

SELLER'S PROPERTY DISCLOSURE STATEMENT (NEW CONSTRUCTION) EXHIBIT " A "



2005 Printing

For property located at 645 GRIFFIN RD, LAWRENCE GA Georgia 30553 ("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 and to identify those fixtures/items that are included with the sale of Property. All questions are to be answered 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.

1. Date of initial permit 10-12, 2008
Date of certificate of occupancy NOT REQUIRED

2. **SOIL, TREES, DRAINAGE AND BOUNDARIES:**

	Yes	No	Don't Know
(a) Is there or will there be any construction or other debris buried on Property?	_____	<input checked="" type="checkbox"/>	_____
(b) Are there any springs, mine shafts, graves, trash dumps or wells (in use or abandoned) on Property?	_____	_____	<input checked="" type="checkbox"/>
(c) Are there any diseased or dead trees?	_____	_____	<input checked="" type="checkbox"/>
(d) Are there any encroachments, boundary line disputes, leases or unrecorded easements?	_____	_____	<input checked="" type="checkbox"/>
(e) Is Property or any part thereof located in a flood zone?	_____	<input checked="" type="checkbox"/>	_____
(f) Are there any present drainage or flooding problems on Property?	_____	_____	_____
(g) Has there ever been any water leakage, accumulation, or dampness within the improvements on Property after its completion?	_____	<input checked="" type="checkbox"/>	_____

3. **TERMITE BOND:**

(a) Is Property currently under a transferable bond?	_____	<input checked="" type="checkbox"/>	_____
If yes, check type of coverage: <input checked="" type="checkbox"/> re-treatment and repair or <input type="checkbox"/> re-treatment only			
(b) 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?	_____	<input checked="" type="checkbox"/>	_____

4. **STRUCTURAL ITEMS:**

(a) Has there been any movement, shifting, settling (other than normal settling), cracking, deterioration, or structural problems with any dwelling or garage on Property?	_____	<input checked="" type="checkbox"/>	_____
(b) Are there any defects in driveways, walkways, patios, or retaining walls on Property?	_____	<input checked="" type="checkbox"/>	_____
(c) Are there any instances where necessary permits and/or approvals were not obtained?	_____	<input checked="" type="checkbox"/>	_____
(d) Has there been any work done to Property that was not in compliance with building codes or zoning regulations?	_____	<input checked="" type="checkbox"/>	_____
(e) Does any exterior siding or cladding of any dwelling or garage on Property contain synthetic stucco?	_____	<input checked="" type="checkbox"/>	_____

5. **PLUMBING RELATED ITEMS:**

(a) What is or will be the drinking water source? <input type="checkbox"/> Public <input type="checkbox"/> Private System <input checked="" type="checkbox"/> Well on Property	_____	_____	_____
(b) If the drinking water is or will be from a well, has it been tested within the past twelve months?	_____	_____	_____
(c) What is or will be the type of sewage system? <input type="checkbox"/> Public Sewer <input type="checkbox"/> Private Sewer <input checked="" type="checkbox"/> Septic Tank	_____	_____	_____
(d) Is there or will there be a sewage pump serving the improvements on Property?	_____	<input checked="" type="checkbox"/>	_____
(e) Is there or will there be any polybutylene plumbing, other than primary service lines, on Property?	_____	<input checked="" type="checkbox"/>	_____

6. **OTHER SYSTEMS AND COMPONENTS:**

(a) What type of heating system(s) serve the main dwelling? <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Other	_____	_____	_____
(b) What type of air conditioning system(s) serve the main dwelling? <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Other	_____	_____	_____
(c) How is water heated in the main dwelling? <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Solar	_____	_____	_____
(d) Are any fireplaces not vented?	_____	<input checked="" type="checkbox"/>	_____
(e) If Property is served by a septic system, what is the maximum number of bedrooms permitting? <u>2</u>	_____	<input checked="" type="checkbox"/>	_____

7. **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, radon, mold benzene or others or environmental contaminates?	_____	<input checked="" type="checkbox"/>	_____
(b) Has Property been tested for radon, mold or any other toxic substances?	_____	<input checked="" type="checkbox"/>	_____



8. COVENANTS, FEES AND ASSESSMENTS:

- (a) Is or will Property be a part of a condominium or other community association? _____
- (b) Is or will Property be subject to covenants, conditions and restrictions (CC&Rs)? _____
- (c) Is there or will there be a mandatory membership Association Fee?
If yes, what amount? \$ _____, per _____.
- (d) Is there an initiation fee?
If yes, amount? _____.
- (e) Are there any special assessments approved by but yet not owing or due to the Association? _____

