

**RESERVE STUDIES COMPLETED BY  
CRITERIUM-CARUSO ENGINEERS  
TOWNHOMES AND CONDOMINIUMS**

Date Prepared	Community Association	Management Company
2011	1010 Midtown Condominiums 1080 Peachtree Street, NE Atlanta, GA 30309	Jim Blair, Property Manager Daniel Realty Services LLC 1080 Peachtree Street, NE Suite 300 Atlanta, GA 30309
2011	Tribute Lofts Condominium Association 480 John Wesley Dobbs Ave. Atlanta, GA 30312	Tribute Lofts Condominium Association C/o Condominium Concepts Management Calandra Jenkins
2010	90 Fairlie Condominiums 90 Fairlie Street Atlanta, GA	InTown Property Management P.O. Box 1476 Atlanta, GA 30301 Richard Hooker, 404-522-8288
2010	The Lofts at the Belvedere Atlanta, GA	Community Management Associates 1465 Northside Drive, Suite 128 Atlanta, GA 30318 Nia Terry-Childs 404-352-5470
2010	Colony House Condominiums 145 Fifteenth Street Atlanta, GA	Piedmont Management Associates 233 Peachtree St. NE Atlanta, GA 30303 Tim Huffman 404-872-8468
2010	Paces 325 Condominiums 325 E. Paces Ferry Road Atlanta, GA	Condominium Concepts 1200 Lake Hearn Drive, Suite 150 Atlanta, GA 30319 Malissa Jackson
2009	3630 Peachtree Condominiums The Ritz Carlton Residences 3630 Peachtree Rd. Atlanta, GA	The Novare Group Larry Munn 817 West Peachtree St. Suite 400 Atlanta, GA 30308 404-961-7972
2009	The Gallery Condominiums (Update) 2795 Peachtree Rd. Atlanta, GA 30305	The Novare Group Larry Munn 817 West Peachtree St. Suite 400 Atlanta, GA 30308 404-961-7972
2009	The Metropolitan Condominiums 20 Marietta St. Atlanta, GA 30303	Intown Property Management Richard Hooker 404-522-8288
2009	Hanover House Condominiums 147 15 <sup>th</sup> St. NE Atlanta, GA 30309	Bruce Enlow Piedmont Management Associates 233 Peachtree St. NE Atlanta, GA 30303 404-872-8468

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2009	Renaissance Lofts Condominiums 120 Ralph McGill Blvd. Atlanta, GA 30308	Renaissance Lofts Condominiums 120 Ralph McGill Blvd. Atlanta, GA 30308 Alden Beane
2009	River Place Condominiums One Seventh Street Augusta, GA 30901	River Place Condominiums One Seventh Street Augusta, GA 30901
2009	A & P Lofts Condominiums 881 Memorial Drive Atlanta, GA 30316	Condominium Concepts 1200 Lake Hearn Drive, Suite 150 Atlanta, GA 30319
2009	Rivermont Village Condominiums 100 Sandy Lane Drive Johns Creek, GA	Access Management Group. 1100 Northmeadow Parkway Suite 114 Roswell, GA 30076
2009	The Eclipse Buckhead Condominiums (update) 250 Pharr Road Atlanta, GA	Elizabeth Cagle Novare Management 250 Pharr Road Atlanta, GA
2008	The Dakota Condominiums 850 Piedmont Ave NE Atlanta, GA	Piedmont Management Peachtree Center, Harris Tower 233 Peachtree Street Suite 2310 Atlanta, GA 30303 404-872-8468
2008	Realm Condominiums 3324 Peachtree Road Atlanta, GA	Novare Management Group 3324 Peachtree Road Atlanta, GA 30326
2008	The Gallery Condominiums 2795 Peachtree Road Atlanta, GA	The Gallery Residential Condominium Assoc Greg Mark 2795 Peachtree Road Atlanta, GA 30305
2008	Atlantic Seventeenth 361 17 <sup>th</sup> Street Atlanta, GA	Atlantic Seventeenth Master Condominium Association c/o Cameron Pimm 361 17 <sup>th</sup> Street NW Atlanta, GA 30363
2008	Peachtree Lofts 878 Peachtree Street Atlanta, GA	David Hill Access Management Group 878 Peachtree Street NE Atlanta, GA 30309
2008	The Metropolitan Condominiums 20 Marietta Street Atlanta, GA	Intown Property Management Richard Hooker 87 Peachtree Street NW Atlanta, GA 30303

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2008	The Stratford on North Decatur Decatur, GA	Piedmont Management Jennifer King 233 Peachtree Street Suite 2310 Atlanta, GA 30303
8/20/07	Kessler City Lofts 87 Peachtree Street SW Atlanta, GA	Intown Property Management Richard Hooker 87 Peachtree Street NW Atlanta, GA 30303
7/23/07	Enclave at Renaissance Park 200 Renaissance Parkway Atlanta, GA	Heritage Property Mgmt. 500 Sugar Mill Road, Bldg. B Suite 200 Atlanta, GA 30350 770-451-8171
7/10/07	Old Field @ Grant Park 655 Mead Street Atlanta, GA	Community Management Associates 1465 Northside Drive, Suite 128 Atlanta, GA 30318 404-352-5470
5/18/07	Liberty Lofts and Townhomes Roswell, GA	Heritage Property Mgmt. 500 Sugar Mill Road, Bldg. B Suite 200 Atlanta, GA 30350 770-451-8171
1/11/07	The Plaza Midtown 950 W. Peachtree NW Atlanta, GA	Plaza Midtown Residential Daniel Realty Services 950 W. Peachtree Street NW Atlanta, GA 30309 Stephanie Powers 678-235-0650
11/16/2007	The Manhattan Condominium Association 4561 Olde Perimeter Way Atlanta, GA 30346	Sue Juliano Property Manager 4561 Olde Perimeter Way Atlanta, GA 30346
03/24/06	The Art Foundry @ Atlantic Commons 401 16 <sup>th</sup> Street Atlanta, GA 30363	Sentry Management 270 Carpenter Drive # 320 Atlanta, GA 30328
08/14/06	The Factory Lofts Condominiums 675 Greenwod Ave. Atlanta, GA 30306	Community Management Associates 1465 Northside Drive Suite 128 Atlanta, GA 30318 404/352-5470
2006	905 Juniper Condominiums 905 Juniper Street Atlanta, GA 30308	Annie Cristman Property Manager 906 Juniper Street Atlanta, GA
11/06	The Eclipse Buckhead Condominiums 250 Pharr Road Atlanta, GA	Novare Management Group 250 Pharr Road Atlanta, GA