases or renew any existing Leases except for Leases which are made on the standard form approved by Lender and which are in compliance with the requirements set forth in Exhibit C attached hereto.

Subject to the foregoing, Borrower shall give Lender prompt notice of any Lease of the Property it enters into subsequent to the date hereof, together with a certified copy of such lease, and such lease shall be deemed included in this Assignment.

8. Delivery of Necessary Instruments to Lender. Borrower shall execute and deliver to Lender, and hereby irrevocably appoints Lender, its successors and assigns as Borrower's attorney-in-fact to execute and deliver during the term of this Assignment, all further instruments as Lender may deem necessary to make this Assignment and any further assignment effective. Borrower shall,

upon demand, pay to Lender, or reimburse Lender for the payment of, any and all costs and expenses (including reasonable attorneys' fees) incurred in connection with the preparation and recording of such instruments.

9. Cancellation of Lease. Each Lease shall remain in full force and effect, notwithstanding any merger of Borrower's and Lessee's interest thereunder. In the event that any Lease permits cancellation thereof on payment of consideration and said privilege of cancellation is exercised, the payments made or to be made by reason thereof are hereby assigned to Lender to be applied, at the election of Lender, to reduce the amount of the principal of the Obligations in the inverse order of maturity or to be held in trust by Lender as further security, without interest, for the payment of the principal and interest required to be paid by the Obligations.

10. Borrower to Ensure Continued Performance Under Leases. Borrower shall not execute any other assignment or pledge of the Leases, of any interest therein, or of any rents payable thereunder. To the extent consistent with commercially reasonable practices, Borrower shall perform all of its covenants as Lessor under the Leases, shall enforce the performance thereunder by all Lessees and shall not permit any release of liability of any Lessee or any withholding of rent payments by any Lessee. Borrower shall promptly deliver to Lender copies of any and all notices of default Borrower has sent to any Lessee. Borrower shall, upon Lender's request and at Borrower's expense, enforce the Leases and all remedies available to Borrower thereunder upon any Lessee's default. Borrower shall deliver to Lender copies of all papers served in connection with any such enforcement proceedings and shall consult with Lender, its agents and attorneys with respect to the conduct thereof. Borrower shall not enter into any settlement of any such proceeding without Lender's prior written consent.

11. Changes in Obligation Terms; Additions to and Replacement of Obligations. Notwithstanding any variation of the terms of the Obligations and/or the Security Instrument, including any increase or decrease in the principal amount thereof or in the rate of interest payable thereunder or any extension of time for payment thereunder or the release of any part of the Property subject to the Security Instrument, the Leases and the benefits hereby assigned shall continue as additional security in accordance with the terms of this Assignment. Lender may take security in addition to the security already given Lender for the payments of the principal, premium and interest required to be paid in or by the Obligations or release such other security, and may release any party primarily or secondarily liable on the Obligations, may grant or make extensions, renewals, modifications or indulgences with respect to the Obligations or the Security Instrument and replacements thereof, which replacements of the Obligations or the

Security Instrument may be on the same terms as, or on terms different from, the present terms of the Obligations or the Security Instrument, and may apply any other security thereof held by it to the satisfaction of the Obligations, without prejudice to any of its rights hereunder.

12. Exercise of Lender's Rights. Lender's failure to avail itself of any of its rights under this Assignment for any period of time, or at any time or times, shall not constitute a waiver thereof. Lender's rights and remedies hereunder may be exercised as often as Lender deems expedient.

13. Cumulative Rights and Remedies. The rights and remedies of Lender under this Assignment are cumulative and are not in lieu of, but are in addition to, any other rights or remedies which Lender shall have under the Note, the Security Instrument or any other instrument constituting security for the Obligations, or at law or in equity.

14. Severability. If any term of this Assignment, or the applications hereof to any person or set of circumstances, shall to any extent be invalid or unenforceable, the remainder of this Assignment, or the application of such provision or part thereof to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term of this Assignment shall be valid and enforceable to the fullest extent consistent with applicable law.

15. Captions. The captions or headings at the beginning of each paragraph hereof are for the convenience of the parties only and are not part of this Assignment.

16. Counterparts. This Assignment may be executed in two or more counterparts, each of which shall be deemed an original, and all of which shall be construed together and shall constitute one instrument. It shall not be necessary in making proof of this Assignment to produce or account for more than one such counterpart.

17. Notices. All notices required or permitted hereunder shall be given as provided in the Security Instrument.

18. Amendment Modification or Cancellation of Assignment. No amendment, modification or cancellation of this Assignment or any part hereof shall be enforceable without Lender's prior written consent.

19. Governing Law. This Assignment shall be governed by and construed under the laws of the State of Alabama.

20. Nonrecourse. The personal liability of Borrower under this Assignment shall be limited as and to the extent provided in the Security Instrument.

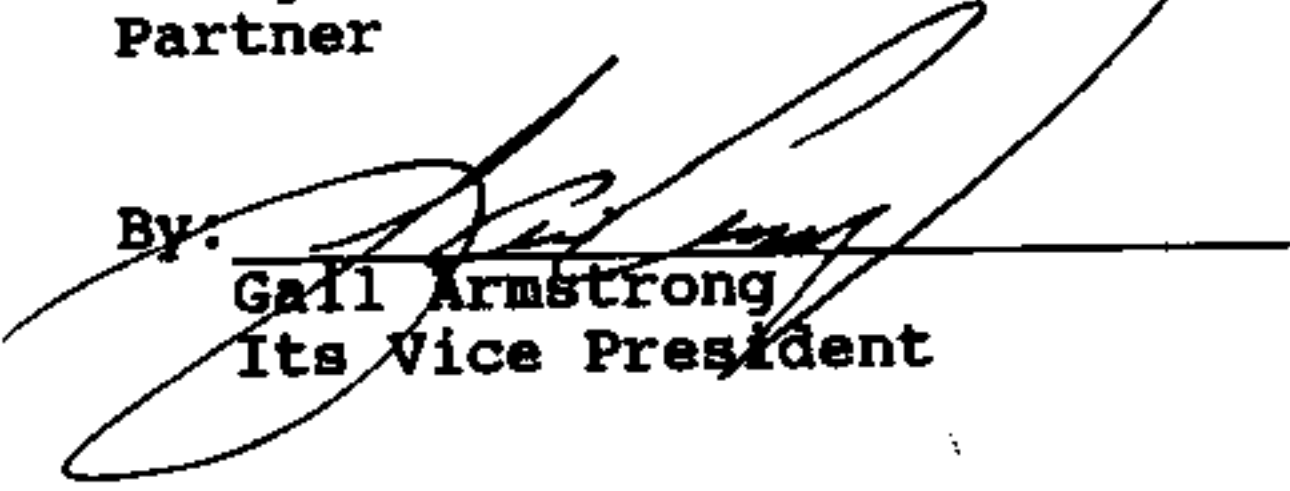
IN WITNESS WHEREOF, Borrower has duly executed this Assignment the date first above written.

BORROWER:

BIRMINGHAM I ASSOCIATES, LTD., a Georgia limited partnership

By: Realty Development Corporation, a Georgia corporation, Its General Partner

By:

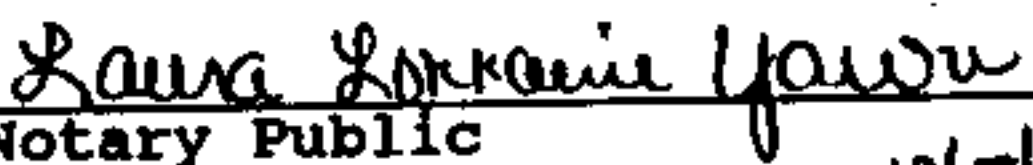

Gail Armstrong
Its Vice President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Gail Armstrong, whose name as Vice President of Realty Development Corporation, a Georgia corporation, General Partner of Birmingham I Associates, Ltd., a Georgia limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, as such officer and with full authority, executed the same voluntarily for and on behalf of said corporation in its capacity as General Partner of Birmingham I Associates, Ltd.

