

SELLER'S PROPERTY DISCLOSURE STATEMENT (LOT/LAND) EXHIBIT " _____ "



2008 Printing

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale of that certain Property known as: Fulton County, Madison, Georgia 30050

NOTICE TO BUYER AND SELLER: This disclosure statement is designed to assist Seller in disclosing to a buyer all known material or adverse facts relating to the physical condition of Property that are not readily observable. **All answers are to be answered with respect to the above referenced property. IF THE ANSWERS TO ANY OF THE QUESTIONS LISTED BELOW ARE "YES" SELLER SHALL FULLY EXPLAIN THE ANSWER TO THE QUESTION IN THE BLANK CORRESPONDING TO THE QUESTION AND/OR IN THE ADDITIONAL EXPLANATIONS PARAGRAPH.**

IF THE ANSWERS TO ANY OF THE QUESTIONS LISTED BELOW ARE "YES," PLEASE EXPLAIN IN DETAIL IN THE "ADDITIONAL EXPLANATIONS" SECTION.

1. SOIL, TREES, DRAINAGE AND BOUNDARIES:

- | | | | |
|---|---|-----------------------------|-------------------------------------|
| (a) Is Property vacant? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | Don't Know <input type="checkbox"/> |
| If yes, how long has it been since Seller occupied Property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) Are there any leases, written or verbal, on Property or any part thereof? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (c) Is there any fill dirt on Property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (d) Is there or will there be any landfill on Property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (e) Are there mine shafts or wells (in use or abandoned)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (f) Is there any sliding, settling (other than normal settling), earth movement, upheaval or earth stability/expansive soil problems? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>Wells</u> | | | |
| (g) Is Property or any part thereof located in a flood zone? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (h) Are there any drainage or flooding problems on Property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (i) Are there any diseased or dead trees? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (j) Are there any encroachments, boundary line disputes, leases or unrecorded easements? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

2. TOXIC SUBSTANCES:

- | | | | |
|---|-------------------------------------|--------------------------|--------------------------|
| (a) Are there any underground tanks, toxic or hazardous substances on Property (structure or soil) such as asbestos, urea-formaldehyde, methane gas, radioactive material, benzene, radon, or other environmental contaminants? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) Has Property ever been tested for radon or any other environmental contaminants? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

3. THE PROPERTY:

- | | | | |
|--|-------------------|-------------------------------------|--------------------------|
| (a) How many acres are in Property? | <u>148.8 + 06</u> | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) What is the current zoning of Property? | <u>AG</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Will conveyance of Property exclude any mineral, oil and timber rights? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Are there any governmental allotments committed? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Have any licenses or usage permits been granted for, but not limited to, crops, minerals, hunting, water, grazing or timber? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- 4. COVENANTS, FEES AND ASSESSMENTS:**
- | | | | |
|---|-------------------------------------|--------------------------|--------------------------|
| (a) Is, or will, Property be part of a community association? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) Is or will it be subject to covenants, conditions and restrictions (CC & Rs)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (c) Is there a mandatory membership Association Fee? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, what amount? \$ _____, per _____ | | | |
| Is there an initiation fee? If yes, what amount? \$ _____ | | | |
| (d) Are there any special assessments approved by but yet not owing or due to the Association? If yes, what amount \$ _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

5. OTHER MATTERS:

- | | | | |
|--|-------------------------------------|--------------------------|--------------------------|
| (a) Have there been any inspections of Property in the past year? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) Are there any violations of local, state or federal laws, codes or regulations with respect to Property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (c) Have you received notices by governmental or quasi-governmental agency affecting Property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (d) Are there any existing or threatened legal actions affecting Property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (e) Is there any system or item on Property which is leased or which has a fee associated with its use? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (f) Are there any private or undedicated roadways for which owner may have financial responsibility? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (g) If Property is served by well water, is the well on Property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (h) Are there any other adverse, material facts pertaining to the physical condition of the Property that have not otherwise been disclosed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

6. AGRICULTURAL DISCLOSURE:

Is the subject Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use? Yes No Don't Know Conservation Use

It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forestland for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that the property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24 hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.

