

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: Macedonia Church Road, Union Point, Georgia 30669.

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:

- | | Yes | No | Don't Know |
|---|-----|----|------------|
| (a) Is Property vacant?
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? | | | |
| (c) Is there any fill dirt on Property? | | ✓ | |
| (d) Is there or will there be any landfill on Property? | | ✓ | |
| (e) Are there mine shafts or wells (in use or abandoned)? | | ✓ | |
| (f) Is there any sliding, settling (other than normal settling), earth movement, upheaval or earth stability/expansive soil problems? | | ✓ | |
| (g) Is Property or any part thereof located in a flood zone? | | ✓ | |
| (h) Are there any drainage or flooding problems on Property? | | ✓ | |
| (i) Are there any diseased or dead trees? | | ✓ | |
| (j) Are there any encroachments, boundary line disputes, leases or unrecorded easements? | | ✓ | |

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? | | ✓ | |
| (b) Has Property ever been tested for radon or any other environmental contaminants? | | ✓ | |

3. THE PROPERTY:

- | | | | |
|--|--|---|--|
| (a) How many acres are in Property? <u>24.19</u> | | | |
| (b) What is the current zoning of Property? <u>Agriculture</u> | | | |
| (c) Will conveyance of Property exclude any mineral, oil and timber rights? | | ✓ | |
| (d) Are there any governmental allotments committed? | | ✓ | |
| (e) Have any licenses or usage permits been granted for, but not limited to, crops, minerals, hunting, water, grazing or timber? | | ✓ | |

4. COVENANTS, FEES AND ASSESSMENTS:

- | | | | |
|--|--|---|--|
| (a) Is, or will, Property be part of a community association? | | | |
| (b) Is or will it be subject to covenants, conditions and restrictions (CC & Rs)? | | ✓ | |
| (c) Is there a mandatory membership Association Fee?
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? \$ _____ | | ✓ | |

5. OTHER MATTERS:

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