Given under my hand and official seal this the 13th day of December, 1990.


Notary Public
My Commission Expires: 10/5/92

PREPARED BY:

Deborah A. Pickens
SPAIN, GILLON, GROOMS, BLAN & NETTLES
The Zinszer Building
2117 Second Avenue North
Birmingham, Al 35203
(205) 328-4100

Exhibit "A"

Commence at the Southeast corner of the Northwest One Quarter of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama; run thence in a Westerly direction along the South line of said Quarter Section for a distance of 2,300.55 feet; thence turn an angle to the right of 86 degrees and run in a Northwesterly direction along the Northeasterly right of way of U.S. Highway No. 31 South for a distance of 1,096.84 feet; thence turn an angle to the right of 101 degrees, 03 minutes, 10 seconds and run in an Easterly direction for a distance of 346.16 feet to the point of beginning; from the point of beginning thus obtained thence turn an angle to the left of 71 degrees, 19 minutes, 50 seconds and run in a Northeasterly direction for a distance of 580 feet; thence turn an angle to the right of 18 degrees, 59 minutes, 22 seconds and run in a Northeasterly direction for a distance of 525.54 feet;

thence turn an angle to the right of 101 degrees, 40 minutes, 03 seconds and run in a Southeasterly direction for a distance of 526.96 feet; thence turn an angle to the right of 31 degrees, 30 minutes and run in a Southeasterly direction for a distance of 176.65 feet; thence turn an angle to the right of 00 degrees, 14 minutes, 53 seconds and run in a Southeasterly direction for a distance of 60 feet; thence turn an angle to the left of 90 degrees to the tangent of the following described course; said course being situated on a curve to the left having a central angle of 15 degrees, 10 minutes, 25 seconds and a radius of 438.82 feet; thence run in a Northeasterly direction along the arc of said curve for a distance of 116.21 feet to the end of said curve and the point of beginning of a curve to the right, said curve having a central angle of 87 degrees, 12 minutes, 41 seconds and a radius of 25 feet; thence run along the arc of said curve to the right in a Northeasterly, Easterly and Southeasterly direction for a distance of 38.05 feet to the end of said curve; thence run along the tangent if extended to last described course in a Southeasterly direction for a distance of 424.16 feet to the point of beginning of a curve to the right, said curve having a central angle of 19 degrees, 26 minutes, 05 seconds and a radius of 349.57 feet; thence run along the arc of said curve in a Southeasterly direction for a distance of 118.57 feet to the end of said curve; thence run along the tangent extended to said curve in a Southeasterly direction for a distance of 20.40 feet to the point of beginning of a curve to the left, said curve having a central angle of 12 degrees, 15 minutes, 04 seconds and a radius of 889.71 feet; thence run along the arc of said curve in a Southeasterly direction for a distance of 190.24 feet to the end of said curve and the point of beginning of a curve to the right, said curve having a central angle of 93 degrees, 01 minutes, 06 seconds and a radius of 25 feet; thence run along the arc of said curve to the right in a Southeasterly and Southwesterly direction for a distance of 40.59 feet to the end of said curve and the point of beginning of a curve to the right, said curve having a central angle of 25 degrees, 18 minutes and a radius of 483.33 feet; thence run along arc of said curve in a Northwesterly direction for a distance of 213.43 feet to the end of said curve; thence run along the tangent extended to said curve in a Northwesterly direction for a distance of 35.74 feet to the point of beginning of a curve to the left, said curve having a central angle of 25 degrees, 39 minutes, 10 seconds and a radius of 271.57 feet; thence run along the arc of said curve in a Northwesterly and Southwesterly direction for a distance of 121.59 feet to the end of said curve and the point of beginning of a curve to the right, said curve having a central angle of 20 degrees, 18 minutes, 07 seconds and a radius of 591.13 feet; thence run along the arc of said curve in a Southwesterly, Westerly and Northwesterly direction for a distance of 209.46 feet to the end of said curve; thence turn an angle to the right from tangent of last described course of 34 degrees, 45 minutes, 04 seconds and run in a Northwesterly direction for a distance of 307.91 feet; thence turn an angle to the right of 44 degrees, 55 minutes, 56 seconds and run in a Northerly direction for a distance of 142.00 feet; thence turn an angle to the left of 84 degrees, 31 minutes, 38 seconds and run in a Northwesterly direction for a distance of 335.53 feet; thence turn an angle to the right of 40 degrees, 30 minutes, and run in a Northwesterly direction for a

Together with a perpetual easement for sanitary sewer pipeline over, along and through the following described real estate for the benefit of the real property described hereinabove:

Description of a 20 foot wide sanitary sewer easement situated in the SE 1/4 of the NW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, the centerline of which is more particularly described as follows: From the Southeast corner of the SE 1/4 of the NW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, run West along the South line of said SE 1/4 of the NW 1/4 for a distance of 1170.59 feet; thence turn an angle to the right of 110 degrees, 52 minutes, 50 seconds and run in a Northeasterly direction for a distance of 32.41 feet to the center of an existing sanitary sewer manhole and the point of beginning of the centerline of the 20 foot wide sanitary sewer easement herein described, from the point of beginning, thus obtained, continue along the last described course for a distance of 175.15 feet; thence turn an angle to the left of 15 degrees, 58 minutes, 58 seconds and run in a Northeasterly direction for a distance of 178.66 feet; thence turn an angle to the right of 8 degrees, 19 minutes, 00 seconds and run in a Northeasterly direction for a distance of 160.00 feet, more or less, to a point on the Southern boundary line of the above described property, and the end of said sanitary sewer easement.

ALSO, rights to the use of an easement 15 feet in width for sanitary sewer easement over, along and through that certain property described in the easement recorded in Real Record 97, page 535 in the Probate Office of Shelby County, Alabama.

ALSO, rights to the use of an easement for enjoyment in and to all Community Facilities as set out in Section 6.2 of the Amendment No. 2 to the Declaration of protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) recorded in Real 19, Page 633 et seq.

ALSO, rights to the use of a 20 foot sanitary sewer easement as shown on the survey of Laurence Weygand, dated November 27, 1990, and as shown on the recorded plat of Riverchase Properties Second Addition to Riverchase, as recorded in Map Book 9, Page 40, in the Probate Office of Shelby County, Alabama.

EXHIBIT B

DESCRIPTION OF LEASES

All leases, subleases, lettings and licenses of or affecting the Property, now or hereafter in effect, and all amendments, extensions, modifications, replacements or revenues thereof, including, but not limited to, the following:

Leases of the Property having the following tenants:

Summerchase Apartments

Birmingham, AL

7503650

Final Closing Site Inspection 12/11/90

By: Linda Huple Bowman, AVP, SMIC JWB

Closing Rent Roll dated 12/11/90:

Total Leased Rents: \$125,246

Less Net Delinquency: <1,139>

Net Collections: \$124,107

x 12 months

Total Annualized Rent: \$1,489,284

(15b) Minimum Annualized

Rent to Close: \$1,470,383

Property is currently 96.66% occupied (232 units)
 (15b) minimum units (228 units).

