



LOT/LAND SELLER'S PROPERTY DISCLOSURE STATEMENT



Lindsey & Pauley
(706) 692-3533

EXHIBIT " _____ "

2007 Printing

For Property Located at 115 W Mountaintown Trl
Ellijay 30540 ("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.

	Yes	No	Don't Know
1. SOIL, TREES, DRAINAGE AND BOUNDARIES:			
(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?	_____	<input checked="" type="checkbox"/>	_____
(c) Is there any fill dirt on Property?	_____	<input checked="" type="checkbox"/>	_____
(d) Is there or will there be any landfill on Property?	_____	<input checked="" type="checkbox"/>	_____
(e) Are there mine shafts or wells (in use or abandoned)?	_____	<input checked="" 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"/>	_____
(g) Is Property or any part thereof located in a flood zone?	_____	<input checked="" type="checkbox"/>	_____
(h) Are there any drainage or flooding problems on Property?	_____	<input checked="" type="checkbox"/>	_____
(i) Are there any diseased or <u>dead</u> trees?	<input checked="" type="checkbox"/>	_____	_____
(j) Are there any encroachments, boundary line disputes, leases or unrecorded easements?	_____	<input checked="" 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 contaminates?	_____	<input checked="" type="checkbox"/>	_____
(b) Has Property ever been tested for radon or any other environmental contaminates?	_____	_____	<input checked="" type="checkbox"/>
3. THE PROPERTY:			
(a) How many acres are in Property? <u>~2</u> ?	_____	_____	_____
(b) What is the current zoning of Property? _____	_____	_____	_____
(c) Will conveyance of Property exclude any mineral, oil and timber rights?	_____	<input checked="" type="checkbox"/>	_____
(d) Are there any governmental allotments committed?	_____	<input checked="" 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"/>	_____
4. COVENANTS, FEES AND ASSESSMENTS:			
(a) Is, or will, Property be part of a community association?	_____	<input checked="" type="checkbox"/>	_____
(b) Is or will it be subject to covenants, conditions and restrictions (CC & Rs)?	_____	<input checked="" type="checkbox"/>	_____
(c) Is there a mandatory membership Association Fee? If yes, what amount? \$ _____, per _____ Is there an initiation fee? If yes, what amount? \$ _____	_____	<input checked="" type="checkbox"/>	_____
(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"/>	_____
5. OTHER MATTERS:			
(a) Have there been any inspections of Property in the past year?	_____	<input checked="" type="checkbox"/>	_____
(b) Are there any violations of local, state or federal laws, codes or regulations with respect to Property?	_____	<input checked="" type="checkbox"/>	_____
(c) Have you received notices by governmental or quasi-governmental agency affecting Property?	_____	<input checked="" type="checkbox"/>	_____
(d) Are there any existing or threatened legal actions affecting Property?	_____	<input checked="" 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"/>	_____
(f) Are there any private or undedicated roadways for which owner may have financial responsibility?	_____	_____	<input checked="" type="checkbox"/>
(g) If Property is served by well water, is the well on Property?	_____	<input checked="" 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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 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.]

- | | |
|---|---|
| <input checked="" type="checkbox"/> Electricity | <input type="checkbox"/> Public Sewer |
| <input type="checkbox"/> Natural Gas | <input type="checkbox"/> Public Water |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Private/Well Water |
| <input type="checkbox"/> Cable Television | <input type="checkbox"/> Shared Well Water |
| <input type="checkbox"/> Garbage Collection | <input type="checkbox"/> 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 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.