Yes	No	Don't Know
_____	<input checked="" type="checkbox"/>	_____
_____	<input checked="" type="checkbox"/>	_____
_____	<input checked="" type="checkbox"/>	_____
_____	<input checked="" type="checkbox"/>	_____
_____	<input checked="" type="checkbox"/>	_____

9. OTHER MATTERS:

- (a) Do you know of any outstanding notices of violations of local, state, or federal laws, codes or regulations with respect to Property? _____
- (b) Is Property currently or has it been the subject of litigation including, but not limited to defective building products, construction defects, termites, and/or title problems? _____
- (c) Have you signed any release that would limit a future owner from making any claims in connection with Property? _____

Yes	No	Don't Know
_____	<input checked="" type="checkbox"/>	_____
_____	<input checked="" type="checkbox"/>	_____
_____	<input checked="" type="checkbox"/>	_____

10. 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

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.

11. ADDITIONAL EXPLANATIONS OR DISCLOSURES:

Mark box if additional pages are attached

12. 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 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 all real estate brokers and their affiliated licensees. **Seller agrees to promptly update this Property Disclosure Statement and 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 (2) years? Yes No
- Has Property been Seller's primary residence for at least two (2) of the last five (5) years? Yes No

Seller: _____ Date: _____, 20____

Seller: _____ Date: _____, 20____

13. RECEIPT AND ACKNOWLEDGMENT BY BUYER:

I acknowledge receipt of this Seller's New Construction Property Disclosure Statement. I understand that, except as stated herein in the New Construction Purchase and Sale Agreement, Property is being sold 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 New Construction Purchase and Sale Agreement.