As of 12/15/90: Two more ins scheduled:

#405 - \$550

#506 - 595

\$1,145

x 12 months

Additional Rents: \$25,740

13,740

11-DEC-90

SUNNICHASE AT RIVERCHASE (0 843-233)

Page 1

DELINQUENCY REPORT

Unit No.	Status	Name	Phone	Balances Due				Delinq. Cond	Delinq. Date
				Rent	Deposits	Other	Total		
01006	Prev.	DAVID SPARKS	822-7711	0.00	0.00	115.00	TRM	115.00	9/12/90
01109	Prev.	JESS REEVES	-none-	99.00	0.00	1308.75	TRM	1407.75	12/01/90
02005	Prev.	WILLIAM BREER	767-1760	0.00	0.00	40.00	Blind	40.00	12/04/90
00203	Resd.	JOE VICE	-none-	475.00	0.00	20.00	Late	495.00	12/01/90 ✓
00903	Resd.	MIKE MITCHELL	663-1961	575.00	0.00	20.00	Late	595.00	12/01/90 ✓
00908	Resd.	DEMBE TOROSSIAN	-none-	595.00	0.00	0.00		595.00	12/01/90 *
00909	Resd.	MERRI THORN	-none-	575.00	0.00	0.00		575.00	12/01/90 *
01006	Resd.	CHUCK VARN	-none-	0.00	0.00	350.00	PTF	350.00	11/20/90
01309	Resd.	CHRIS ABBATTISTI	987-8235	460.00	0.00	40.00	Late	500.00	11/01/90
01310	Resd.	LESTER PRICE	988-3252	480.00	0.00	20.00	Late	500.00	12/01/90 ✓
01506	Resd.	NICHELLE NEWMAN	-none-	174.17	0.00	200.00	TRM	374.17	11/14/90 ✓
01703	Resd.	JAMES A. NICHOLS	-none-	360.00	0.00	95.00	FRN	455.00	12/01/90
01909	Resd.	MICHAEL COY	985-3020	20.00	0.00	20.00	Late	40.00	12/01/90
02009	Resd.	NEAL HEARN	-none-	0.00	0.00	175.00	PTF	175.00	12/01/90
02103	Resd.	BETH A. MCCORMICK	985-0712	400.00	0.00	0.00		400.00	12/01/90 *
02206	Resd.	JOHN BILL	985-7234	0.00	0.00	35.00	MTM	35.00	12/01/90
02303	Resd.	GLENN HERRINGTON	-none-	0.00	0.00	10.00	MTM	10.00	11/01/90
02402	Resd.	MANUEL CUEVA	-none-	4.00	0.00	0.00		4.00	12/01/90 ✓

Total Delinquency -

	Applicants:	0	0.00	0.00	0.00	0.00
Current Residents:	15	4518.17	0.00	985.00	5503.17	
Previous Residents:	2	99.00	0.00	1443.75	1542.75	
Total:	17	4617.17	0.00	2428.75	7045.92	

* Less employees

✓ checks received 12/11/90,
but not yet deposited

<1,770>

(Employees have until cutoff or
20th of month to pay.)

<1,708.17>

Net Delinquency 12/11/90 1,139

TRM = Termination Fee

Blind = Mini-Blinds

Late = Late Fee

PTF = Pet Fee

FRN = Furniture

MTM = Month to Month Fee

DEC 12 '90 04:04PM ATL PRUEXPRESS LEGAL

Resd = resident
Canapp = canceled applicant
Appl = Applicant

11-DEC-90

SUMMERCHASE AT RIVERCHASE (1 853-233)

RENT ROLL

Unit No.	Unit Type	Unit Status	Name	Status	Lease Exp.	Move In/Out	Market Rent	Lease Rent	Gross Potential	Permitted
00101	2X2.OFP	Occupied	ADDERHOLD	Resd.	43091	41590	620.00	640.00	640.00	150.00
00102	2X2.OFP	Occupied	BOGUELL	Resd.	93091	31588	620.00	585.00	585.00	150.00
00103	2X2.OFP	Occupied	WHITAKER	Resd.	43091	43090	620.00	620.00	620.00	150.00 ✓
00104	2X2.OFP	Occupied	WINTERS	Resd.	43091	100570	620.00	630.00	630.00	150.00
00105	2X2.OFP	Occupied	SHERER NEBSTER	Canapp Resd.		101588 113089	620.00	550.00 620.00		0.00 0.00
00106	2X2.OFP	Occupied	BAKER PRICE JONES	Canapp Canapp Resd.		11089 12589 81090	620.00	575.00 550.00 620.00		0.00 0.00 150.00
00107	2X2.OFP	Occupied	LEE	Resd.	13191	12388	620.00	600.00	600.00	100.00
00108	2X2.OFP	On-Notice Rented	PETB MONTGOMERY NEEDEN HADDIX HADDIX	Appl. Canapp Canapp Canapp Resd.		10491 102988 120188 10189 123190	620.00	600.00 550.00 550.00 550.00 575.00		150.00 0.00 0.00 0.00 0.00
00109	2X2.OFP	Occupied	BANCLIFT	Resd.	103191	100488	620.00	600.00	600.00	0.00
00110	2X2.OFP	MODEL UNIT					620.00		620.00	
00201	1X1.06A	Occupied	HARRIS	Resd.	22891	21089	475.00	440.00	440.00	150.00
00202	1X1.06A	Occupied	BARRETT STREICK	Canapp Resd.		120188 61390	475.00	400.00 475.00		0.00 150.00
00203	1X1.06A	ON-NOTICE AVAILABLE	VICE	Resd.	13191	123190	475.00	475.00	475.00	0.00 ✓
00204	1X1.06A	Occupied	HOUSTON	Resd.	43091	92490	475.00	475.00	475.00	150.00
00205	1X1.06A	Occupied	EDDINS	Resd.	93091	91090	475.00	450.00	450.00	150.00
00206	1X1.OFP	Occupied	MCKINNEY	Resd.	13191	123188	485.00	450.00	450.00	0.00
00207	1X1.OFP	Occupied	PENDERGRASS	Resd.	13191	70389	485.00	485.00	485.00	150.00
00208	1X1.OFP	Occupied	SELLERS	Resd.	93091	90490	485.00	495.00	495.00	150.00
00209	1X1.OFP	Occupied	DANTELS	Resd.	93091	40188	485.00	475.00	475.00	150.00
00210	1X1.OFP	Occupied	HOLLANDER	Resd.	13191	102889	485.00	480.00	480.00	150.00
00301	1X1.OFP	Occupied	SIMMONS	Resd.	119091	111490	485.00	475.00	475.00	150.00

DEC 12 '98 04:04PM ATL PRUEXPRESS LEGAL

P.7

11-DEC-90

SUMMERCHASE AT RIVERCHASE (1 863-2321)