7. UTILITIES:

Seller warrants that the following utilities serve Property. (The term "serve" shall mean: the indicated utilities and services are available and functional at the property line.) Check (✓) only those utilities below that are included in the sale of Property. [*The utilities listed below that are not checked do not serve Property.*]

- Electricity Public Sewer
- Natural Gas Public Water
- Telephone Private/Well Water
- Cable Television 2. Shared Well Water
- Garbage Collection 1. Other _____

8. ADDITIONAL EXPLANATIONS FOR ALL QUESTIONS ANSWERED "YES": [*Explanations should reference the number of the question for which more detailed information is being provided.*]

Property in Conservation Use Program - will
Apply to renew in April March

MARK BOX IF ADDITIONAL PAGES ARE ATTACHED

9. SELLER'S REPRESENTATION:

In this disclosure, Seller warrants that to the best of Seller's knowledge and belief, the information contained herein with respect to the condition of the Property is accurate and complete as of the date signed by Seller. It is not a substitute for any inspections or warranties that Buyer may wish to obtain. Seller hereby authorizes Broker to provide this information to prospective buyers of Property and to Brokers. **Seller agrees to promptly update this Lot/Land Disclosure Statement and provide any Buyer and Brokers with a revised copy of the same if there are any material changes in the answers to the questions contained herein.**

Is each individual named below a U. S. Citizen or resident alien?

Yes No

Has each individual named below been a Georgia resident for the past two years?

Yes No

Has Property been Seller's primary residence for at least two of the last five years?

Yes No

Seller: Cher. B. Blair

Date: Dec 15, 2008

Seller: DANA A. BLAIR

Date: Dec. 15, 2008

10. RECEIPTS AND ACKNOWLEDGMENT OF BUYER:

I acknowledge receipt of this Seller's Lot/Land Property Disclosure Statement. I understand that except as stated in the Lot/Land Purchase and Sale Agreement with Seller, Property is being sold in its present condition only, without warranties or guarantees of any kind by Seller or Brokers. No representations concerning the condition of Property are being relied upon by me except as disclosed herein or stated in the Purchase and Sale Agreement.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

SELLER'S PROPERTY DISCLOSURE STATEMENT EXHIBIT " 3 "



2008 Printing

This Exhibit is part of the Agreement with an Offer Date of Feb 2008 Hwy for the purchase and sale of that certain Property known as: Fulton Hwy Madison Georgia 30650

NOTICE TO BUYER AND SELLER: This disclosure statement is designed to assist Seller in disclosing to prospective buyers material adverse facts relating to the physical condition of Property that may not be readily observable, disclosing historical information and past problems with Property, and identifying those fixtures/items that are included with the sale of Property. **All answers are to be answered with respect to the above referenced property. IF THE ANSWERS TO ANY OF THE QUESTIONS LISTED BELOW ARE "YES" SELLER SHALL FULLY EXPLAIN THE ANSWER TO THE QUESTION IN THE BLANK CORRESPONDING TO THE QUESTION AND/OR IN THE ADDITIONAL EXPLANATIONS PARAGRAPH.**

- | | Yes | No | Don't Know |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. OCCUPANCY: | | | |
| (a) Is Property vacant? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, how long has it been since Seller occupied Property? | | | |
| (b) Are there any leases, written or verbal, on Property or any part thereof? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. SOIL, TREES, SHRUBS AND BOUNDARIES: | | | |
| (a) Are there any landfills (other than foundation backfill), graves, mine shafts, trash dumps or wells (in use or abandoned) on Property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Is there any siding, settling (other than normal settling), earth movement, sinkholes, upheaval, or earth stability/expansive soil problems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Are there any diseased or dead trees on Property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) Are there any encroachments (known or recorded), leases, unrecorded easements, or boundary line disputes? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. TERMITES, DRY-ROT, PESTS, AND WOOD-DESTROYING ORGANISMS: | | | |
| (a) Is there any past or present damage to Property caused by infiltrating pests, termites, dry-rot, or other wood-destroying organisms? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) Is your Property currently under a transferable bond, warranty or other coverage for termites or other wood destroying organisms by a licensed pest control company? If yes, check type of coverage: <input type="checkbox"/> re-treatment and repair; or <input type="checkbox"/> re-treatment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (c) Is there a cost to transfer the bond, warranty or other coverage? If yes, what is the cost? \$ <u>NA</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Is there a cost to maintain the bond, warranty or other coverage? If yes, what is the annual cost? \$ <u>NA</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Have any termite/pest control reports or treatments for Property been done in the last five (5) years? <u>NA</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) Does any dwelling or garage on Property have any untreated wood or exterior siding/cladding, such as rigid board insulation, foam plastic, synthetic stucco, hard coat stucco, wood or masonry siding (excluding brick), below grade or within six inches of finished grade? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS: | | | |
| (a) What year was the main residential dwelling constructed? <u>1800's</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Has there been any movement, shifting, settling (other than normal settling), cracking, deterioration, or other structural problems with any dwelling or garage on Property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) Has there been any additional structural bracing, underpinning, or other structural reinforcement added to any dwelling or garage on Property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) Are there any problems with driveways, walkways, patios, or retaining walls on Property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) Have there been any additions, structural changes, or any other major alterations to the original improvements on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) Has there been any work done on the Property where required permits and/or approvals (public or private) were not obtained? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Has any work been done to Property that was not in compliance with building codes or zoning regulations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (h) Does any part of the exterior siding or cladding of any dwelling or garage on Property consist of synthetic stucco? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. LEAD-BASED PAINT: Was any part of the residential dwelling on Property constructed prior to 1978? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Yes <input type="checkbox"/> Don't Know <input type="checkbox"/> No | | | |

