

KELLER WILLIAMS LOT/LAND SELLER'S PROPERTY DISCLOSURE STATEMENT

EXHIBIT " A "

(revised 01/17/2007)



2007 Printing

For Property Located at 3275 KNOX STREET
Duluth, GA 30096 ("Property")

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 questions are to be with respect to the above referenced Property.

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

1. SOIL, TREES, DRAINAGE AND BOUNDARIES:

Yes	No	Don't Know
_____	<u>X</u>	_____
_____	<u>X</u>	_____
_____	<u>X</u>	_____
_____	<u>X</u>	_____
_____	<u>X</u>	_____
_____	<u>X</u>	_____
_____	<u>X</u>	_____
_____	<u>X</u>	<u>X</u>
_____	<u>X</u>	_____

- (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 any 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:

_____	<u>X</u>	_____
_____	<u>X</u>	_____

- (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:

_____	_____	<u>X</u>
_____	<u>X</u>	_____
_____	<u>X</u>	_____

- (a) How many acres are in Property? .334
- (b) What is the current zoning of Property? C1
- (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:

_____	<u>X</u>	_____
_____	<u>X</u>	_____
_____	<u>X</u>	_____
_____	<u>X</u>	_____

- (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:

_____	<u>X</u>	_____
_____	<u>X</u>	_____
_____	<u>X</u>	_____
_____	<u>X</u>	_____
_____	<u>X</u>	_____
_____	<u>X</u>	_____
_____	<u>X</u>	_____

- (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?

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

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 values. 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 include, 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
- Natural Gas
- Telephone
- Cable Television
- Garbage Collection
- Public Sewer
- Public Water
- Private/Well Water
- Shared Well Water
- Other _____

8. ADDITIONAL EXPLANATIONS OR DISCLOSURES

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 LowLand 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: _____ Date: 4.11.07, 20____
 Seller: _____ Date: _____, 20____

10. RECEIPTS AND ACKNOWLEDGMENT OF BUYER:

I acknowledge receipt of this Seller's LowLand Property Disclosure Statement. I understand that except as stated in the LowLand 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: X [Signature] Date: 4-18-07, 2007
 Buyer: _____ Date: _____, 20____