Page 2

RENT ROLL

Unit No.	Unit Type	Unit Status	Name	Status	Lease Exp.	Move In/Out	Market Rent	Lease Rent	Gross Potential	Deposits
00302	1X1.0FP	Occupied	SPARKS	Resd.	113071	52888	485.00	485.00	485.00	150.00
00303	1X1.0FP	Occupied	WALKER	Canapp		60688	485.00	485.00		0.00
			WILLIAMS	Canapp		100188		440.00		0.00
			OFOJEDE	Canapp		110988		400.00		0.00
			PACHECO	Resd.	93091	91390		495.00	495.00	0.00 ✓
00304	1X1.0FP	Occupied	HARVIN	Resd.	83191	80290	485.00	495.00	495.00	150.00
00305	1X1.0FP	Occupied	MUSBARD	Resd.	93091	90190	485.00	485.00	485.00	150.00
00306	1X1.08A	VACANT AVAILABLE					475.00		475.00	
00307	1X1.08A	Occupied	THOMPSON	Resd.	13191	10889	475.00	425.00	425.00	0.00
00308	1X1.08A	Occupied	P. SMITH HAMILTON	Canapp Resd.		10889 22891	475.00 20790	400.00 475.00	475.00	0.00 150.00
00309	1X1.08A	ON-NOTICE AVAILABLE	BACHUS	Resd.	53091	123190	475.00	445.00	445.00	0.00
00310	1X1.08A	VACANT AVAILABLE					475.00		475.00	
			ETHRIDGE	Canapp		120790		450.00		150.00
00401	2X1.08A	Occupied	KELLY	Resd.	123190	60890	550.00	550.00	550.00	150.00
00402	2X1.08A	Occupied	MURPHREE	Resd.	33191	40188	550.00	510.00	510.00	150.00
00403	2X1.08A	Occupied	BAMM	Resd.	83191	21089	550.00	505.00	505.00	0.00 ✓
00404	2X1.08A	Occupied	HAMILTON	Resd.	33191	40189	550.00	525.00	525.00	150.00
00405	2X1.08A	Vacant Rented					550.00		550.00	
			FOX	Appl.		121590		570.00		150.00
00406	2X1.0FP	Occupied	FARMER LYMAN	Canapp Resd.		21589 43091	570.00 40389	540.00 525.00	525.00	0.00 150.00
00407	2X1.0FP	Occupied	JACKS	Resd.	33191	40190	570.00	540.00	540.00	240.00
00408	2X1.0FP	Occupied	VANSHAN TOOMEY	Canapp Resd.		101489 33191	570.00 33190	535.00 540.00	540.00	0.00 150.00
00409	2X1.0FP	Occupied	MOORE	Resd.	93091	93088	570.00	515.00	515.00	0.00
00410	2X1.0FP	Occupied	WATTS	Resd.	103191	101090	570.00	590.00	590.00	150.00
00501	2X1.0FP	Occupied	BLOOM	Resd.	83191	82290	570.00	570.00	570.00	150.00
00502	2X1.0FP	Occupied	BENEFEILD	Resd.	113091	113090	570.00	550.00	550.00	150.00
00503	2X1.0FP	Occupied	TITTLE	Resd.	123190	60889	570.00	560.00	560.00	150.00 ✓

BOOK 322 PAGE 119

DEC 12 '90 04:05PM ATL PRUEXPRESS LEGAL

P.8

11-DEC-90

SUMMERCHASE AT RIVERCHASE (S 843-253)

Page 3

RENT ROLL

Unit No.	Unit Type	Unit Status	Name	Status	Lease Exp.	Move In/Out	Market Rent	Lease Rent	Gross Potential	Deposits
00504	2X1.0FP	Occupied	FAULK	Resd.	123190	32289	570.00	535.00	535.00	0.00
00505	2X1.0FP	Occupied	KONTOS	Resd.	63091	62388	370.00	330.00	330.00	150.00
00506	2X1.0BA	Vacant Rented	SEIER HANDLIN	Appl. Canapp		121590 51588		595.00 480.00	550.00	150.00 0.00
00507	2X1.0BA	Occupied	BENNETT	Resd.	53191	112689	550.00	540.00	540.00	0.00
00508	2X1.0BA	Occupied	HOPE MOLLER	Canapp Resd.		63088 72390	550.00	480.00 550.00		0.00 150.00
00509	2X1.0BA	Occupied	FLINT	Resd.	93091	33098	350.00	315.00	315.00	50.00
00510	2X1.0BA	Occupied	FRITZ WEYMAN AUBREY III GRIFFIN	Canapp Canapp Canapp Resd.		61588 63088 21709 31689	550.00	480.00 480.00 480.00 480.00		0.00 0.00 0.00 150.00
00601	1X1.0BA	Occupied	PATRIZI CANTY GROSENBAUGH WALTON	Canapp Canapp Canapp Resd.		121588 10189 110189 40790	475.00	400.00 500.00 485.00 475.00		0.00 0.00 0.00 150.00
00602	1X1.0BA	Occupied	SIMERFORD	Resd.	53191	32588	475.00	465.00	465.00	0.00
00603	1X1.0BA	Occupied	HARRIS	Resd.	83191	82890	475.00	450.00	450.00	150.00
00604	1X1.0BA	Occupied	COST MCOREN TISDALE HANNING BALAB	Canapp Canapp Canapp Canapp Resd.		120188 111488 110588 120188 61289	475.00	440.00 440.00 440.00 400.00 490.00		0.00 0.00 0.00 0.00 150.00
00605	1X1.0BA	Occupied	KIDD	Resd.	53191	30390	475.00	475.00	475.00	150.00
00606	1X1.0FP	Occupied	MORGAN	Resd.	53191	32988	485.00	475.00	475.00	150.00
00607	1X1.0FP	Occupied	BLOOMBERG	Resd.	103191	110690	485.00	465.00	465.00	150.00
00608	1X1.0FP	Occupied	BOBSEY	Resd.	33191	31790	485.00	490.00	490.00	150.00
00609	1X1.0FP	Occupied	SANLER	Resd.	83191	66489	485.00	465.00	465.00	0.00
00610	1X1.0FP	Occupied	WILLIAMS	Resd.	13191	123188	485.00	425.00	425.00	0.00
00701	1X1.0FP	Occupied	GALLOWAY TAYLOR FRANKENFIELD	Canapp Canapp Resd.		61188 61488 73090	485.00	450.00 450.00 495.00		0.00 0.00 150.00

BOOK 322 PAGE 120

11-DEC-90

SUMMERCHASE AT RIVERCHASE (8 843-233)

Page 4

RENT ROLL

Unit No.	Unit Type	Unit Status	Name	Status	Lease Exp.	Move In/Out	Market Rent	Lease Rent	Gross Potential	Density
00702	1X1.OFP	Occupied	PENNINGTON NISSEN	Canapp Resd.	73191	53188 71690	485.00	440.00 495.00	495.00	0.00 150.00
00703	1X1.OFP	Occupied	SNYDER	Resd.	40191	101388	485.00	465.00	465.00	0.00 ✓
00704	1X1.OFP	Occupied	ROBERTS	Resd.	83191	81190	485.00	495.00	495.00	150.00
00705	1X1.OFP	Occupied	MURPHY BARNER	Canapp Resd.	113091	61188 112689	485.00	440.00 485.00	485.00	0.00 150.00
00706	1X1.OBA	Occupied	BRADLEY	Resd.	63091	42289	475.00	475.00	475.00	150.00
00707	1X1.OBA	Occupied	KITTRELL	Resd.	113091	111988	475.00	460.00	460.00	0.00
00708	1X1.OBA	Occupied	HOUSE	Resd.	123190	121088	475.00	450.00	450.00	0.00
00709	1X1.OBA	Occupied	VALMAS	Resd.	33191	33188	475.00	475.00	475.00	150.00
00710	1X1.OBA	Occupied	ALFORD	Resd.	22891	21590	475.00	475.00	475.00	150.00
00801	2X2.OFP	Occupied	HANKINS	Resd.	43091	40818	620.00	585.00	585.00	150.00
00802	2X2.OFP	Occupied	LARSON	Resd.	103191	100490	620.00	650.00	650.00	150.00
00803	2X2.OFP	Occupied	AUTO SERVICES	Resd.	93091	32488	620.00	590.00	590.00	150.00 ✓
00804	2X2.OFP	Occupied	LIBRIZZI	Resd.	53191	60990	620.00	640.00	640.00	150.00
00805	2X2.OFP	Occupied	GRIS WOLCHANSEY	Canapp Resd.	63091	120188 108689	620.00	550.00 605.00	605.00	0.00 150.00
00806	2X2.OFP	Occupied	BENSON NELSON	Canapp Resd.	82191	122889 82590	620.00	595.00 650.00	650.00	0.00 150.00
00807	2X2.OFP	Occupied	BROWN	Resd.	22891	30188	620.00	585.00	585.00	150.00
00808	2X2.OFP	Occupied	SWANN	Resd.	123190	61290	620.00	620.00	620.00	150.00
00809	2X2.OFP	Occupied	FUCHS BALL	Canapp Resd.	22891	12290 62889	620.00	620.00 640.00	640.00	0.00 0.00
00810	2X2.OFP	Occupied	SHIPLEY RABAN	Canapp Resd.	63091	42888 61590	620.00	550.00 599.00	599.00	0.00 150.00
00901	2X2.OFP	Occupied	BROWN	Resd.	53191	50588	620.00	600.00	600.00	150.00
00902	2X2.OFP	Occupied	GLAZE	Resd.	53191	52690	620.00	640.00	640.00	150.00
00903	2X2.OFP	Occupied	HITCHELL	Resd.	13191	52088	620.00	575.00	575.00	150.00 ✓