If you have answered "Yes" or "Don't Know" the Lead-Based Paint Exhibit F54 must be executed by the parties and the Lead-Based Paint Pamphlet F55 must be provided to the buyer.

12. OTHER MATTERS:

- (a) Have there been any inspections of Property in the past year? If yes, by whom and of what type? _____
- (b) Does Property contain any building products which are or have been the subject of class action lawsuits, litigation or legal claims alleging that the product is defective? If yes, please identify in the Additional Explanations the product or products and the general location of each on Property. _____
- (c) Is there or has there been in the past any litigation involving Property or any improvement therein alleging negligent or improper construction defects, termites, and/or title problems? _____
- (d) Has there been any award or payment of money in lieu of repairs for such a defective building product? _____
- (e) Has any release been signed that would limit a future owner from making any claims in connection with Property? _____
- (f) Has there been any fire, flood or wind damage which required repairs to Property in excess of \$500.00? _____
- (g) Approximately how many insurance claims have been filed on Property since you owned it? 0 _____
- (h) Are any fixtures or appliances included in the sale in need of repair? _____
- (i) Have any repairs been made to the electrical, plumbing, or heating and air condition systems, or any part thereof? _____
- (j) Was any dwelling on Property or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location? _____
- (k) Are there any other adverse, material facts pertaining to the physical condition of the Property that have not otherwise been disclosed? _____

13. FIXTURES/ITEMS: (Check (✓) only those fixtures/items below that are included in the sale of Property. Unless otherwise indicated, if there is more than one item (such as a second refrigerator or two chandeliers or three smoke detectors), all such fixtures/items checked are included in the sale of Property. Those fixtures/items listed below that are not checked shall not be included in the sale of Property.)