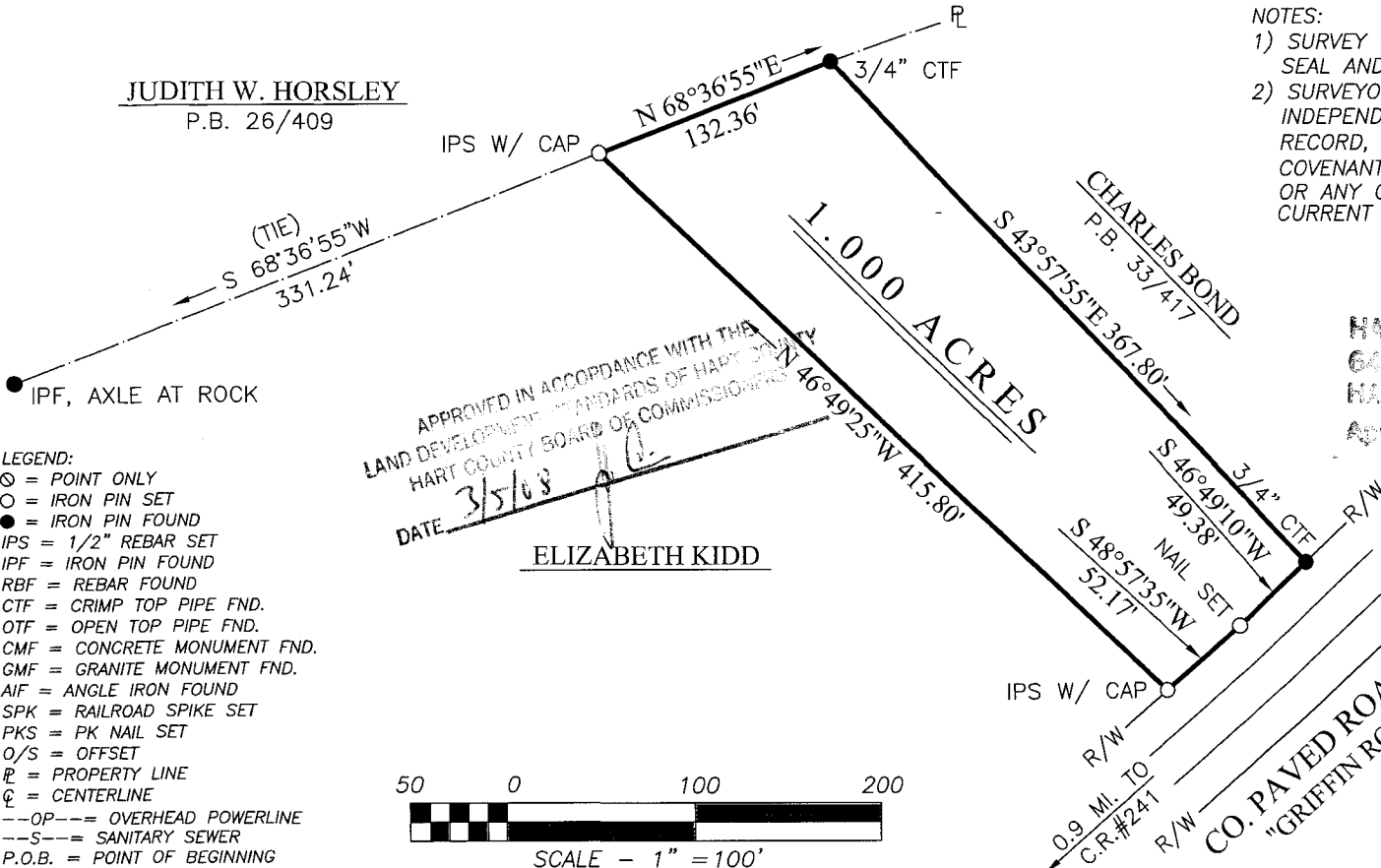
Buyer: _____ Date: _____, 20____

Buyer: _____ Date: _____, 20____



JUDITH W. HORSLEY

P.B. 26/409



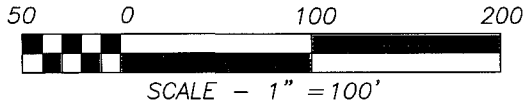
LEGEND:

- ⊙ = POINT ONLY
- = IRON PIN SET
- = IRON PIN FOUND
- IPF = 1/2" REBAR SET
- IPF = IRON PIN FOUND
- RBF = REBAR FOUND
- CTF = CRIMP TOP PIPE FND.
- OTF = OPEN TOP PIPE FND.
- CMF = CONCRETE MONUMENT FND.
- GMF = GRANITE MONUMENT FND.
- AIF = ANGLE IRON FOUND
- SPK = RAILROAD SPIKE SET
- PKS = PK NAIL SET
- O/S = OFFSET
- ℙ = PROPERTY LINE
- ⊕ = CENTERLINE
- OP-- = OVERHEAD POWERLINE
- S-- = SANITARY SEWER
- P.O.B. = POINT OF BEGINNING
- B.S. = BUILDING SETBACK

APPROVED IN ACCORDANCE WITH THE
 LAND DEVELOPMENT STANDARDS OF HART COUNTY
 HART COUNTY BOARD OF COMMISSIONERS

DATE 3/5/08

ELIZABETH KIDD



NOTES:

- 1) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- 2) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

HART COUNTY HEALTH DEPT.
 641 W. BROAD ST.
 HARTWELL, GA 30643

Approved By

[Signature]
 3-5-08



BEARING BASIS: P.B. 33/417.

NOTE:

AS PER HART COUNTY CODE OF ORDINANCES 46-191(C), THIS PROPERTY IS SUBJECT TO A PRINCIPAL BUILDING SETBACK.
 - 40' FROM FRONT
 - 10' FROM REAR (WHEN IT ABUTS PRIVATE PROPERTY.)
 - 10' FROM SIDES

THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A NIKON DTM
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN OPEN END FEET AND AN ANGULAR ERROR OF SEC. PER ANGLE POINT AND WAS ADJUSTED USING NO RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

I HEREBY CERTIFY, THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

G.M.D.:	1117
COUNTY:	HART
CITY:	N/A

SURVEY FOR:
LAKE LOON, LLC

STATE:	GEORGIA
DATE:	MARCH 03, 2008
SCALE:	1" = 100'

SURVEYED BY:
BAUKNIGHT & ASSOCIATES, INC.
 W. SLATE BAUKNIGHT AARON P. BLOMBERG
 GEORGIA RLS # 2534 GEORGIA RLS # 3100
 SOUTH CAROLINA RLS # 20471
 109 N. JACKSON STREET HARTWELL, GA 30643
 706-376-5946 (OFFICE) 888-376-5946 (TOLL FREE)
 BAUKNIGHTASSOC@HARTCOM.NET

PARTY CHIEF:	APB	CRD FILE:	08051
DRAWN BY:	APB	DWG FILE:	08051