DEC 12 '90 04:06PM ATL PRUEXPRESS LEGAL

P.10

11-DEC-90

SUMMERCHASE AT RIVERCHASE (# 863-233)

Page 5

RENT ROLL

Unit No.	Unit Type	Unit Status	Name	Status	Lease Exp.	Move In/Out	Market Rent	Lease Rent	Gross Potential	Deposits
00904	2X2.OFP	Occupied	LAWSON	Resd.	63091	61590	620.00	630.00	630.00	150.00
00905	2X2.OFP	Occupied	EBTES MILLER	Canapp Resd.		71087 82590	620.00	550.00 620.00		0.00 150.00
00906	2X2.OFP	Occupied	PUBLICATIONS	Resd.	123190	120489	620.00	630.00	630.00	0.00
00907	2X2.OFP	Occupied	BRASWELL	Resd.	22891	71790	620.00	640.00	640.00	150.00
00908	2X2.OFP	Occupied	TOROSSIAN	Resd.	22891	20470	620.00	595.00	595.00	0.00
00909	2X2.OFP	Occupied	THORN	Resd.	13191	10590	620.00	575.00	575.00	0.00
00910	2X2.OFP	Occupied	HARRICK	Resd.	13191	10590	620.00	620.00	620.00	0.00
01001	1X1.08A	Occupied	MAHONEY TURNER CRUMPTON	Canapp Canapp Resd.		80888 82188 72790	475.00	450.00 440.00 450.00		0.00 0.00 150.00
01002	1X1.08A	Occupied	SPRULL PRYOR	Canapp Resd.		93088 122190 120690	475.00	440.00 475.00		0.00 0.00
01003	1X1.08A	Occupied	CURTIS O'BERRY	Canapp Resd.		71188 33191 92588	475.00	480.00 450.00		0.00 0.00
01004	1X1.08A	Occupied	KEEBEN MAYS MAYS	Canapp Canapp Resd.		80389 10590 13191 10790	475.00	475.00 465.00 465.00		0.00 0.00 0.00
01005	1X1.08A	Occupied	HAZAK	Resd.	73191	80188	475.00	450.00	450.00	0.00
01006	1X1.OFP	Occupied	VANN	Resd.	13192	111690	485.00	440.00	460.00	150.00
01007	1X1.OFP	ON-NOTICE AVAILABLE	SEARN	Resd.	123190	123190	485.00	440.00	440.00	150.00
01008	1X1.OFP	Occupied	VEIGAS	Resd.	93091	120489	485.00	485.00	485.00	0.00
01009	1X1.OFP	Occupied	YEARBAN	Resd.	43091	101090	485.00	495.00	495.00	150.00
01010	1X1.OFP	Occupied	EDGE PARKS	Canapp Resd.		13189 123190 50290	485.00	420.00 485.00		0.00 150.00
01101	1X1.OFP	Occupied	SARGUS	Resd.	43091	102590	485.00	495.00	495.00	150.00
01102	1X1.OFP	Occupied	ANTHONY	Resd.	33191	72588	485.00	495.00	495.00	0.00
01103	1X1.OFP	Occupied	JENSEN SHEPPARD	Canapp Resd.		100286 53191 50487	485.00	440.00 460.00		0.00 150.00
01104	1X1.OFP	Occupied	SMITH WEBB	Canapp Canapp		90588 160789	485.00	450.00 460.00		0.00 0.00

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BOOK 322 PAGE 122

DEC 12 '90 04:06PM ATL PRUEXPRESS LEGAL

P.11

11-DEC-90

SUMMERCHASE AT RIVERCHASE (4 843-233)

Page 4

RENT ROLL

Unit No.	Unit Type	Unit Status	Name	Status	Lease Exp.	Move In/Out	Market Rent	Lease Rent	Gross Potential	Residuals
01105	1X1.OFF	Occupied	GOODSON ELLIOTT RUBEN	Resd. Canapp Resd.	53191 22891	101887 00188 01589	483.00 483.00 435.00	483.00 430.00 435.00	483.00 483.00 435.00	150.00 0.00 150.00
01106	1X1.O6A	Occupied	ANDERSON	Resd.	113091	111990	475.00	495.00	495.00	150.00
01107	1X1.O6A	Occupied	DAVIS DEANMAN	Canapp Resd.	43091	61788 42890	475.00	440.00 485.00	485.00	0.00 150.00
01108	1X1.O6A	Occupied	RICHMOND	Resd.	53191	51590	475.00	475.00	475.00	150.00
01109	1X1.O6A	VACANT AVAILABLE	WHICHARD PAYNE	Canapp Canapp		100389 40490	475.00	485.00 475.00	475.00	0.00 0.00
01110	1X1.O6A	Occupied	HEARINGTON	Resd.	22891	72788	475.00	455.00	455.00	0.00
01201	2X2.OFF	Occupied	MCSTINIS BAKER MORRIS WRIGHT	Canapp Canapp Canapp Resd.		111988 10189 120788 22889	420.00 375.00 375.00 355.00	375.00 375.00 355.00	0.00 0.00 0.00 150.00	
01202	2X2.OFF	Occupied	HARDIN	Resd.	83191	61688	620.00	615.00	615.00	150.00
01203	2X2.OFF	Occupied	CARROLL	Resd.	43091	61388	620.00	560.00	560.00	0.00
01204	2X2.OFF	Occupied	FINKLESTEIN	Resd.	23191	31390	620.00	620.00	620.00	150.00
01205	2X2.OFF	ON-NOTICE AVAILABLE	THOMAS DAVIS	Canapp Resd.		13084 122190	620.00	550.00 620.00	620.00	0.00 150.00
01206	2X2.OFF	Occupied	MCNEIL	Resd.	53191	60188	620.00	585.00	585.00	150.00
01207	2X2.OFF	Occupied	HAMILTON	Resd.	73191	122188	620.00	600.00	600.00	0.00
01208	2X2.OFF	Occupied	FITZPATRICK	Resd.	13191	70390	620.00	599.00	599.00	150.00
01209	2X2.OFF	Occupied	HARRIS SDUTNARS	Canapp Resd.		122889 71390	620.00	600.00 640.00	640.00	0.00 150.00
01210	2X2.OFF	Occupied	SEIGERS	Resd.	43091	50190	620.00	630.00	630.00	150.00
01301	1X1.O6A	VACANT AVAILABLE	MARSH SIMPSON	Canapp Canapp		91888 10189	475.00	440.00 490.00	475.00	0.00 0.00
01302	1X1.O6A	Occupied	DUNLAP	Resd.	73191	72390	475.00	485.00	485.00	150.00
01303	1X1.O6A	Occupied	FREUND SHUCK	Canapp Resd.		90188 52490	475.00	430.00 475.00	475.00	0.00 150.00