- | | | | | |
|--|--|--|---|--|
| <input type="checkbox"/> Air Conditioning Window Unit | <input type="checkbox"/> Gas Grille | <input type="checkbox"/> Built-In | <input type="checkbox"/> Free Standing | <input type="checkbox"/> Smoke Detector |
| <input type="checkbox"/> Air Purifier | <input type="checkbox"/> Built-In | <input type="checkbox"/> Free Standing | <input type="checkbox"/> Battery Operated | <input type="checkbox"/> Hard |
| <input type="checkbox"/> Alarm System (Burglar) | <input type="checkbox"/> Gates | <input type="checkbox"/> Free Standing | <input type="checkbox"/> Wired | <input type="checkbox"/> Speakers (Built-In) |
| <input type="checkbox"/> Leased <input type="checkbox"/> Owned | <input type="checkbox"/> Gazebo | | <input type="checkbox"/> Sprinkler System | |
| <input type="checkbox"/> Alarm System (Smoke/Fire) | <input type="checkbox"/> Hot Tub | | <input type="checkbox"/> Statuary | |
| <input type="checkbox"/> Leased <input type="checkbox"/> Owned | <input type="checkbox"/> Humidifier | | <input type="checkbox"/> Stepping Stones | |
| <input type="checkbox"/> Arbor | <input type="checkbox"/> Ice Maker | | <input type="checkbox"/> Storage Building | |
| <input type="checkbox"/> Attic Fan (Whole House Fan) | <input type="checkbox"/> Built-In | <input type="checkbox"/> Free Standing | <input type="checkbox"/> Stove | |
| <input type="checkbox"/> Attic Ventilator Fan | <input type="checkbox"/> Intercom | | <input type="checkbox"/> Gas | <input type="checkbox"/> Electric |
| <input type="checkbox"/> Awning | <input type="checkbox"/> Jetted Tub | | <input type="checkbox"/> Built-In | <input type="checkbox"/> Free Standing |
| <input type="checkbox"/> Basketball Post & Goal | <input type="checkbox"/> Landscaping Lights | | <input type="checkbox"/> Sump Pump | |
| <input type="checkbox"/> Built-In | <input checked="" type="checkbox"/> Light Bulbs Fixtures | | <input type="checkbox"/> Surface Unit Cook Top | |
| <input type="checkbox"/> Birdhouses | (Except Chandeliers) | | <input type="checkbox"/> Gas | <input type="checkbox"/> Electric |
| <input type="checkbox"/> Boat Dock | <input checked="" type="checkbox"/> Light Fixtures | | <input type="checkbox"/> Swimming Pool | |
| <input type="checkbox"/> Carbon Monoxide Detector | (Except Chandeliers) | | <input type="checkbox"/> Above Ground | |
| <input type="checkbox"/> Ceiling Fan | <input type="checkbox"/> Mailbox | | <input type="checkbox"/> Swimming Pool Equipment | |
| <input type="checkbox"/> Chandelier | <input type="checkbox"/> Microwave Oven | | (List below) | |
| <input type="checkbox"/> Closet Shelving System | <input type="checkbox"/> Built-In | <input type="checkbox"/> Free Standing | <input type="checkbox"/> Swing Set | |
| <input type="checkbox"/> Built-In | <input checked="" type="checkbox"/> Mirror (Attached) | | <input checked="" type="checkbox"/> Switch Plate Covers | |
| <input type="checkbox"/> Free Standing | <input type="checkbox"/> Outbuilding | | <input checked="" type="checkbox"/> Telephone Jacks/Wires | |
| <input type="checkbox"/> Dehumidifier | <input type="checkbox"/> Outdoor Bench | | <input type="checkbox"/> Television Antenna | |
| <input type="checkbox"/> Built-In | <input type="checkbox"/> Playhouse | | <input type="checkbox"/> Television Cable/Jacks | |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Porch swing | | <input type="checkbox"/> Thermostat (Programmable) | |
| <input type="checkbox"/> Built-In | <input checked="" type="checkbox"/> Propane Gas Tanks | | <input type="checkbox"/> Trash Compactor | |
| <input type="checkbox"/> Free Standing | <input type="checkbox"/> Above ground | <input checked="" type="checkbox"/> Buried | <input type="checkbox"/> Built-In | <input type="checkbox"/> Free Standing |
| <input type="checkbox"/> Dog House | <input type="checkbox"/> Leased | <input checked="" type="checkbox"/> Owned | <input type="checkbox"/> Tree House | |
| <input type="checkbox"/> Door & Window Hardware | <input type="checkbox"/> Propane in Tank | | <input type="checkbox"/> Trellis | |
| <input type="checkbox"/> Dryer | <input type="checkbox"/> Radio (Built-In) | | <input type="checkbox"/> Vacuum System (Built-In) | |
| <input type="checkbox"/> Gas | <input type="checkbox"/> Refrigerator | | <input type="checkbox"/> Vacuum Attachments | |
| <input type="checkbox"/> Electric | <input type="checkbox"/> Safe | | <input type="checkbox"/> Vent Hood | |
| <input type="checkbox"/> Fence (Invisible) | <input type="checkbox"/> Satellite Dish/Receiver | | <input type="checkbox"/> Washing Machine | |
| <input type="checkbox"/> Fence Pet Collar | <input type="checkbox"/> Sauna | | <input type="checkbox"/> Water Purification System | |
| <input type="checkbox"/> Fireplace | <input type="checkbox"/> Septic Pump | | <input type="checkbox"/> Water Softener System | |
| <input type="checkbox"/> Gas Logs | <input type="checkbox"/> Shelving Unit & System | | <input type="checkbox"/> Weather Vane | |
| <input type="checkbox"/> Screen/Door | <input type="checkbox"/> Built-In | <input type="checkbox"/> Free Standing | <input checked="" type="checkbox"/> Well Pump | |
| <input type="checkbox"/> Wood Burning Insert | <input type="checkbox"/> Shower Head/Sprayer | | <input type="checkbox"/> Window Screens | |
| <input type="checkbox"/> Flag Pole | | | <input type="checkbox"/> Window Treatments | |
| <input type="checkbox"/> Garage Door Opener | | | <input type="checkbox"/> Wine Cooler | |
| <input type="checkbox"/> Remote Control | | | | |
| <input type="checkbox"/> Garbage Disposal | | | | |

