

UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF GEORGIA

Lanz, et al. v. LHNH LaVista LLC, et al., No. 1:23-cv-05344-LMM

If you lived at The Reserve at LaVista Walk apartments as of the fire on November 10, 2023, you may be entitled to compensation from a class action settlement. The deadline to file a claim is November 22, 2026. Your legal rights are affected whether you act or not. Please read this notice carefully.

A federal court authorized this notice. This is not a solicitation from a lawyer.

A settlement has been reached in a class action lawsuit about the November 10, 2023 fire at The Reserve at LaVista Walk apartments, 1155 LaVista Road, Atlanta, Georgia (the “Fire”). The lawsuit claims the Defendants are responsible for the Fire and resulting losses. The Defendants deny any wrongdoing. The Court has not decided who is right.

YOUR LEGAL RIGHTS AND OPTIONS IN THIS SETTLEMENT

Submit a Claim Form	This is the only way to receive a payment from the settlement fund. Deadline: November 22, 2026.
Exclude yourself (opt out)	Receive no payment from the settlement fund, but keep any right to sue the Defendants separately about the Fire. Deadline: November 22, 2026.
Object	Write to the Court about why you do not like the settlement. You must still submit a Claim Form to be paid. Deadline: November 22, 2026.
Go to the hearing	Ask to speak in Court about the fairness of the settlement at the Final Approval Hearing on January 5, 2027.
Do nothing	Receive no payment and give up your right to sue the Defendants about the Fire.

These rights and options and the deadlines to exercise them are explained in this notice. The Court still must decide whether to approve the settlement. Payments will be made only if the Court approves the settlement and after any appeals are resolved.



For complete information and to file a claim, scan this QR code to go directly to the Settlement website, **www.LaVistaFireSettlement.com**

BASIC INFORMATION

1. Why did I get this notice?

Records indicate you may have lived at The Reserve at LaVista Walk on November 10, 2023. This notice explains that a court-approved settlement may affect your rights. You have legal options before the Court decides whether to approve the settlement.

2. What is this lawsuit about?

The lawsuit, Lanz, et al. v. LHNH LaVista LLC, et al., claims that the Defendants — LHNH LaVista LLC, LHNH LaVista TIC II, LLC, LHNH LaVista TIC III, LLC, Silverpoint Management, LLC, and Avenium Group, LLC — are responsible for the Fire and the losses residents suffered, including displacement and lost or damaged personal property. The Defendants deny the claims and any liability.

3. Why is this a class action and why is there a settlement?

In a class action, one or more people called Class Representatives sue on behalf of a group of people with similar claims. Here, the Class Representatives are Alexander Lanz, Alyssa Greene, Shanaya Dessin, and Vincent Leija. The Court has not decided in favor of either side. Instead, both sides agreed to a settlement to avoid the cost and risk of further litigation and to provide payments to residents.

WHO IS INCLUDED IN THE SETTLEMENT

4. Am I part of the Settlement Class?

The Settlement Class includes all natural persons who lived at The Reserve at LaVista Walk on November 10, 2023, including both adults (18 or older) and minor children (under 18). It also includes their assignees, subrogated insurers, and successors.

5. Are there exceptions to being included?

Yes. The Class does not include Charnelle Gunn, Robert Stokes, or anyone who already settled, assigned, or obtained a final judgment on their claims related to the Fire.

6. What about my children?

Children who were under 18 on November 10, 2023 and lived at the property are included. A parent or legal guardian may make a claim for each child using the same Claim Form. Each eligible child receives a flat \$2,500.00 payment, which covers all of the child's claims.

THE SETTLEMENT BENEFITS — WHAT YOU CAN GET

7. What does the settlement provide?

The Defendants will pay \$8,450,000.00 into a settlement fund. After the Court-approved attorneys' fees, litigation expenses, settlement-administration costs, taxes, and any opt-out amounts are deducted, the remaining "Net Settlement Fund" is divided into two parts: a \$1,300,000.00 Displacement Pool and a Property Loss Pool (the rest of the Net Settlement Fund).

8. How much is the Displacement Payment?

Every adult Class Member who submits a valid claim and verifies residency shares the \$1,300,000.00 Displacement Pool equally. The amount each adult receives depends on how many adults file valid claims — the pool is divided equally among them. Children do not receive a separate displacement payment (their \$2,500.00 already covers displacement).

9. How much is the Property Loss Payment?

If you lost or damaged personal property because of the Fire, you may submit a Property Loss Claim. The settlement administrator adjuster will review your claim and the documents you provide and determine a recognized amount. If you received insurance for that property, your recognized amount is reduced by the insurance you received. The Property Loss Pool is then shared in proportion to each person's recognized amount, so the exact percentage depends on the total of all valid claims.