BOOK 322 PAGE 123

11-DEC-90

SUMMERCHASE AT RIVERCHASE (1 843-233)

Page 7

RENT ROLL

Unit No.	Unit Type	Unit Status	Name	Status	Lease Exp.	Move In/Out	Market Rent	Lease Rent	Gross Potential	Deposits
01304	1X1.0BA	Occupied	KIRTOKIAN HASSAN ORR	Canapp Canapp Resd.		86688 92089 73191 72890	475.00 475.00 495.00	450.00 475.00 495.00		0.00 0.00 150.00
01305	1X1.0BA	Occupied	MOORE MCCURLY	Canapp Resd.		81388 43091 42690	475.00 485.00	430.00 485.00		0.00 150.00
01306	1X1.0FP	Occupied	STANLEY	Resd.	22891	90189	485.00	485.00	485.00	150.00
01307	1X1.0FP	Occupied	VEAL HORNBUCKLE BARKER	Canapp Canapp Resd.		90188 100188 83191 82289	485.00 450.00 465.00	450.00 465.00 465.00		0.00 0.00 0.00
01308	1X1.0FP	Occupied	MITCHELL MITCHELL	Canapp Resd.		42089 63091 42089	485.00 460.00	450.00 460.00		0.00 0.00
01309	1X1.0FP	Occupied	ABBATTISTI	Resd.	53191	112888	485.00	450.00	450.00	0.00
01310	1X1.0FP	Occupied	PRICE	Resd.	22891	80389	485.00	480.00	480.00	150.00
01401	1X1.0BA	Occupied	STERN	Resd.	43091	22390	475.00	485.00	485.00	150.00
01402	1X1.0BA	Occupied	NEPLAND WILKERSON KNOWLES SZANNYI BUCTLE	Canapp Canapp Canapp Canapp Resd.		92588 100188 112988 120289 43091 103090	475.00 450.00 408.00 485.00 475.00	450.00 440.00 408.00 485.00 475.00		0.00 0.00 0.00 0.00 150.00
01403	1X1.0BA	Occupied	SALLAHEE RASSEY	Canapp Resd.		100188 93091 70989	475.00 450.00	430.00 450.00		0.00 150.00
01404	1X1.0BA	Occupied	FRANKLIN WYATT COOK	Canapp Canapp Resd.		90188 90188 73191 70889	475.00 440.00 465.00	440.00 440.00 465.00		0.00 0.00 150.00
01405	1X1.0BA	Occupied	CLEMENTS STEADMAN BAKER	Canapp Canapp Resd.		100588 120389 43091 123089	475.00 465.00 465.00	440.00 465.00 465.00		0.00 0.00 0.00
01406	1X1.0BA	VACANT AVAILABLE	MURRAY	Prev.	53191	113090	475.00	475.00	475.00	150.00
01407	1X1.0BA	ON-NOTICE AVAILABLE	MORTON WADDELL	Canapp Resd.		90188 33191 10991	475.00 495.00	450.00 495.00		0.00 150.00
01408	1X1.0BA	ON-NOTICE AVAILABLE	NIX KING WEDDING	Canapp Canapp Resd.		90188 11790 22891 123190	475.00 475.00 450.00	430.00 475.00 450.00		0.00 0.00 150.00
01409	1X1.0BA	Occupied	DEAN	Resd.	22891	21790	475.00	485.00	485.00	150.00

BOOK 322 PAGE 124

DEC 12 '90 04:07PM ATL PRUEXPRESS LEGAL

P.13

11-DEC-90

SUMMERCHASE AT RIVERCHASE (S 243-233)

Page 8

RENT ROLL

Unit No.	Unit Type	Unit Status	Name	Status	Lease Exp.	Move In/Out	Market Rent	Lease Rent	Gross Potential	Deposits
01410	1X1.08A	Occupied	WINDERLY	Resd.	53191	53090	475.00	475.00	475.00	150.00
01501	1X1.08A	Occupied	YOUNG	Resd.	123190	121900	475.00	450.00	450.00	0.00
01502	1X1.08A	Occupied	LATORIE SMITHMAN HARRISON	Canapp Canapp Resd.		82388 122088 53191	475.00 440.00 485.00	440.00 440.00 485.00	0.00 0.00 485.00	0.00 0.00 150.00
01503	1X1.08A	Occupied	PRINDY	Resd.	93090	82490	475.00	475.00	475.00	150.00 ✓
01504	1X1.08A	Occupied	CURTIS	Resd.	13191	80188	475.00	455.00	455.00	0.00
01505	1X1.08A	Occupied	MC DONALD BRADLEY	Canapp Resd.		90188 13191	475.00	440.00 425.00	0.00 425.00	0.00 0.00
01506	1X1.08A	ON-NOTICE AVAILABLE	LAMBERT NEWMAN	Canapp Resd.		90188 22891	475.00	450.00 475.00	0.00 475.00	0.00 150.00
01507	1X1.08A	Occupied	JOHNSON	Resd.	93091	100188	475.00	470.00	470.00	0.00
01508	1X1.08A	Occupied	LEE	Resd.	22891	82988	475.00	455.00	455.00	0.00
01509	1X1.08A	Occupied	CHIZNAK	Resd.	73191	72790	475.00	450.00	450.00	150.00
01510	1X1.08A	Occupied	BEATTY	Resd.	123190	41490	475.00	450.00	450.00	150.00
01601	1X1.0FP	Occupied	DATES DATES MITCHELL ENGLES	Canapp Canapp Canapp Resd.		90188 90188 100288 53191	465.00 450.00 440.00 450.00	450.00 440.00 440.00 450.00	0.00 0.00 0.00 450.00	0.00 0.00 0.00 150.00
01602	1X1.0FP	Occupied	KEENE	Resd.	83191	80389	485.00	480.00	480.00	150.00
01603	1X1.0FP	VACANT AVAILABLE					485.00		485.00	✓X
01604	1X1.0FP	Occupied	HESS RICKLES	Canapp Resd.		50188 53191	485.00	455.00 485.00	0.00 485.00	0.00 150.00
01605	1X1.0FP	Occupied	FRANKS	Resd.	73191	72888	465.00	475.00	475.00	0.00
01606	1X1.08A	Occupied	BRAMBLETT	Resd.	103191	42089	475.00	475.00	475.00	150.00
01607	1X1.08A	Occupied	MCINTYRE COLE	Canapp Resd.		32789 93091	475.00	460.00 495.00	0.00 495.00	0.00 150.00
01608	1X1.08A	Occupied	FROST	Resd.	123190	52190	475.00	455.00	455.00	150.00
01609	1X1.08A	Occupied	MEYERS HARRIS ROLLINS	Canapp Canapp Resd.		110188 110188 13191	475.00	440.00 440.00 485.00	0.00 0.00 485.00	0.00 0.00 0.00