Other fixtures/items included in the sale of Property shall be:

Kettling Wood Heater Water Heater

Other fixtures/items not included in the sale of Property shall be:

stove refrigerator - propane tank

The common law of fixtures shall apply to fixtures not addressed herein. Those fixtures/items that are not included in the sale of Property shall remain Property of Seller and shall be removed prior to closing or the transfer of possession of Property to Buyer, whichever is later. Seller shall lose the right to remove any such fixtures/items not timely removed. In removing all fixtures/items, Seller shall use reasonable care to prevent damage and, if necessary, to restore Property to its original condition.

14. **AGRICULTURAL DISCLOSURE:** Is Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use? Yes No Don't Know

It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24 hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.

15. **ADDITIONAL EXPLANATIONS FOR ALL QUESTIONS ANSWERED "YES":** [Explanations should reference the number of the question for which more detailed information is being provided.]

Conservation use - a best part of agreement -

will apply to renew in March

MARK BOX IF ADDITIONAL PAGES ARE ATTACHED.

SELLER'S REPRESENTATION:

To the best of Seller's knowledge and belief, the information contained in this Seller's Property Disclosure Statement is accurate and complete as of the date signed by Seller. It should not be a substitute for Buyer inspecting Property or obtaining any warranties with regard to Property that Buyer may wish to obtain. Seller hereby authorizes Broker to provide this Seller's Property Disclosure Statement to prospective buyers of Property and to real estate Brokers and their affiliated Licensees. **Seller agrees to promptly update this Seller's Property Disclosure Statement and to provide any Buyer and Broker with a revised copy of the same if there are any material changes in the answers to the questions contained herein.**

Is each individual named below a U.S. Citizen or resident alien? Yes No

Has each individual named below been a Georgia resident for the past two years? Yes No

Has Property been Seller's primary residence for at least two of the last five years? Yes No

Seller: Char. B. Blair III Date: Dec 15 2008

Seller: DANA A Blair Date: Dec 15 2008

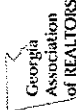
RECEIPT AND ACKNOWLEDGMENT BY BUYER:

I acknowledge receipt of this Seller's Property Disclosure Statement. I understand that, except as stated in the Purchase and Sale Agreement, Property is being sold in its present condition, without warranties or guarantees of any kind by Seller or Brokers. No representations concerning the condition of Property are being relied upon by Buyer except as disclosed herein or stated in the Purchase and Sale Agreement.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

LEAD-BASED PAINT EXHIBIT "A"



2008 Printing

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale of that certain Property known as: _____ Georgia

1. Purchase and Sale or Lease Transaction Lead Warning Statement.

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

2. Seller's/Lessor's Disclosure. [Seller/Lessor to initial section A and B below]

- A. Presence of lead-based paint and/or lead paint hazard (check one below):
 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below):

Seller/Lessor
Initials _____

Seller/Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

B. Records and Reports available to the Seller/Lessor (check one below):

- Seller/Lessor has provided the Buyer/Lessee with all the available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list document below):

Seller/Lessor
Initials _____

Seller/Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's/Lessee's Acknowledgment. [Buyer/Lessee to initial section C, D, and E below]

C. Buyer/Lessee has received copies of all information listed above.

Buyer/Lessee
Initials _____

D. Buyer/Lessee has read and understands the above lead warning statement and has received the pamphlet "Protect Your Family From Lead in Your Home".

Buyer/Lessee
Initials _____

E. Buyer/Lessee has (check one below):

- Received a ten (10) day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Buyer/Lessee
Initials _____

Broker's Acknowledgment. [Broker to initial below]

F. Broker has informed the Seller/Lessor of the Seller's/Lessor's obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance.

Broker's Initials _____

3. Certification of Accuracy.

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Chris B. Blair III
Seller/Lessor

Dec 15 2008
Date

Buyer/Lessee

Date

DARIA A. BLAIR
Seller/Lessor

Dec 15 2008
Date

Buyer/Lessee

Date

Listing Broker

Date

Selling/Leasing Broker

Date

NOTE: It is the intent of this Exhibit that it be applicable to both the sale and leasing of Property. The use of terms like "Buyer/Lessee" shall mean either a Buyer or a Lessee or both as the context may indicate.