10. How much do children receive?

Each eligible child receives a flat \$2,500.00, paid in full and not reduced, in full and final satisfaction of all of the child's claims (both displacement and property loss). A parent or legal guardian claims this on the child's behalf.

11. When will payments be made?

Payments will be made only after the Court grants final approval, any appeals are resolved, and the claims are processed. This can take time. Keep your contact information current with the Settlement Administrator.

HOW TO GET A PAYMENT

12. How do I make a claim?

You must complete and submit a Claim Form by the Claims Deadline, November 22, 2026. You can submit online at www.LaVistaFireSettlement.com, by e-mail to info@lavistafiresettlement.com, or by mail to LaVista Fire Settlement c/o Settlement Administrator, P.O. Box 25191, Santa Ana, CA 92799. The Claim Form asks for your unit number, the last four digits of your Social Security number, information about your losses and any insurance, and a signed statement that you lived at the property on the date of the Fire and that your information is true.

13. What if my claim is incomplete?

The Settlement Administrator will notify you of any deficiency and give you 30 days to fix it. You will receive a decision on your claim, and you may ask for reconsideration within 30 days if you believe an error was made.

EXCLUDING YOURSELF FROM THE SETTLEMENT

14. How do I opt out?

To exclude yourself, mail or e-mail a written request for exclusion to the Settlement Administrator that includes your name, address, and a statement that you want to be excluded from the settlement in Lanz v. LHNH LaVista LLC. It must be postmarked or e-mailed by November 22, 2026. If you exclude yourself, you will not receive a payment, but you keep any right to sue the Defendants separately about the Fire.

Settlement Administrator:
LaVista Fire Settlement
ATTN: Exclusion Requests
P.O. Box 25191
Santa Ana, CA 92799
info@lavistafiresettlement.com

15. If I opt out, can I still get a payment from the settlement?

No. You cannot both exclude yourself and receive a payment from the settlement.

THE LAWYERS REPRESENTING YOU

16. Do I have a lawyer?

The Court appointed The Brosnahan Law Firm, Dean Thaxton LLC, and Epps Holloway DeLoach & Hoipkemier, LLC as Class Counsel to represent the Settlement Class. You will not be charged for these lawyers. You may hire your own lawyer at your own expense.

17. How will the lawyers be paid?

Class Counsel will ask the Court for attorneys' fees of up to 33⅓% of the settlement fund (i.e., \$2,813,850.00), plus litigation expenses, to be paid from the fund. The Court will decide the amount of fees and expenses.

OBJECTING TO THE SETTLEMENT

18. How do I tell the Court I do not like the settlement?

If you are a Class Member and do not exclude yourself, you may object to the settlement in writing. Your objection must include a statement of class membership with unit number; the basis for your objection; any supporting documents; each instance you or your counsel objected to a class settlement in the last five years; state whether you intend to appear at the final approval hearing; and be signed by you. You must e-mail or mail your objection and any supporting documents to the Settlement Administrator by November 22, 2026:

LaVista Fire Settlement
c/o Settlement Administrator
P.O. Box 25191
Santa Ana, CA 92799
info@lavistafiresettlement.com

19. What is the difference between objecting and excluding myself?

Objecting tells the Court you think the settlement is unfair; you remain in the Class and can still receive a payment if you submit a Claim Form. Excluding yourself removes you from the Class entirely; you give up any payment but keep your own right to sue.

THE COURT'S FINAL APPROVAL HEARING

20. When and where will the Court decide whether to approve the settlement?

The Court will hold a Final Approval Hearing on January 5, 2027 at 1:30 p.m. EST at the United States District Court for the Northern District of Georgia, 75 Ted Turner Drive SW, Atlanta, GA 30303-3309, before the Honorable Leigh Martin May. At the hearing, the Court will consider whether the settlement is fair, reasonable, and adequate, and will consider Class Counsel's request for fees and expenses. The hearing may be moved or held remotely; check the Settlement Website for updates.

21. Do I have to attend, and may I speak?

You do not have to attend. You may attend at your own expense. If you filed a timely objection, you may ask to speak at the hearing. You do not need to hire a lawyer in order to attend the hearing but if you choose to hire a lawyer you are responsible for paying them.

IF YOU DO NOTHING / MORE INFORMATION

22. What happens if I do nothing?

If you do nothing, you will not receive a payment, and you will give up your right to sue the Defendants and the released parties about claims related to the Fire, as described in the settlement agreement.

23. How do I get more information?

This notice summarizes the settlement. The complete Class Settlement and Release Agreement, the Settlement Plan, the Claim Form, and other documents related to the lawsuit and the settlement are available at www.LaVistaFireSettlement.com. You may also call the toll-free helpline at (833) 421-7358 or email info@lavistafiresettlement.com with questions. Please do not contact the Court or the Defendants for information about the settlement.



For complete information and to file a claim, scan this QR code to go directly to the Settlement website, **www.LaVistaFireSettlement.com**