BOOK 322 PAGE 125

DEC 12 '90 04:07PM ATL PRUEXPRESS LEGAL

P.14

11-DEC-90

SUNMERCHASE AT RIVERCHASE 18 863-2331

Page 9

RENT ROLL

Unit No.	Unit Type	Unit Status	Name	Status	Lease Exp.	Move In/Out	Market Rent	Lease Rent	Gross Potential	Deposits
01610	1X1.08A	Occupied	CULVER CHANDLER	Canapp Resd.	103191	92588 101389	475.00	440.00 440.00	440.00	0.00 150.00
01701	2X1.06A	Occupied	KAPLAN	Resd.	113091	112790	550.00	590.00	590.00	150.00
01702	2X1.08A	Occupied	STILES CERANI	Canapp Resd.	73191	120188 10590	550.00	490.00 525.00	525.00	0.00 0.00
01703	2X1.08A	Occupied	RICE NICHOLS	Canapp Resd.	73191	120188 71399	550.00	480.00 560.00	560.00	0.00 150.00
01704	2X1.08A	Occupied	VAN BRIESSCLE	Resd.	82091	82288	550.00	525.00	525.00	0.00
01705	2X1.08A	ON-NOTICE AVAILABLE	ALACINO LECRBY POLLASTRINI	Canapp Canapp Resd.		120988 122088 73191 123190	550.00	500.00 575.00 500.00		0.00 0.00 0.00
01706	2X1.0FP	Occupied	OLIVER	Resd.	13191	72590	570.00	580.00	580.00	150.00
01707	2X1.0FP	Occupied	BARLETT	Resd.	32191	92788	570.00	540.00	540.00	0.00
01708	2X1.0FP	Occupied	HUYBUE	Resd.	123191	120590	570.00	595.00	595.00	150.00
01709	2X1.0FP	Occupied	HUMENS	Resd.	32191	31590	570.00	540.00	540.00	150.00
01710	2X1.0FP	Occupied	MURRAY	Resd.	43091	113088	570.00	540.00	540.00	0.00
01801	2X1.0FP	Occupied	HOFFMAN	Resd.	22891	121689	570.00	540.00	540.00	0.00
01802	2X1.0FP	Occupied	DAVIS MAYES BISHAM	Canapp Canapp Resd.		111388 102588 13191 71590	570.00	500.00 480.00 545.00		0.00 0.00 150.00
01803	2X1.0FP	Occupied	BAVALI	Resd.	43091	103188	570.00	535.00	535.00	0.00
01804	2X1.0FP	Occupied	LANDE	Resd.	103191	110990	570.00	570.00	570.00	150.00
01805	2X1.0FP	Occupied	WIDH	Resd.	82191	90188	570.00	525.00	525.00	0.00
01806	2X1.08A	ON-NOTICE AVAILABLE	COLLAZO	Resd.	43091	123190	550.00	580.00	580.00	150.00
01807	2X1.08A	Occupied	BENNETT CRUM	Canapp Resd.		120188 13192 100888	550.00	490.00 535.00		0.00 150.00
01808	2X1.08A	Occupied	DVORAK	Resd.	22891	90190	550.00	530.00	530.00	150.00
01809	2X1.08A	Occupied	MERNEY	Resd.	92091	100188	550.00	490.00	490.00	0.00
01810	2X1.08A	Occupied	JENNERSON JONES	Canapp Canapp		110188 50189	550.00	500.00 490.00		0.00 0.00

BOOK 322 PAGE 126

11-DEC-90

SUMMERCHASE AT RIVERCHASE (# 863-233)

Page 10

RENT ROLL

Unit No.	Unit Type	Unit Status	Name	Status	Lease Exp.	Move In/Out	Market Rent	Lease Rent	Gross Potential	Deposit
01901	2X2.OFP	Occupied	WALKER HICKMAN BENNETT	Resd. Canapp Resd.	93091 93091	91089 111889 92190	620.00	500.00 630.00 620.00	500.00 620.00	150.00 0.00 150.00
01902	2X2.OFP	Occupied	BISHOP	Resd.	63091	61590	620.00	599.00	599.00	150.00
01903	2X2.OFP	Occupied	FREUND JOHNS.	Canapp Resd.		80189 80889	620.00	560.00 580.00	580.00	0.00 150.00
01904	2X2.OFP	Occupied	WANDY	Resd.	63091	40990	620.00	640.00	640.00	150.00
01905	2X2.OFP	Occupied	LYNCH	Resd.	73191	72890	620.00	600.00	600.00	150.00
01906	2X2.OFP	Occupied	HICKS SEARLEAS ONEAL HICKMAN ROBINSON JACKSON	Canapp Canapp Canapp Canapp Canapp Resd.		102488 120188 101088 110589 80490 81890	620.00	530.00 575.00 575.00 620.00 620.00 630.00		0.00 0.00 0.00 0.00 0.00 150.00
01907	2X2.OFP	Occupied	CANERON	Resd.	113091	81888	620.00	600.00	600.00	0.00
01908	2X2.OFP	ON-NOTICE AVAILABLE	DECEDE	Resd.	83191	123190	620.00	620.00	620.00	150.00
01909	2X2.OFP	Occupied	COX	Resd.	43091	23189	620.00	585.00	585.00	150.00
01910	2X2.OFP	Occupied	VAUGHAN	Resd.	113090	101389	620.00	600.00	600.00	150.00
02001	2X2.OFP	Occupied	EADES PETERS	Canapp Resd.		21889 81789	620.00	575.00 620.00	620.00	0.00 150.00
02002	2X2.OFP	Occupied	HAZZARD HAZZARD BONZALES	Canapp Canapp Resd.		111889 111889 113089	620.00	620.00 620.00 600.00		0.00 0.00 0.00
02003	2X2.OFP	Occupied	TATE	Resd.	43091	22589	620.00	575.00	575.00	150.00
02004	2X2.OFP	Occupied	BOULTON LOHR	Canapp Resd.		100590 101990	620.00	650.00 620.00	620.00	0.00 150.00
02005	2X2.OFP	Occupied	SMITH	Resd.	63091	100690	620.00	630.00	630.00	150.00
02006	2X2.OFP	Occupied	FARISH	Resd.	73191	72290	620.00	620.00	620.00	150.00
02007	2X2.OFP	Occupied	BURLESON	Resd.	83191	81090	620.00	640.00	640.00	150.00
02008	2X2.OFP	Occupied	YATES	Resd.	93091	100188	620.00	560.00	560.00	0.00
02009	2X2.OFP	Occupied	PATTI HEARN	Canapp Resd.		120188 112090	620.00	600.00 650.00	650.00	0.00 150.00

BOOK 322 PAGE 127

11-DEC-90

SUMMERCHASE AT RIVERCHASE (4 B63-233)

Page 11

RENT ROLL

Unit No.	Unit Type	Unit Status	Name	Status	Lease Exp.	Move In/Out	Market Rent	Lease Rent	Gross Potential	Deposits
02010	2X2.OFF	Occupied	MCKINNEY ANN FOREST LINDSEY	Canapp Canapp Canapp Resd.		101088 120188 120288 123190	620.00 550.00 550.00 600.00	550.00 550.00 550.00 600.00		0.00 0.00 0.00 0.00
02101	2X2.OFF	Occupied	MURPHY	Resd.	33191	31090	620.00	640.00	640.00	150.00
02102	2X2.OFF	Occupied	MONTREAT FALSE	Canapp Resd.		32689 63091	620.00 620.00	580.00 640.00		0.00 150.00
02103	2X2.OFF	Occupied	MCCORMICK	Resd.	123190	120989	620.00	600.00	600.00	0.00 ✓
02104	2X2.OFF	Occupied	JONES	Resd.	13191	71588	620.00	620.00	620.00	0.00
02105	2X2.OFF	Occupied	COOKE COMPAS KAYTON INC BY	Canapp Canapp Canapp Resd.		31290 40590 41590 43091	620.00 630.00 630.00 620.00	630.00 600.00 630.00 630.00		0.00 0.00 0.00 150.00
02106	2X2.OFF	Occupied	BUNNAWAY	Resd.	53191	110489	620.00	620.00	620.00	150.00
02107	2X2.OFF	Occupied	MCKLEARY	Resd.	43091	71588	620.00	593.00	593.00	0.00
02108	2X2.OFF	Occupied	HADE	Resd.	33191	31590	620.00	620.00	620.00	429.00
02109	2X2.OFF	Occupied	WALL	Resd.	33191	90790	620.00	650.00	650.00	150.00
02110	2X2.OFF	Occupied	SULLIVAN	Resd.	73191	12889	620.00	575.00	575.00	0.00
02201	2X2.OFF	Occupied	BABBY	Resd.	33191	32490	620.00	640.00	640.00	150.00
02202	2X2.OFF	Occupied	SWICORD	Resd.	112091	111590	620.00	650.00	650.00	150.00
02203	2X2.OFF	Occupied	DAVIS	Resd.	43091	100690	620.00	620.00	630.00	150.00 ✓
02204	2X2.OFF	Occupied	LANSON	Resd.	103191	100389	620.00	600.00	600.00	150.00
02205	2X2.OFF	Occupied	CANDY	Resd.	13091	90188	620.00	580.00	580.00	0.00
02206	2X2.OFF	ON-NOTICE AVAILABLE	BILL	Resd.	123190	123190	620.00	620.00	620.00	150.00
02207	2X2.OFF	Occupied	CANDLER	Resd.	93091	100188	620.00	610.00	610.00	0.00
02208	2X2.OFF	Occupied	WHIGHAM	Resd.	93091	31189	620.00	585.00	585.00	150.00
02209	2X2.OFF	Occupied	DAVID	Resd.	33191	91590	620.00	640.00	640.00	150.00
02210	2X2.OFF	ON-NOTICE AVAILABLE	COMLEY BATES	Canapp Resd.		100188 22891	620.00 123190	550.00 620.00		0.00 150.00

DEC 12 '90 04:09PM ATL PRUEXPRESS LEGAL

P.17

11-DEC-90

SUMMERCHASE AT RIVERCHASE (6 663-293)

Page 12

RENT ROLL

Unit No.	Unit Type	Unit Status	Name	Status	Lease Exp.	Move In/Out	Market Rent	Lease Rent	Gross Potential	Deposits
02301	2X2.OFF	Occupied	SPINOSI	Resd.	53191	50989	620.00	600.00	600.00	150.00
02302	2X2.OFF	Occupied	NOBLEY	Resd.	33191	110689	620.00	605.00	605.00	150.00
02303	2X2.OFF	Occupied	BAILEY HERRINGTON	Canapp Resd.	113090	42089 12090	620.00	560.00 620.00	620.00	0.00 0.00
02304	2X2.OFF	Occupied	WHITE	Resd.	93091	91589	620.00	600.00	600.00	0.00
02305	2X2.OFF	Occupied	SOUTH	Resd.	53191	52089	620.00	550.00	550.00	150.00
02306	2X2.OFF	Occupied	PIPKIN MORRISON ROHLAND	Canapp Canapp Resd.	123090	72589 121589 123089	620.00	620.00 595.00 595.00		0.00 0.00 150.00
02307	2X2.OFF	On-Notice Rented	AVEN BUSTIN FIELDS	Appl. Canapp Resd.		10391 43090 123190	620.00	650.00 440.00 640.00		150.00 0.00 150.00
02308	2X2.OFF	Occupied	DAVIS	Resd.	22891	43089	620.00	570.00	570.00	150.00
02309	2X2.OFF	Occupied	STIMS	Resd.	83191	90189	620.00	610.00	610.00	150.00
02310	2X2.OFF	Occupied	PERRY	Resd.	53191	53190	620.00	630.00	620.00	150.00
02401	2X2.OFF	Occupied	FRUITT	Resd.	43091	42489	620.00	600.00	600.00	150.00
02402	2X2.OFF	ON-NOTICE AVAILABLE	CUEVA	Resd.	123190	123190	620.00	599.00	599.00	150.00
02403	2X2.OFF	Occupied	RIGGS	Resd.	93091	90890	620.00	620.00	620.00	150.00
02404	2X2.OFF	Occupied	HURLEY	Resd.	33191	51590	620.00	640.00	640.00	150.00
02405	2X2.OFF	Occupied	CROCKETT STROM	Canapp Resd.		60189 60489	620.00	560.00 570.00		0.00 150.00
02406	2X2.OFF	Occupied	PARKER	Resd.	43091	42390	620.00	640.00	640.00	150.00
02407	2X2.OFF	Occupied	HOWARD	Resd.	43091	100490	620.00	640.00	640.00	150.00
02408	2X2.OFF	Occupied	BLUM	Resd.	63091	102588	620.00	580.00	580.00	0.00
02409	2X2.OFF	Occupied	DIXON	Resd.	73191	70390	620.00	600.00	600.00	150.00
02410	2X2.OFF	Occupied	HOFFMAN LINDSEY COI	Canapp Canapp Resd.		100588 111588 62390	620.00	550.00 550.00 620.00		0.00 0.00 150.00
WAIT163			SPINOSI	Canapp		30190		600.00		0.00

BOOK 322 PAGE 129

11-DEC-90

SUMMERCHASE AT RIVERCHASE (4 863-233)

Page 12

RENT ROLL

Unit No.	Unit Type	Unit Status	Name	Status	Lease Exp.	Move In/Out	Market Rent	Lease Rent	Gross Potential	Deposits
WAIT179			JOHNSON	Appl.		30190		460.00		0.00
WAIT182			MITCHELL	Appl.		30190		485.00		0.00
WAIT187			SENN	Canapp		20190		630.00		0.00
WAIT188			LANGON	Canapp		20190		620.00		0.00
WAIT196			BANKHEAD	Canapp		40190		540.00		0.00
WAIT201			MCCLENNY	Appl.		40190		530.00		0.00
WAIT203			FARTON	Appl.		72290		620.00		0.00
WAIT207			BRASSWELL	Canapp		82290		640.00		0.00
WAIT212			KEY	Appl.		10491		450.00		150.00

Totals: Mkt Rent 132300.00 Lease Rent 125246.00 Gross Potential 129826.00 Deposits 26169.00

Total Number of Units: 240

1106A-475
1110PP 485
2X106A 552
2X106A 575
2X206A 620

Lease Rate
including
vacancy

Lease Rate
including
vacancy
at
market

322 PAGE 130

✓ = Tied rent roll tenant, unit #, dates and leased rent to lease JAB 12/11/90
 @ = Confirmed tenant in occupancy by site visit. JAB 12/11/90
 X = confirmed unit vacant by site visit. JAB 12/11/90
 I, Gina L Taylor, Business manager,
 certify this rent roll to be correct
 as of 12/11/90: Gina L Taylor

EXHIBIT C

MINIMUM LEASING REQUIREMENTS

All additional Leases and renewal Leases covering the Property shall satisfy the following conditions:

1. Minimum (original or renewal) Term: Six month minimum
2. Rental Basis: Monthly rent with electricity and, if applicable, gas heating and cooking separately metered to tenants
3. (a) Type of Building: Apartments
(b) Minimum Rentals: Not less than the following:

<u>Unit Type</u>	<u>Monthly Rental</u>
1 BR/1 BA (802 s.f.)	\$468.40 (avg)
2 BR/1 BA (995 s.f.)	\$536.63 (avg)
2 BR/2 BA (1,122 s.f.)	\$606.76 (avg)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 DEC 13 PM 4:02

JUDGE OF PROBATE

1. Deed Tax	-----	\$	-----
2. Mtg Tax	-----	\$	-----
3. Recording Fee	-----	\$	47.50
4. Indexing Fee	-----	\$	5.00
5. Notary Fee	-----	\$	-----
6. Certified Fee	-----	\$	7.50
Total	-----	\$	71.50

